

# ready. set. BUILD.

3rd Quarter 2009—Volume 3, No. 3

A QUARTERLY REPORT FROM HOWARD SHOCKEY & SONS, INC.

Quality Construction Since 1896

*Only the beginning: New cath lab at City Hospital one of three projects to be built within next 18 months*

## On time, on budget for WVUH-East

Howard Shockey & Sons, Inc. is acting as construction manager for three projects at West Virginia University Hospitals-East in Martinsburg, WV.

The \$28 million expansion projects at City Hospital include the construction of a new cardiac catheterization laboratory (cath lab), a new intensive care/coronary care unit (IC/CCU) and expansion of the existing emergency department (ED), as well as a new parking lot to accommodate the new services that will be offered when the projects are completed.

Phase I, the hospital's modular cath lab addition, opened on time and on budget in June—and employees could hardly contain their excitement.

"This is a very strategically placed cath lab, because we're in an area where a lot of patients have cardiac disease, and the sad part is how far they are currently having to go to get care. But now we will be able to change all of that," said Lynette Dalton, the director of cardiovascular services at City Hospital.

Dr. Frank Sabado, who has been in practice in the area for 38 years, called the lab "a major, major, major accomplishment for this hospital."

The modular unit is fully operational for performing diagnostic cardiac catheterization procedures while the permanent 12,600-square-foot cardiac cath lab is being built as part of Phase II.

Phase II includes a new cardiac cath lab with two permanent units and will introduce the interventional cardiac catheterization service, allowing the hospital to offer various non-surgical treatments. The second floor IC/CCU addition is situated on top of the new cath lab addition.

[see 'WVUH-East' on page 2]

### WVUH-EAST CATH LAB, IC/CCU MARTINSBURG, WV

Howard Shockey & Sons, Inc. has completed Phase I of three projects located at 2500 Hospital Drive in Martinsburg. The modular catheterization lab addition at City Hospital, part of WVUH-East, opened in June.

[image ©Odell Architects, Incorporated]





▼ **WVUH-EAST PHASE II—EMERGENCY DEPARTMENT**, MARTINSBURG, WV

The first floor ED addition of 18,000 square feet, coupled with a 9,800-square-foot ED renovation, will make the emergency department at City Hospital one of the largest in West Virginia. Howard Shockey & Sons, Inc. will build and renovate the ED while the owner has full, interrupted use of the facility. When complete, the ED will have 40 rooms. [image ©Odell Associates, Incorporated]



► **HIGHLAND UPPER AND LOWER SCHOOL ADDITIONS**, WARRENTON, VA

Howard Shockey began construction on a 53,987-square-foot lower school addition and a 5,295-square-foot upper school addition for Highland School in January 2009. The humanities and instructional wing in the upper school consists of five classrooms and a student commons area. The lower school will have 25 new classrooms for grades K-5. Construction will be complete in April 2010.



**WVUH-East** [continued from page 1]

The 20,800-square-foot IC/CCU addition incorporates 16 ICU rooms and four CCU rooms and is scheduled to open in November 2010.

On the southeast corner of the hospital, the finished first floor ED will have 40 rooms and will be able to handle 60,000 to 65,000 patients a year—making it one of the largest and busiest emergency departments in West Virginia.

The linear design consists of 29 general treatment rooms, two trauma rooms, three triage rooms, and a host of supplemental departmental spaces.

The ED renovation/addition, as well as the IC/CCU and cath lab additions are being performed while the owner has full, interrupted use of its facility.

Architect is Odell Associates, Incorporated, of Richmond, VA.

As of presstime, Shockey was in design development and preliminary budgeting for an ED expansion for Jefferson Memorial Hospital, also a part of WVUH-East. The project has a November 2009 construction start date and will run through December 2010.

Watch for details and updates in the next issue of *ready. set. BUILD.* ✨

**Spring Arbor of Winchester**  
*Shockey to build facility on one-year schedule*



**Project:** Spring Arbor of Winchester  
**Owner:** HH Hunt, Cary, NC  
**Architect:** JDavis Architects, PLLC, Raleigh, NC

- HUD project; two buildings totaling 73,266 square feet
- dining room, activity room, library, wellness center, beauty parlor
- 92 beds—66 assisted living beds; 26 special care beds
- Alzheimer's special care wing
- construction began August 2009; facility opening August 2010

*Howard Shockey to build in short timeframes for public, private schools*  
**New spaces for Tuscarora, Highland**

Shockey started construction on two Virginia schools in January 2009 and will complete both before 2010 is over.

The Loudoun County Public School Board has signed on with Howard Shockey & Sons, Inc. to build a new school—Tuscarora High School—in the shortest timeframe ever allowed by the school system for a building of this facility's magnitude.

The 280,000-square-foot, two-story structure, located on a 135-acre site in Ashburn, VA, is a combination of structural steel and CMU with an EPDM roof system.

For increased punchlist management, the project team is utilizing Vela software.

When complete in August 2010, the school will have tennis courts, state-of-the-art turf football, soccer, baseball and softball fields, and classroom space for 1,800 students. It is currently on time and on budget.

Architect for Tuscarora High School is SHW Group, LLP of Reston, VA.

Shockey was also awarded the preconstruction and construction contracts to build additions for Highland School.

Located in Warrenton, the Highland School project is LEED-certified (with a goal of silver) and consists of a 53,987-square-foot addition to the lower school and a 5,295-square-foot addition to the upper school.

The lower school addition is comprised of 25 new classrooms for grades K-5, and includes a large library and music rooms, as well as art, science and computer labs.

The library and music rooms are stacked and have an exterior curved curtain wall which provides aesthetics and natural light. The multi-purpose rotunda is a round, two-story structure that is open floor to ceiling. It features acoustical clouds and wall panels that can act as an auditorium.

Highland's upper school addition—a humanities and instructional technology wing—consists of five classrooms and a student commons area. Shockey also renovated two additional rooms: one to serve as a computer lab and a second to hold a Harkness Table to help employ interactive learning for students.

Architect for the additions is DCS Design of McLean, VA. ✨

**Shockey**  
*In The News*

Howard Shockey & Sons, Inc. has been listed as one of the "Top 400 Contractors" of 2008, according to the weekly construction magazine, *Engineering News-Record*. ENR's "Top 400" list appeared in its September 14, 2009 edition.

Shockey was also recently featured in *Virginia Town & City*, the magazine of the Virginia Municipal League.

In an article exploring public-private partnerships, the magazine cited PPPs as a vital tool in the local government procurement toolkit. PPPs are one way in which private sector expertise can be brought to the table on public projects.

The Public-Private Education Facilities Act (PPEA) statute, enacted in Virginia in 2002, creates a way for the public and private sectors to work together to meet the needs of both parties.

The story's case study of George Washington Autopark in Winchester was heralded a success—both from the owner's standpoint and in terms of cost-effectiveness.

By using a PPEA agreement instead of a traditional procurement method, the City of Winchester was able to build more parking spaces and reduce costs. Although \$9 million had been budgeted for the project, Shockey delivered the autopark for \$7.68 million—quickly—with 80 extra spaces.

"Via our partnership with Howard Shockey & Sons, Winchester was able to accomplish more than if we were acting alone," said Jim Deskins, Winchester's director of economic redevelopment. "Not only did we get our fourth downtown garage built ahead of schedule, we also realized cost savings."

To read the full article about the PPEA process, visit <http://www.howardshockey.com/news.cfm>. ✨





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*What do Patsy Cline and Shockey have in common? Read on.*

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*Been there, done that: When you've been doing business since 1896, you've seen and done it all—almost*

## Patsy, Willie, Handley and Shockey: *Crazy*

On Thursday, September 10, Handley High School officials not only announced that Handley's auditorium has been renamed the Patsy Cline Theater—in honor of the famous late country music singer who hails from Winchester—but also that country music legend Willie Nelson will perform a dedication concert there in Patsy's honor on October 29.

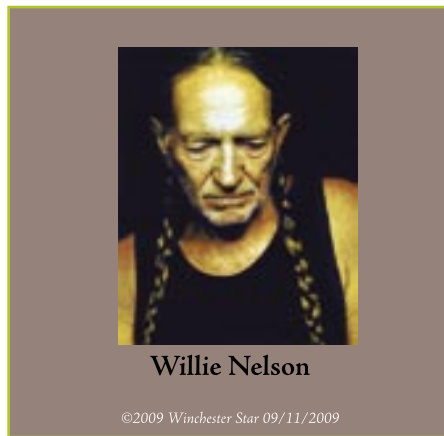
It took one legendary song, the convergence of two country music stars, and a high school auditorium to bring Nelson back to Winchester:

In 1961, Nelson was not yet well-known when he wrote "Crazy", Cline's number two country and Top 10 pop hit.

Winchester's largest auditorium, the newly renamed Patsy Cline Theater, encompasses 11,000 square feet of space and contains 1,327 seats.

And, of course, somebody—namely Howard Shockey & Sons, Inc.—renovated the state-of-the-art space.

Shockey updated the theater's sound and lighting in April 2008 as part of Phase II of a current renovation and addition project at Handley High School.



**Willie Nelson**

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Willie Nelson will perform a dedication concert in Handley High School's newly named Patsy Cline Theater on October 29. Shockey renovated the auditorium as part of a 272,000-square-foot renovation and addition.

Howard Shockey has a long history with Handley, having completed a 39,000-square-foot addition in 1962 and a total building renovation and addition in 1977. Shockey is currently working as construction manager on a 272,000-square-foot renovation and addition.

As for Cline, she attended Handley for part of the fourth grade in 1942. In November 1948, her mother wrote a letter to the school in an attempt to enroll her daughter in the 10th grade. Records indicate, however, that she did not attend one day of high school there, said Douglas Gomery, official historian for Celebrating Patsy Cline, Inc., a non-profit organization.

Even so, Cline appeared on Handley's stage at least three times in 1950—all in amateur shows.

Her husband, Charlie Dick, plans to be in Winchester for the dedication. All proceeds from the concert will benefit the Winchester Education Foundation. ✨