

# ready. set. BUILD.

1st Quarter 2009—Volume 3, No. 1

25 million pounds of concrete + \$7.68 million + 540 parking spaces = Winchester's new parking garage

## Autopark: Shockey's 10th PPEA

Howard Shockey & Sons, Inc. is using its sister company's prefabricated pieces of concrete—nearly 500 of them—to build Winchester's fourth autopark.

The new garage is taking shape adjacent to The George Washington Hotel between Cameron and Kent streets in the city's historic district. When complete, the facility's exterior appearance and architectural aesthetic will enhance the Kent Street corridor, furthering improvements that began with the OakCrest Company headquarters and other adaptive reuse and new construction projects within the neighborhood.

Shockey will complete the 540-space, five-level structure by mid April.

Respecting the scale, materials and history of Old Town Winchester, the use of brick arches in the building's design complements the autopark's neighbors and the historic district as a whole.

Site work on the project is finished, caissons have been drilled, and footers have been poured.

Precast erection is now complete. All told, approximately 25 million pounds of Shockey Precast's prefabricated concrete will have been erected when the project is finished in the spring.

The precast concrete elements include carbon fiber-reinforced double tees that will help resist corrosion and extend the life of the parking structure.

During erection, a 220-foot-tall 300 Demag crane moved an average of a dozen pieces—some of which weigh 30 tons—into place daily.

In January, Howard Shockey began mechanical and electrical installation, as well as installation of two KONE traction-type elevators. [\[see 'Autopark' on page 3\]](#)

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### ✓ WINCHESTER PARKING STRUCTURE NO. 4, WINCHESTER, VA

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A crew uses a crane to set pieces for the City of Winchester's new parking garage. Hauled from Shockey Precast's yard north of Winchester, the precast concrete pieces are held together by imbedded steel pins. See related photo on page 2. *[image ©Ginger Perry/The Winchester Star]*



✓ WINCHESTER PARKING STRUCTURE  
NO. 4, WINCHESTER, VA

The City of Winchester's new parking garage features architectural precast concrete from Shockey. A worker puts finishing touches on the structure by blending its limestone finish. The new autopark is located in the historic downtown area. [image ©Ginger Perry/The Winchester Star]



> WINCHESTER PARKING STRUCTURE  
NO. 4, WINCHESTER, VA

Workers string yellow safety tape around the base of a crane on the construction site of Winchester's \$7.68 million parking garage. Construction is well underway on the facility, which will be open business in April 2009. [image ©Ginger Perry/The Winchester Star]



Howard Shockey & Sons building 406,000-square-foot industrial warehouse facility in Shenandoah County, VA

# Tilt-up construction for Solaris Paper under way

Howard Shockey & Sons, Inc. is serving as general contractor on a tilt-up construction project for Solaris Paper, Inc.

Located in the North Shenandoah Industrial Park, Solaris Paper will soon inhabit more than 406,000 square feet of new warehouse space on a 29-acre parcel near the intersection of I-81 and I-66 in Shenandoah County, VA. The location of the new facility affords Solaris easy access to the Virginia Inland Port, which was a driving factor in the firm's decision to operate in Shenandoah County.

The new structure will be of institutional quality and will feature concrete tilt-up construction. When complete, it will include 32' clear ceiling heights, an ESFR sprinkler system, cross-docking with 50 dock doors and 50 trailer spaces, and 13,000 square feet of office space.

The construction and operation of the facility will have sustainable features such as high efficiency lighting, a TPO white roof and an extensive recycling program in which paper waste, wood pallets and water-based glue are all recycled.

Construction on the tilt-up concrete building is scheduled for completion in June 2009.

Besides general contractor Howard Shockey & Sons, Inc., project members include owner BPG Development Company of Newton Square, PA, which will lease the building to Solaris, and architect Metro Coast Associates, Inc. of Irvine, CA.

**"We are glad Solaris decided to locate their East Coast Operations here."**

—Susie Hill,  
Shenandoah County Economic Development Director

Since the beginning of 2008, BPG and its affiliates have signed two leases totaling more than 670,000 square feet along Interstate 81. Over the past several years, the corridor has become a growing market for warehouse and distribution space due to its close proximity and ease of distribution access to major metropolitan areas along the East Coast and Midwest.

BPG worked closely with the local municipal and county officials and engineers to finalize necessary approvals, site engineering and other paperwork. The site has been designed and approved for up to an additional 100,000 square feet of development.

"Shenandoah County welcomes Solaris Paper, Inc.," said Susie Hill, Shenandoah County Economic Development Director.

"We believe their selection was based on the economic opportunities and convenient location our region provides, and we look forward to the jobs that will be created as a result," added Hill.

The new facility will be the first on the East Coast for Solaris and is expected to bring more than 130 jobs to Shenandoah County.

Solaris Paper, Inc. is the North American Sales and Marketing group for LHM brand and private label products which include various towel, tissue and napkin items.

"We are glad they have decided to locate their East Coast operations here," said Hill. ✨



The Partner of Choice for:  
**N. Carolina**

Howard Shockey & Sons, Inc. has developed and maintained long-standing relationships with many of Virginia's leading architects, subcontractors and owners. With staff already in place in the southern region of Virginia—Richmond and Roanoke—Howard Shockey & Sons, Inc. has made a bold move even further south: HSS is now licensed to practice general contracting in North Carolina.

"The cultures of the Commonwealth of Virginia and the State of North Carolina are very similar," said Jeff Boehm, HSS vice president.

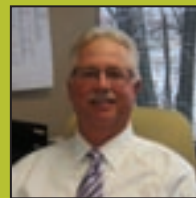
The Licensing Board for General Contractors awarded Howard Shockey & Sons, Inc. its license in August 2008, with unlimited building qualifications.

"We're really just a stone's throw away from North Carolina right now," said Boehm.

"We plan to take our strengths and apply them there, with a focus on high schools, prisons and healthcare facility construction." ✪

## Ennis named president

*Howard Shockey & Sons, Inc. announces changes in staffing*



*Jerry E. Ennis has been named president of Howard Shockey & Sons, Inc.*

*Previously a group president with The Boldt Company in Oklahoma City, OK, Ennis comes to Shockey with extensive experience in construction services and operations.*

*At Boldt, Ennis used several different delivery approaches. He provided corporate leadership and support as he oversaw Boldt's contributions to conceptual estimating, value management, scheduling, contract administration and contractor management. He also served as a liaison for public and owner relations.*

*He has been involved with the construction of or renovation to the Entertainment District Bricktown Canal, University of Oklahoma, Moore Medical Center and AT&T Bricktown Ballpark.*

*Besides having served as group president, Ennis has previous experience as a project manager/project engineer, general manager and vice president. He has diverse strengths in areas such as strategic planning, problem solving, teaming, development and bid packaging and analysis.*

*Ennis has been involved with his community as a member of the Community Advisory Board of the Junior League, the Association of General Contractors of Oklahoma and the Board of Directors of the Oklahoma City Chamber of Commerce.*

*He received an Award of Merit from the Oklahoma State Firefighters Association for his work at the Murrah Federal Building.*

*Ennis replaces former HSS president Don Cooper, who now serves as CEO of The Shockey Companies.*

## Autopark [continued from page 1]

The KONE traction elevators eliminate the risk of hydraulic oil spill on the site. Two staircases will wrap around the elevators.

Cladding is going up as precast concrete pieces are erected. The first two levels of precast mimic stone-faced masonry, with thin-set brick above.

Beside the five main parking levels, the \$7.68 million autopark will offer a partial basement level and some parking on its roof. The structure will have an entrance through the hotel parking lot off of Cameron Street and another off of Kent Street.

Shockey is building from property line to property line, moving from east to west, and will continue to find challenging site constraints on the project, since working space gets tighter as the project progresses. With the Shenandoah Valley's limestone karst formations, getting the caissons drilled into solid rock presented another challenge. However, construction continues to go smoothly.

Besides HSS, team members for the PPEA project include Design Concepts, architect, and Blue Ridge Design, Inc., structural engineer, both of Winchester, VA, and the City of Winchester Parking Authority, owner. ✪

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*Been there, done that: When you've been doing business since 1896, you've seen and done it all—almost*  
**1997, 2008:** Parking structures for Valley Health

With a wide and varied scope of healthcare projects, Howard Shockey & Sons, Inc. is no stranger to building for the specific needs of healthcare providers. From preconstruction services through occupancy through the installation of medical equipment—when it comes to healthcare construction, we've done it all.

Valley Health knows Shockey well, since Howard Shockey has worked with Valley Health time and again building, renovating, expanding, managing and maintaining space for its campuses at Winchester Medical Center, Warren Memorial Hospital and Shenandoah Memorial Hospital.

Through the years, Shockey has also been known for its parking structure expertise.

So, in 1997, it made perfect sense that HSS was awarded the design-build contract for Winchester Medical Center Parking Garage.

Upon completion, its proud owner dubbed it "the most attractive parking structure in the Commonwealth of Virginia".



Howard Shockey & Sons, Inc. was awarded the design-build contract for the Winchester Medical Center Parking Garage in 1997. The owner proudly described it as "the most attractive parking structure in the Commonwealth of Virginia." Howard Shockey and its partners were recently awarded the contract for another parking garage for Valley Health. [© John Caleb Schwartz]

In late 2008, Howard Shockey was awarded another design-build contract for a second parking garage on the east campus of Winchester Medical Center. Design Concepts of Winchester will serve as architect for the project.

"The garage is ideally located across the medical center's ring road from the new dedicated women's center entry," said Jonathan Hoffschneider, associate principal at Perkins+Will, Valley Health's campus planner. "The new women's entry will provide laboring mothers clear and direct access from the auto drop-off to the labor and delivery department," he added. Family members will be able to drive directly into the garage after dropping the expectant mother at the women's entry.

Parking structure? Healthcare renovation? New hospital construction? No matter. We've seen and done it all—almost. Everything except *your* next project. So, what can we build for *you*? ✨