



# OnSite

## Building Excellence



### AKING THE LEED IN GREENVILLE, SC



Photography by Picture Perfect

**A**t Shelco, we value the opportunity to work closely with clients on a continuing basis, project after project. Our recent collaboration with Liberty Property Trust is the perfect example. We had the opportunity to build one of the first LEED (Leadership in Energy & Environmental Design) buildings in Greenville, SC – the fourth project with this client in just two years.

The project was the final and flagship building in Liberty's Independence Corporate Park, a

Class-A three-story speculative office building located at Greenville's major interstate intersection, I-85 and I-385.

In the preconstruction phase, Liberty mandated that this building meet the requirements for the minimum LEED certification. Our client takes environmental responsibility very seriously, having won the 2006 national LEED Award for Corporate Leadership from the U.S. Green Building Council (USGBC). According to the USGBC, green buildings are people-friendly places that are better for the environment and

for the building's occupants, as well as being more profitable for the owner. Green buildings can reduce operating costs by 23 to 60% and improve employee performance by 3 to 25%.

The Greenville project brought together the ideas and talents of the owner, the architect (KGM Architects of Atlanta) and the Shelco team. We are pleased to report that the project earned the LEED credits to achieve a Silver certification, which is well in excess of the client's original request to meet minimum standards.

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# President's Message

Dear Friends & Clients,

We hear a lot about LEED in our industry these days, but at Shelco, this is more than a buzzword. We recently completed the first LEED-certified project in our portfolio, an office building for Liberty Property Trust. We currently have several LEED projects underway for other clients as well.

In response to the growing "Green" trend across the country, Shelco has made a corporate commitment to provide accreditation courses to our general managers, project managers and preconstruction personnel through the United States Green Building Council's rigorous LEED program. We have 17 people who have either earned accreditation or are in the process of becoming an accredited professional. We recognize the value of being environmentally responsible in design and construction, and realize the impact that it will have on future projects.

Our company also considers the safety of jobsite conditions to be of critical importance. Gentry Jones, our Safety Director, works conscientiously to ensure that Shelco jobsites are maintained to maximum safety conditions, exceeding required OSHA standards. As a result of our committed safety efforts, our EMR rating has averaged .65 over the last three years.

Shelco continuously offers the resources to educate our office and field personnel on important issues – such as conservation and safety – that have a significant economic and environmental effect on our industry and in turn on your particular projects. We appreciate your confidence in our company, and we look forward to the opportunity to work with you in the future.

Sincerely,



D. Edwin Rose  
President &  
Chief Executive Officer



Some of the project's forward-thinking design features include a TPO white roof for reflecting the sun's rays, waterless urinals, low-flow showers, dual-flush water closets, enhanced commissioning, increased ventilation, and the use of recycled materials. Shelco's primary responsibility was to construct the building to meet LEED's strict criteria. Unique construction elements included sustainable site development, storm water control, water-efficient landscaping, low-emitting flooring systems, and onsite sorting and storage of construction debris to be recycled rather than hauled to a landfill.

Since completion, Shelco has upfitted the building's second floor for a Fortune 500 tenant, as well as the first floor, now the home of Liberty's Greenville office.

We are excited to continue our successful partnership with this client as we begin our fifth Liberty project in Greenville, a warehouse/distribution park that is targeted for LEED certification. Shelco shares our client's pride in building innovative structures that make such a positive ecological impact in the communities we serve.



## NEW SERVICES, NEW TALENTS



In August, Shelco acquired TST Construction Group, and we are pleased to welcome Eric St-Cyr to our company. Eric founded TST in 2000, and has more than 20 years of experience in the construction industry. TST Group, as the division will be called, focuses on interior upfits and special projects. Clients include Firebirds Rocky Mountain Grill, Copeley Capital, ZOBO TV, and 131 Main Restaurant.

**Charlotte**  
5016 Parkway Plaza Blvd. • Suite 100  
Charlotte, NC 28217  
704.367.5613  
igrainger@shelcoinc.com

**Greenville**  
30 Patewood Dr. • Suite 151  
Greenville, SC 29615  
864.286.2300  
jbrown@shelcoinc.com

**Bluffton**  
3 Clark's Summit Dr. • Suite 201  
Bluffton, SC 29910  
843.815.8900  
jbrown@shelcoinc.com



## A PROGRESSIVE LOOK FOR A PROGRESSIVE COMPANY

**S**helco recently completed construction on a state-of-the-art 40,000 SF facility for HandHeld Products – quite an achievement when we were given a tight timeframe of six months, with just three months to finish the building’s interior.

The facility, which serves as HandHeld’s Mobile and Wireless Design Center as well as its Global Training Center, is located in Fort Mill, SC, and was developed by Merrifield Properties. Amenities include a health and wellness center, men’s and

women’s locker rooms with showers, a full-service café, and design labs. The lab and repair rooms feature a static dissipating epoxy floor. HandHeld’s customized workstations give the office a relaxed, user-friendly feel.

Among the unique construction and design elements, created with Merriman Schmitt Architects, Inc., are tiltwall concrete construction, extensive subfloor electrical, wireless coverage with WiFi, and video conferencing capability.

### **Aston Properties:**

Started construction on a 16,000 SF Dollar Tree retail center in Spartanburg, SC

### **American Asset Corporation:**

Awarded Shelco a 70,000 SF upfit for the American Kennel Club in Brier Creek V in Raleigh, NC

### **East Coast Capital:**

Began construction on Gateway Salem Family Practice medical office building in Winston-Salem, NC

### **Merrifield Partners:**

Awarded Shelco the construction of a 48,000 SF office building at Bailes Ridge in Lancaster County, SC

### **Boylan Properties:**

Awarded Shelco a 500-space parking deck for The Windsor Apartments in Raleigh, NC

### **Targacept:**

Completed a 9,000 SF expansion of R&D space at their headquarters in Winston-Salem, NC

### **First Team Properties:**

Began renovations and an addition to a Jaguar/Land Rover dealership in Bluffton, SC

### **Highwoods Properties:**

Awarded Shelco the construction of a 1,242-space deck for the RBC office tower in Raleigh, NC

### **Crosland/Biltmore Farms:**

Started construction on the 32-acre Biltmore Park Town Square mixed-use project in Asheville, NC

### **Childress Klein Properties:**

Construction has begun on Kingsley V, a 60,000 SF office building in Ft. Mill, SC and two warehouse/distribution facilities of 321,000 SF & 112,000 SF were completed in Charleston, SC

### **Union County School System:**

Awarded Shelco the contract to build a new high school & middle school

### **Wake Forest University Health Services:**

Started construction on Yadkin & Lake Norman Dialysis Centers

### **Novant Health/East Coast Development:**

Began construction on The Park at Monroe, a mix of medical office buildings and retail in Monroe, NC

### **Liberty Property Trust:**

Completed a 126,000 SF warehouse/distribution facility in Greer, SC

### **Tri-Properties:**

Completed Palladian II office building in Durham, NC

### **Carolina First Bank:**

Started work on two new branches in Bluffton, SC

### **Carolinas HealthCare System:**

Completed the construction of Morrocroft Medical Office Building and an adjacent 600-space deck in Charlotte, NC

### **High Point University:**

Began work on the Qubein School of Communication in High Point, NC

### **St. Gregory the Great Catholic Church:**

Finished a 22,000 SF classroom building in Bluffton, SC

### **Charlotte-Mecklenburg School System:**

Broke ground on Providence Rd. West Elementary School in Charlotte, NC

### **Exhibit Works:**

Completed a 100,000 SF manufacturing/office facility at Union Cross Business Park

### **Savannah/Hilton Head International Airport:**

Completed a 1,700-space parking deck in Savannah, GA

**Raleigh**  
3201 Beechleaf Ct. • Suite 401  
Raleigh, NC 27604  
919.877.2600  
lpearce@shelcoinc.com

**Triad**  
1381 Old Mill Circle • Suite 300  
Winston-Salem, NC 27103  
336.760.5009  
bpalmer@shelcoinc.com

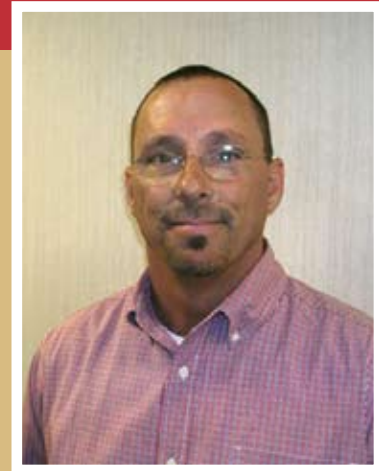
# *in*focus

The diversity of Gentry Jones' background and experience is a tremendous asset to our company. He has worked in construction for over two decades, more than half of that time as a safety manager.

Prior to joining our industry, Gentry graduated Magna Cum Laude from Southern Wesleyan University with a degree in Business. He served in the U.S. Air Force at Bitburg Air Base in Germany and Pope Air Force Base in North Carolina, receiving the Air Force Achievement Medal for Meritorious Service.

One of Gentry's career highlights in the military came when he was asked to protect President Ronald Reagan not once, but twice. He worked with the Secret Service on the President's visit to a German cemetery in 1985, and in 1987 when the President came to Pope AFB to celebrate Bob Hope's 84th birthday.

Gentry resides in Charlotte with his wife Rosemary, and demonstrates impressive leadership in his community and his industry. Shelco is proud of Gentry's efforts on behalf of the United Way and the Alexander Youth Network, along with his membership in the American Society of Safety Engineers and the Charlotte Area AGC Safety Committee.



**Gentry Jones**  
Safety Director  
Shelco, Inc.

Shelco, Inc.  
Six Parkway Plaza  
5016 Parkway Plaza Blvd., Suite 100  
Charlotte, NC 28217

