

# PERTREE PERSPECTIVE



## TILT-UP CONCRETE CONSTRUCTION — Where Experience Counts —

### **Constructing A Building Involves Choices**

After deciding to construct a new building, an owner faces many choices during the project design process. The design and engineering of the building slab, structural support system and roof system can take many different directions. A variety of options are also available in constructing the exterior walls of the facility. These can include metal wall panels, framed walls with an applied exterior surface or masonry construction using block, brick or stone. Another popular choice for the exterior wall system is tilt-up concrete panels.

### **What Is Tilt-up Construction**

During this process, wooden forms are constructed on top of the building floor slab after it is completed. These forms then create a mold for each wall panel



After curing, the tilt-up wall panels are lifted into place and connected to the building's structural framing system.



Tilt-up wall panels are formed and poured on the building slab or a special casting bed.

and include openings where doors or windows are located. Special liner forms may also be used to create an architectural look (fluted block, brick, etc.) or accent features (such as reveals) on the exterior surface of the wall panels. Concrete is then poured into the forms. Once the concrete has reached a desired strength, the forms are removed and the finished wall panels are lifted into their proper vertical position by a large crane. Initially the erected wall panels are held in place

by braces attached to the floor slab. However after the panels have been tied into the floor slab, structural framing system and roof system, the braces are removed and the building envelope is complete.

### **Pertree Constructors Offers Tilt-up Experience**

During the past ten years, Pertree Constructors has completed approximately 100 tilt-up construction projects. These projects have ranged in size from 6,000 square feet to 310,000 square feet. The projects have also been completed for a wide variety of uses including office, retail, showroom, warehouse and manufacturing. Owners increasingly recognize that tilt-up construction offers a number of important benefits: competitive cost; design flexibility; time savings in construction; on-site product control; and, local availability of required materials. Let Pertree Constructors explain the advantages of tilt-up construction to your next building project.

# RECENT PROJECT COMPLETIONS



Lake Gloria

## Lake Gloria Office Building

This 2-story, 22,000 square foot office condominium development appeals to potential owners with an attractive mediterranean design. The project is located off of Sand Lake Road (near Orange Avenue) in Orlando. The project construction value exceeded \$2,000,000.

## Park Place at Heathrow Office Condominium - Building E



Park Place at Heathrow, Bldg. E

Building E is the second office condominium project completed by Pertree Constructors at Park Place at Heathrow—a mixed use development in Lake Mary, Florida. Pertree

Constructors was responsible for the 4-story, 46,000 square foot shell building and then completed interior build-out work to 19 individual suites that were sold to various owners. The total value of all work completed in connection with the project exceeded \$6,000,000.

## Mercy Star Court Warehouse

This project involved completion of a 29,000 square foot speculative warehouse property designed for occupancy by a single, or multiple tenants. Building construction utilized full height metal wall panels; a pre-engineered structural framing system; and an MR-24 standing seam metal roof. All of the pre-engineered building components were supplied by Butler Manufacturing Company.



Mercy Star Court Warehouse

## Bank of New York, Tenant Improvement

This 65,000 square foot interior renovation project involved the creation of new office area in first generation space located in a Lake Mary, Class "A" office building. The work resulted in new wall partitions, interior doors and glazing, floor and wall coverings, acoustical ceilings, security systems, mechanical/electrical/fire protection renovations and installation of a new emergency generator.



Vistawilla Office Building

## Vistawilla Office Building

Vistawilla is a 3-story, 40,000 square feet Class "A" office property located in Winter Springs, Florida. Tilt-up concrete wall panels were cast on site and used for the exterior wall system. The construction value of the project was approximately \$3,000,000.

## Southport Center at AIPO

Designed for sale or lease to either a single user or multiple users, Southport Center is a speculative industrial building containing 73,000 square feet of space. The property offers 24' clear height and a dock high floor slab to potential businesses. The building was constructed using tilt-up concrete wall panels with a painted exterior surface.



Windermere Prep Gymnasium

## Windermere Preparatory School Expansion

A new 22,000 square foot gymnasium, was just one element in the recently completed expansion of this private school in Windermere, Florida. Other facilities included as part of this \$5,500,000 multi-building project were a 16,000 square foot classroom building and a 10,000 square foot core building for administrative and student service activities. Windermere Preparatory School is located on a 48 acre campus and serves approximately 600 students, grades pre-K through 11.

# DID YOU KNOW?

🏡 Congratulations to **Doug Ross**, Project Superintendent, for being named as *The Most Improved Employee in Project Safety* for 2006!

🏡 **Pertree Constructors** has received both the 2006 High Performance Builder Award and the 2006 Million Dollar Builder Award from Butler Manufacturing Company.

🏡 Winners at the 2007 Pertree Bass Fishing Challenge included the team of **Karen Nunez** and **Monica Pacheco** (largest aggregate catch); and **Christian Berglund** (largest fish). Each employee also went home with a substantial door prize thanks to the generosity of our sub-contracting partners.

🏡 **Michael Pertree** and **John White** are both from Ft. Payne, Alabama - also home of the country group *Alabama!*

🏡 **Mike Kelly**, Project Manager, was recently asked to swear in the 2007 Officers and Directors of the Florida Planning and Zoning Association at their annual statewide meeting in Sarasota.

🏡 The countdown has begun to Pertree Constructors 20 Year Anniversary, which will take place on July 25, 2008!

🏡 The publication, *Metal Construction News*, recently ranked Pertree Constructors as the 33rd largest metal building contractor in the United States.

# PROJECT PARTNER

## T & T Construction

T & T Construction is one of several quality sub-contracting firms that Pertree Constructors uses for its concrete work. Since beginning operations in 1995, T & T Construction has relied on a "family values" approach to grow into one of the largest concrete and masonry companies in Central Florida. T & T can provide building foundation systems, finished floor slabs, tilt-up concrete walls panels, concrete structural elements and masonry wall construction using masonry block, high quality stone or brick. Seasoned industry professionals manage each project during the process by using state-of-the-art software, modern equipment and tested methods for creating the desired construction element. T & T Construction enjoys turning concrete into an art that will achieve the desired architectural and structural needs.



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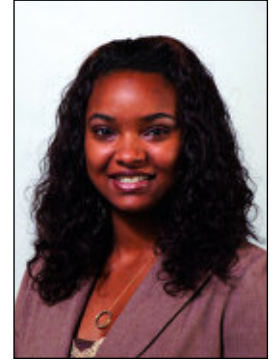
## MOVING IN & MOVING UP

*Pertree Constructors continues its efforts to attract and retain seasoned industry professionals to meet its growth objectives.*

Valued additions to the Pertree Constructors team during the first three months of 2007 include:



**Dorothy Copeland**  
Accounts Payable Assistant

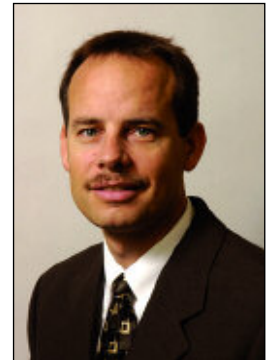


**Kimberly Charles**  
Administrative Assistant

Pertree Constructors is also pleased to announce these recent promotions:



**John White**  
President



**Brad Landon**  
Vice President,  
Interior Build-out Division



**Brenda Meyers**  
Secretary/Treasurer

For an introduction to some of the other professionals at Pertree Constructors, please visit our NEW website, **Pertree Online** at [www.pertree.com](http://www.pertree.com)



# RECENT PROJECT AWARDS

## **Celebration Office Condos**

This single building project is being constructed in Celebration, Florida. Upon completion, the 3-story building will offer 50,000 square feet of space to multi-owners desiring an office location. The development is utilizing tiltup concrete wall panels for the exterior wall system. (Approximate contract value of the shell building - \$4,500,000)

## **Ethan Allen**

### *Tenant Improvement*

Ethan Allen Home Furnishings has executed a lease to occupy 23,000 square feet of space in the Mercy Star Court Warehouse. The 29,000 square foot shell building was completed by Pertree Constructors earlier this year. The work required for the new tenant involves the construction of 2,200 square feet of conditioned area for offices and employee welfare space. Modifications will also be completed to the building's electrical, fire protection and lighting systems. (Approximate contract value - \$175,000)

## **The Village at Hunter's Creek**

Pertree Constructors has been awarded additional work in connection with the expansion of this multi-use development in Orange County. Late in 2006, Pertree was selected to construct 5 shell buildings (J, K, L, M & N) with a total of 92,000 square feet of space. The most recent assignment involves the construction of two additional shell buildings (E & H) and interior build-out work in office buildings J & K totaling 72,000 square feet. (Approximate value of the new work - \$6,100,000)

## **Seminole Business Center II**

This multi-building project will be located on property off of S.R. 46 in Sanford, Florida. A new 5,500 square foot office building will become the headquarters for Sanford based, USA Stor-A-Way. The second 23,000 square foot building will be marketed as a multi-owner, business condominium. (Approximate contract value - \$3,500,000)

## **Infrasafe**

### *Tenant Improvement*

Taurus Southern Investments selected Pertree Constructors to complete interior renovation work for a new tenant at their 12612 Challenger Parkway Building located in the UCF Research Park. Upon completion, Infrasafe will occupy 16,500 square feet of space in the multi-tenant property. Work will include all required construction to create new administrative, office and employee welfare areas for the company. (Approximate contract value - \$700,000)

## **Legacy Place - Building II**

This project involves the construction of a 49,000 square foot building designed as a multi-owner office condominium. Located on a 14.5 acre site in Orange County, a second 75,000 square foot building is planned for the property at a later date. This initial contract includes completing much of the site work required for the second building. (Approximate contract value - \$5,500,000)

## **Standard Process of Florida**

### *Tenant Improvement*

The Metric 8 Building is located on Metric Drive in Winter Park. The speculative, multi-tenant property is designed for use by businesses requiring office, showroom or service type space. The shell building was completed by Pertree Constructors in 2006. Pertree has now been selected to complete tenant improvement work for Standard Process of Florida, a company that will occupy 6,000 square feet of space in the building. (Approximate contract value - \$325,000)

## **Florida Billiard**

Pertree Constructors has been selected to construct a new retail location for Florida Billiard on Orange Blossom Trail in Orlando. The company sells and distributes pool tables, card tables, bars and bar stools as well as a full range of game room accessories. Upon completion of the 20,000 square foot facility, the company will relocate from leased space they currently occupy on Orange Blossom Trail. The family owned and operated business also has locations in Lake Mary and Tampa. (Approximate contract value - \$2,000,000)



## **PERTREE CONSTRUCTORS, INC.**

(Florida GC License #CGC038670)

Pertree Constructors, Inc., is a general contracting firm specializing in commercial, industrial and institutional building programs. The company has been in business since 1988, successfully completing projects for local, regional and national clients in a multi-state area.

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