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1st Quarter 2010—Volume 4, No. 1

A QUARTERLY REPORT FROM HOWARD SHOCKEY & SONS, INC.

Quality Construction Since 1896

Manassas Park Community Center is the first project in the city completed under PPEA legislation



City of Manassas Park sees savings with Shockey



^ MANASSAS PARK COMMUNITY CENTER, MANASSAS PARK, VA

The new facility includes an NCAA short course competition certified indoor pool, two state-of-the-art gymnasiums, an event hall, 11 multi-purpose rooms and a dedicated teen center. Architect for the project was OWPR, Inc. of Blacksburg, VA. [photos ©City of Manassas Park]

Behold: the power of teamwork. The multi-functional, multi-use, multi-generational Manassas Park Community Center was designed and built in just 19 months—with savings achieved by all.

The project is the first to be completed in the City of Manassas Park using a public-private agreement, authorized by PPEA legislation. "We quickly realized that a public-private partnership was the fastest way to get this much-needed project built. The arrangement allowed for creative financing and an expedited process," said Catherine Morretta, Manassas Parks' Parks and Recreation Director.

In May 2008, Howard Shockey & Sons, Inc. entered into a Guaranteed

Maximum Price (GMP) contract with the City of Manassas Park; that is, if the completed project cost more than anticipated, Shockey would be responsible for remaining expenses. With a shared savings clause in the contract, the savings was split 70-30: 70% to the City of Manassas Park; 30% to Shockey.

"OWPR and Shockey utilized creative site engineering to minimize the impact of an 80,000 sq.ft. community center located in the middle of a neighborhood. They've stayed ahead of schedule and under budget—who could ask for more than that? It's beautiful and should serve the community ably for many decades," said Morretta. 🌟

✓ **PRINT INNOVATORS PRODUCTION FACILITY, FREDERICKSBURG, VA**

Print Innovators' environmentally-friendly site was designed with maximized permeable areas to help preserve existing wetlands. Shockey completed construction in January 2010; architect was FORUM Architects of Cleveland, OH.



> **PRINT INNOVATORS PRODUCTION FACILITY, FREDERICKSBURG, VA**

Making the transition from newspaper-only (*The Free Lance-Star*) to a commercial production plant, Print Innovators has the equipment, technology and capability to run around the clock. [photos ©Robert A. Martin, *The Free Lance-Star*]



Shockey In The News

Each year in March, Virginia Business magazine publishes the Virginia Business List of Leaders, representing the largest companies across 20 industries. Howard Shockey & Sons, Inc. is pleased to report that the company remains one of Virginia's largest general contractors, with \$195 million of work put in place in Virginia in 2009.



“Our continued success is a testament to our employees, who work hard every day to deliver outstanding customer service.”

—Jeff Boehm, vice president

The family-owned company is well positioned for continued growth. Shockey is a demonstrated leader in the delivery of public/private partnership and design-build projects; specialty areas include the medical, educational, commercial and industrial sectors.

Howard Shockey & Sons, Inc. is also regionally ranked on *Mid-Atlantic Construction's* 2009 list of Top 75 Contractors. *Mid-Atlantic Construction* is a quarterly magazine that focuses on people, projects and market trends in the construction industry in the areas of Washington, D.C., Virginia, Maryland, Delaware and Eastern Pennsylvania.

Howard Shockey & Sons, Inc. is nationally ranked on the annual Top 400 Contractors list by *Engineering News-Record (ENR)*, the leading U.S. trade publication for the engineering and construction industry. ★

Outstanding project management *Stickman nominated*



George Stickman was nominated for a 2010 Subby Award for Outstanding Project Management by the D.C. Metropolitan

Subcontractors Association. Stickman was recognized for his work on Manassas Park Community Center on February 20 at a ceremony held at the Ritz Carlton in Tysons Corner, VA (above).

The award is presented annually to the project manager “...who, over the year, has proven superior in managing the project effectively through processing change orders expeditiously, paying in a timely manner and showing overall fair treatment of the subcontractor on the project.”

Stickman joined Howard Shockey in August 2001 as a senior project manager. Since joining Shockey, Stickman has managed projects including prisons, schools, churches and nursing home complexes.

Prior to working at Shockey, Stickman served as a combat squad leader in Vietnam, a carpenter and a superintendent. He has managed projects at the Smithsonian and Arlington National Cemetery.

Stickman is married and has two children and 10 grandchildren. ★

Going green for men in blue *Shockey builds LEED Certified Roanoke Police Academy*

Constructed by Howard Shockey & Sons, Inc., the Roanoke Police Academy was designed and built to LEED* (Leadership in Energy and Environmental Design) certification standards. The facility serves as a training academy for current and future officers. One of the features of the structure is a pool in which trainees will be required to jump in—fully clothed in bullet-proof vest and gun belt—to learn how to swim with all the extra weight. The \$6.9 million structure was procured using the Public-Private Education Facilities and Infrastructure Act (PPEA), which enables the public and private sector to work together as partners on projects.

* The Leadership in Energy and Environmental Design (LEED*) Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction.



▲ ROANOKE POLICE ACADEMY, ROANOKE, VA

Howard Shockey & Sons, Inc. completed construction on a 28,000-square-foot police facility for Roanoke's officers who currently serve, and for those who will serve. The structure also serves as a training facility. Roanoke Police Academy was dedicated in February.

New Printing Facility for Fredericksburg's *Free Lance-Star* **Delivered On Schedule and Under Budget**

Howard Shockey & Sons' scope of private work continues to be wide and varied, as showcased by *The Free Lance-Star's* new production facility in Fredericksburg, VA. The plant prints not only the daily newspaper, but also commercial work which helps to utilize the extraordinary capacity of the printing facility: up to 90,000 copies per hour.

The building, constructed by Shockey, is beautiful, but barebones and utilitarian—by design. The 92,000-square-foot plant is equipped with systems designed to satisfy a single objective: “To complete a printed product in one pass,” said *The Free Lance-Star's* operations director John Jenkins, in the January 2010 issue of *News & Tech*. Newsprint and other paper grades enter the plant on the north end, then head south to exit as finished products. Semi-trailers and smaller vehicles for delivery are accommodated on the south end.

The two-story production facility features the first Goss Flexible Printing System (FPS) press in the United States, capable of newsprint as well as commercial printing.

According to *News & Tech*, the newspaper was also the first to use specially formulated hybrid ink from Flint Group.

A state-of-the-art Westfalia Automated Storage and Retrieval System (AS/RS) for storing rolls of paper and pallets of preprinted inserts will be utilized at the plant.

As a commercial printing facility, the plant—dubbed “Print Innovators”—has the equipment and technology to operate around the clock.

“The on-site team, especially Gordon [Williams, project superintendent], has been incredible. It's been a very good relationship—the delivery of the building itself, the way Shockey has worked with us and coordinated with the out of town architect, it's been a very positive experience. As I tell Al [Sizemore, project manager] back in the Winchester office—‘It's all good. Everything's good.’ In fact, we are optimistic that the job will come in under budget,” Jenkins said.

Indeed, the project did finish on time and under budget—and the owner will receive shared savings. ★

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Upcoming Conferences

HOTEL ROANOKE
ROANOKE, VA

Virginia Association of School Superintendents, May 2-5 2010

< Interior of \$63.9 million John Handley High School Renovation and Addition, winner of the Distinguished Design Award from Virginia School Boards Association, Exhibition of School Architecture. Architect: VMDO. [photo © EricTaylorPhoto.com]



Recent Awards:

Hampshire Memorial Medical Office Building

Howard Shockey & Sons, Inc. will construct a two-story, 24,787-square-foot medical office building and associated pedestrian connector to the new Hampshire Memorial Hospital, which Shockey is currently building. The team includes Valley Health, owner; Hammes Company, of Glen Allen, VA, construction manager; Valley Engineering Surveying Planning, of Harrisonburg, VA, engineer; and Baskervill, of Richmond, VA, architect. ★



△ *The Free Lance-Star's* new two-story printing facility features a press that can produce up to 90,000 copies per hour. Shockey completed the structure on time and under budget. See related story and photos on pages 2 and 3. [photo © Robert A. Martin, *The Free Lance-Star*]

<< Looking Back, MOVING AHEAD >>

It doesn't happen often, but *The Free Lance-Star* is an entity that's even older than Shockey—having first published in 1885 when a group of local merchants and businessmen created the paper to serve their community's news and advertising needs. In 1900, when Shockey was a mere four years old, the 15-year-old *Free Lance* merged with *The Daily Star*. The two papers were published independently until 1926 when they were combined into a single newspaper: *The Free Lance-Star*.

Today, the paper's new facility, built by Howard Shockey & Sons, Inc., is one of the most advanced printing facilities in the United States. ★