

Now is the Time to Build

INDUSTRIAL

“Building supply prices are the lowest they’ve been in years.”

— Jeff Boehm,
Vice President, Howard Shockey

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MELNOR, INC. EAST COAST HEADQUARTERS
Winchester, VA
Architect: Design Concepts
Size: 128,000 SF

Shockey Wins National Precast Award

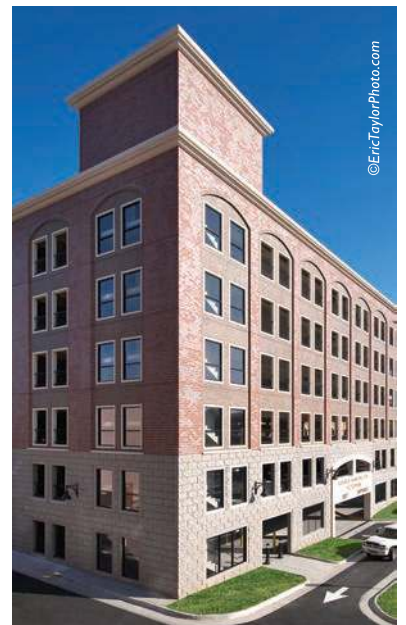
CHICAGO — The Precast/Prestressed Concrete Institute (PCI) announced winners of its Annual Design Awards and Shockey has been recognized for its work on the GW Autopark.



What PCI said about the Shockey project:

- This seven-tier, 547-space parking structure, located within a historical district, maximized parking spaces on a limited site while complementing the surrounding historical structures.
- With prominent features surrounding the site that predominate with limestone bases, brick masonry arches, and decorative cornices, precast concrete allowed the design team to incorporate the same features efficiently and effectively.

This national award will be presented at the PCI conference in Nashville, TN, later this year. ✨



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THE GEORGE WASHINGTON AUTOPARK
Winchester, VA
Architect: Design Concepts
Size: 189,825 SF
PPEA Design-Build General Contractor:
Howard Shockey & Sons, Inc.

Howard Shockey Builds Melnor's East Coast Headquarters

Melnor, Inc., one of the leading producers of lawn and garden watering products in North America, selected Howard Shockey & Sons to design and build a new 128,000 square foot building in Frederick County's Stonewall Industrial Park.

"In recognition of the facility's status as Melnor's East Coast headquarters, precast concrete was used on the exterior of the structure – with specific architectural emphasis placed upon the office entry," said Shockey Vice President Jeff Boehm.

Site work on the project began in July 2011 and the building was finished in April 2012.

The company invested heavily in a new headquarters facility that houses offices, research and development labs, and a new distribution facility all under one roof. The facility is designed to accommodate future expansion.

Melnor, whose products are found in major retail stores such as Home Depot, Wal-Mart, Target and ACE, has operated in the Winchester-Frederick County community for more than 15 years, but it outgrew its leased space in the Fort Collier Industrial Park.

The architect on the project is Design Concepts of Winchester.

MELNOR, INC. EAST COAST HEADQUARTERS
Winchester, VA
Architect: Design Concepts
Size: 128,000 SF



Representative Industrial/Commercial Clients

- Rubbermaid
- General Motors Corporation
- Costco
- 3M Corporation
- Hampton Inn
- Kraft Foods, Inc.
- Henkel-Harris Company, Inc.
- K-Mart Corporation
- Bayer Corporation
- Kohl's Distribution Center
- Verizon

Getting Started with Public-Private Partnerships

With a solid foundation in design-build and joint ventures and a division devoted to real estate development, "the thought of being able to partner with a public owner was right up our alley," says Jeff Boehm, Vice President of Howard Shockey.

Howard Shockey and Sons, Inc. has completed 10 P3 projects since Virginia adopted the PPEA procurement method in 2002.

Shockey regularly pursues, submits proposals for and builds two to three P3 jobs at a time. Currently, the company is involved in a P3 with the city of Harrisonburg, Va. to design and build a \$15 million transportation maintenance facility that will service school and municipal bus fleets.

Howard Shockey also puts together unsolicited proposals, in which the firm identifies a need within a city/county and then submits a conceptual proposal explaining how a P3 could solve the problem.

"Being involved in P3s is fun because everybody has the same goal and works together to achieve that goal," Boehm says. "That's why P3s are gaining such popularity; we're seeing good experiences with public owners."

Source: Joanna Masterson, Construction Executive Magazine



MANASSAS PARK COMMUNITY CENTER
Manassas Park, VA
Architect: OWPR, Inc.
Size: 79,280 SF

Multi-functional and multi-generational, this facility (built using P3 procurement) includes an indoor aquatic center and enough space to eventually expand revenue-generating programs from a current level of 300 participants to 1,500.

Martin Luther King Jr. Middle School

NEW 142,000-SQUARE-FOOT FACILITY IN RICHMOND, VA

The City of Richmond has hired Howard Shockey & Sons, Inc. as construction manager at risk for the new Martin Luther King Jr. Middle School. AECOM is the owner's representative.

Shockey is responsible for scheduling and all details of the primary construction for the new 800-student, 142,000-square-foot school, which has a construction budget of \$29,742,151.

Site, utility, and foundation work began in August and the school will open doors to students in January 2014.

The new middle school represents a "critical milestone in our goal to provide our students access to 21st century learning facilities," said Dr. Yvonne Brandon, Superintendent of Richmond Public Schools.

The project has been registered with the United States Green Building Council and is designed to achieve a Leadership in Energy and Environmental Design (LEED) for Schools "silver" rating.

Final completion of the project is scheduled for June 2014.

Project architect is BCWH Architects.

MARTIN LUTHER KING JR. MIDDLE SCHOOL, Richmond, VA



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Recent NEWS

Council Clears Way for \$15M Transit Center | Daily News Record

HARRISONBURG, Va. - City Council has given the Harrisonburg Department of Public Transportation the expected go-ahead for a new \$15 million transit center. In late 2011, the city announced the selection of Winchester-based Howard Shockey & Sons, Inc. to design and build the facility at East Washington and Vine streets.

Read more at: howardshockey.com

Source: Preston Knight, Daily News Record.

Crews Clear Way for Construction of New Regional Jail | Northern Virginia Daily

FRONT ROYAL, Va. - Work on the valley's next regional jail progresses as crews clear trees and rock from the site. The Rappahannock-Shenandoah-Warren Regional Jail under construction on U.S. 522 is scheduled for completion in spring 2014. Approximately 50 workers from several firms are on the job site, but that number will grow to about 300 at the peak of construction.

Read more at: howardshockey.com

Source: Alex Bridges, NVDaily.com



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Building "Flexible Care" Independent Living Facilities

Senior Housing News

ROCKVILLE, Md. - Flexibility is the name of the game when designing independent living communities, especially considering a new generation of older adults who will have their own sets of demands and expectations as to what a senior living community should look like, and the kinds of services they can access.

Read more at: <http://seniorhousingnews.com/2012/07/25/flexible-care-models-licensing-keeps-independent-living-competitive>



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Save the Date: Upcoming Conferences

Virginia Association of
Counties (VACO)
Annual Conference
November 11-13, 2012
The Homestead,
Bath County, VA

Virginia School Board
Association (VSBA)
Annual Conference
November 14-16, 2012
Williamsburg Lodge,
Williamsburg, VA



Howard Shockey & Sons
is a leader in P3s.
Read more about
The Viability of P3s
in the July issue of
**Construction
Executive**
Magazine. See pg. 2
for more.

www.constructionexec.com/Issues/July_2012/Features.aspx

THE VILLAGE AT ORCHARD RIDGE

Winchester, VA
Architect: Reese, Lower, Patrick & Scott, Ltd.
Size: 402,000 SF



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