



McCrorory News



Third Quarter 2004

McCrorory “SPECIAL PROJECTS GROUP”

Allen Amsler, Executive Vice President and Chief Operations Officer at McCrorory announced the formation of SPECIAL PROJECTS GROUP in spring, 2004. In his introduction, Amsler stated that “*DESIGN/BUILD PROJECT DELIVERY services at McCrorory will be a major growth center for the Company in 2004 and beyond. This approach of contracting for architectural/engineering and construction services under a single contract has increased in frequency throughout the United States and is now the delivery system of choice in Europe and Japan*”.

The advantages are obvious. According to recent surveys conducted by the Construction Industry Institute, DESIGN/BUILD offers at least a 4.5 % less unit cost than Construction Management and 6 % less cost than traditional design/bid/build. Additionally, project delivery can occur up to 33 % faster than general market methods plus quality expectations are exceeded at all levels.

According to Amsler, “*McCROORY has utilized this approach for many years in markets that include commercial, industrial, distribution, retail and selected healthcare. The formalization of the process as SPECIAL PROJECTS GROUP dedicates a*

McCROORY SPECIAL PROJECTS GROUP offers:

- Singular Responsibility
- Enhanced Project Quality
- Cost Savings through Cost Engineering & Constructability Analysis
- Early Delivery through project Fast Tracking
- Reduced Administrative Burden
- Early Cost/Budget Notification
- And Opportunity to Manage Risk

focused effort to provide these services without interruption or compromise”.

SPECIAL PROJECTS GROUP will include seasoned McCrorory office and field managers with design/build experience in all market classifications. Dennis Shealy, McCrorory Vice President states that “*SPECIAL PROJECTS GROUP takes full responsibility and accountability for project design and delivery. This allows the client to focus on operating the business as opposed*

See Special Projects page 6

CAPSUGEL, A Division of PFIZER, Selects McCrorory

Capsugel, located in Greenwood, South Carolina, now occupies it’s new McCrorory built division office and facility connector. A design of Ard, Wood, Holcombe and Slate Architects of Greenville, the 32,000 square feet two level structure houses executive and administrative offices and features a state of the art Teleconferencing Center as well as a Visitor’s Center equipped with the latest technology for rapid and effective communications. Constructed on a conventional structural steel frame, the facility features an exterior of architectural precast and glass. The two story exposed lobby invites employees and visi-

tors into an open office environment accented by over 1,550 square feet of skylight. George Holcombe, Project Architect, stated “*McCrorory did an outstanding job of understanding the owner’s project criteria and schedule requirements. They met the goals of the project in an environment of cooperation and teamwork*”.



SAVANNAH OFFICE CONTINUES TO GROW



Allen B. Amsler
**Executive Vice President &
Chief Operations Officer**

As we complete the third quarter of 2004, we are optimistic about the near term growth for our industry. We are happy to see an end to the recession that took hold of our economy and our industry for close to three years.

Our diversification in the market place allowed us to maintain our staff levels so that we could be ready for the anticipated increase in new development and capital spending which benefits us all. Training and improvements in technology have also been a focus during the slow down in the economy so that we would be poised to better serve our customers.

On behalf of everyone at McCrory, we would like to thank our loyal customers and new customers alike, for their support and business over the many years. We look forward to continued successful partnerships in the future.

Savannah, Georgia, often referred to as the “*Hostess City of the South*”, has become a central player in the growth of McCrory. Located on Georgia’s coast just north of Brunswick, Georgia and Jacksonville, Florida and south of Beaufort, Hilton Head and Charleston, South Carolina, the Savannah area has been an active market for McCrory for several years. Since 2000, McCrory has built or renovated in excess of 3,500,000 square feet of commercial, retail, industrial, healthcare, and multifamily space within 100 miles of Savannah.

Led by McCrory Senior Project Manager Kenny Walker and located at 329 Eisenhower Drive, Suite B-100, the Savannah office stands ready to assist with projects in the coastal region. Services offered include:

- ◆ Preconstruction Evaluation
- ◆ Value Engineering
- ◆ Estimating
- ◆ General Construction
- ◆ Design Build
- ◆ Partnered Construction
- ◆ Construction Management



**Kenny can be reached at
912 356 – 9024**

Recent projects include:



Towne Centre @ Daniel Island



Blanchard Machinery @ Hardeeville



Oglethorpe Mall @ Savannah



Mt. Pleasant Square @ Mt. Pleasant



Belfair Village @ Bluffton



Heron Reserve @ Charleston



Westinghouse Retains McCrory for Consolidation Services

In 1986, McCrory was hired by Westinghouse to construct the 109,000 SF IFBA facility on the



Columbia campus. The new addition was constructed on a structural steel frame with an exterior skin of double-tee insulated precast concrete wall panels. During this same period McCrory was retained to

build a 25,000 square feet office addition. As a result of McCrory's knowledge of the existing facility and the commitment made to meet the aggressive retrofit schedule, Westinghouse recently called upon McCrory again.

This project, a conversion to accommodate new process lines brought in from other facilities, required close and constant cooperation and teamwork from all Project Partners. According to Renny Lacy, Westinghouse Project Director, "It was imperative that all Project Team members buy into the process of achieving this significant goal as a Project Partner and McCrory met the challenge. Along with adhering to

the aggressive schedule, McCrory and all their subcontractors and suppliers were required to meet close standards for safety and security. McCrory did an outstanding job in all phases of the work."

Late Breaking News

Once again Westinghouse calls on McCrory. The SPECIAL PROJECTS GROUP (see page one) has been retained to provide design/build services for upgrading and expanding security and entrance facilities. LTC Associates will serve as the design arm of the project team.

PROJECT ACTIVITY 2003/2004

McCrory has remained a "Contractor of Choice" even during difficult economic times. Projects completed in 2003 and started during the first three quarters of 2004 represent almost 4,000,000 square feet of space in markets that include industrial, commercial, healthcare, retail and multi-family. While most is new construction our service in the renovation/restoration market has again been a target focus to best utilize Corporate resources. Our tradition of serving multiple markets has enabled McCrory to succeed in difficult economic times. We appreciate the trust of our clients and Partners in construction that include our valued architects, engineers, suppliers and subcontractors throughout the region.

PROJECT

Heritage Center	Bamberg, SC
Palmetto Health Alliance	Columbia, SC
Westinghouse	Columbia, SC
Kennerly Crossing	Ballentine, SC
Plantation Center	Goose Creek, SC
Belk -Mall of SC	Myrtle Beach, SC
Blanchard Machinery	Greenville, SC
Cypress Pond	Wilmington, NC
Belk Stores, Inc.	Mandeville, LA
Capsugel (Pfizer)	Greenwood, SC
Woodhill Mall	Columbia, SC
Sigma Chi Fraternity	Columbia, SC
Blanchard Machinery	Columbia, SC
Wal Mart Supercenter	Riverdale, GA
Murray Landing	Irmo, SC
Westinghouse	Columbia, SC

PROJECT

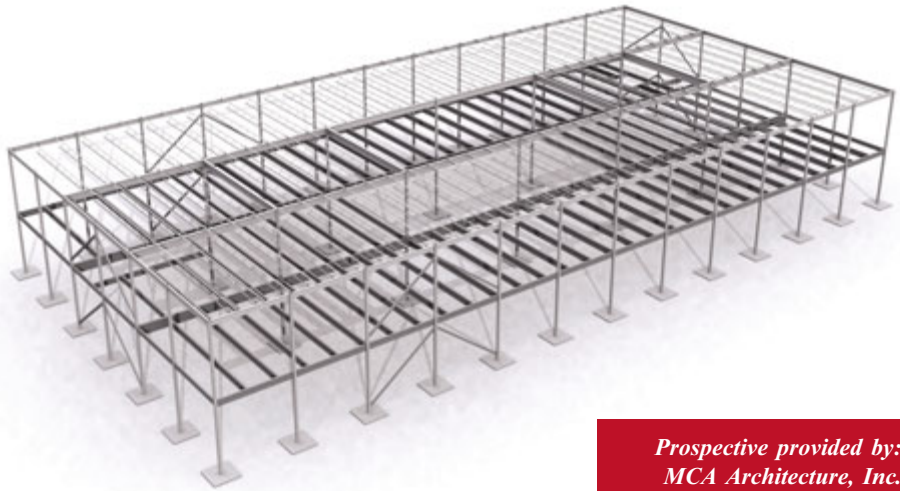
Wal Mart Supercenter	Spring Lake, NC
EdVenture Parking Facility	Columbia, SC
Sparkleberry Crossing	Columbia, SC
Pines @ Elders Pond	Columbia, SC
AVTEC	Gilbert, SC
Carolina Collegiate	
Federal Credit Union	Columbia, SC
Mt. Pleasant Square	Mt. Pleasant, SC
Belk Stores, Inc.	Corinth, MS
Laurel Woods/Hurst	Columbus, NC
Setzler & Scott	W. Columbia, SC
New Life Fitness Center	Columbia, SC
Temple Baptist Church	Columbia, SC
SAM's Club (Wal Mart)	Greenville, SC
Belfair Village	Bluffton, SC
Rosewood Center	Columbia, SC

PROJECT

Towne Center	Daniel Island, SC
Pelham Commons	Greenville, SC
Belk Stores, Inc.	Gulfport, MS
Shoppes @ Shellmore	Mt. Pleasant, SC
Ashley River Commons	N. Charleston, SC
Wal Mart Supercenter	Charlotte, NC
Wal Mart Market	Melbourne, FL
Wal Mart Supercenter	Hickory, NC
Lexington Medical Ctr.	Lexington, SC
Wal Mart Supercenter	Raleigh, NC
Belk Stores, Inc.	Auburn, AL
Belk Stores, Inc.	Sumter, SC
Lexington United	
Methodist Church	Lexington, SC
Belk Stores, Inc.	Charlotte, NC
Belk Stores, Inc.	Greenville, NC

Unique Opportunity

McCrory offers a unique opportunity for office construction. Currently on hand we have the structural steel package for a two- (2) level 32,400 SF office building with design development complete and ready for site adaptation. This package can be located on your property in any geographic area. Overall building dimensions are 90' X 180' and the exterior skin can be adapted for any finish. The footprint is flexible for additional configurations. With rising steel costs and traditional long lead times on steel packages, the fact that design has been completed and the package is on hand not only of-



Prospective provided by:
MCA Architecture, Inc.
Greenville, SC

fers a possible financial savings but a potential gain in building delivery of up to twelve (12) weeks. For additional information call 803-

799-8100 Ext. 3006 or e-mail inquires to:

dshealy@mccroryconstruction.com.

PreConstruction Services

PCS at McCrory continues to lead the competition through the application of latest technology. First in the region to develop and offer a website based “internet plan room”, PCS offers invited vendors “free of charge” access to all plans and specifications on “*projects bidding*”. Projects are “*password protected*” and vendors must execute a copyright waiver to insure project and client confidentiality. This process saves time and money for our clients as well as our vendors.

Our “*self developed and unique*” bid solicitation system also allows vendors to accept bid invitations on line and submit bids and qualifications through our secure website.

PreConstruction Services at

McCrory is designed to be a “*best value*” for our clients while maintaining a “*vendor friendly*” posture for all project Partners. Whether providing:

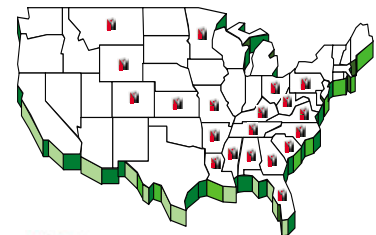
- Accurate and dependable design phase or comparative budget estimates,
- Aggressive but non-compromising value engineering,
- Evaluating alternative construction methods to save time or money or
- Working to streamline the building official review process,

McCrory PCS stands ready to assist our clients and potential clients with PreConstruction Services above the industry standard. For more information or assistance call Gail T. Chapman, Vice President PreConstruction Services at 803 799 – 8100 Ext. 3011.

Mission Statement

McCrory strives to be the owner’s choice for construction services based upon our ongoing record of meeting or exceeding their expectations while making a fair profit. We are committed to:

- *Producing the highest quality at the lowest cost*
- *Treating customers, architects, engineers, employees, subcontractors and vendors as partners*
- *Empowering and properly rewarding employees*
- *Providing a safe and drug-free workplace*



McCRORY
McCrory Construction Co., LLC

Safety Corner

McCrorry- 100% Committed to Zero Accidents

At McCrorry, the safety of our employees and Project Partners is a moral, ethical, and legal responsibility that is of primary corporate concern to management at all levels.

As stated in The McCrorry Safety and Accident Prevention Manual,

“The management of McCrorry Construction Company considers no phase of its operation as being of greater importance than safety. No work or service performed shall become so important to assume priority over the safety of an employee.”

This same commitment includes the life and safety of the public and others that may come in contact with our work.

McCrorry never maintains a “*status quo*” attitude for safety. Personnel and financial resources are dedicated for on-going training of all employees and work is pre-planned with appropriate tools, equipment and proper gear to insure a safe workplace.

According to Randy Morrison, McCrorry Safety Director, “*We have a core belief that safety is not something to just talk about at the beginning of a project. It has to be promoted and addressed every day – all day. We are committed to give 100 % for Zero Accidents and our success is proven by a continuing designation as a recipient of the AGC Excellence in Safety Award. 100 % for Zero Accidents simply means we approach safety not from the standpoint that accidents are going to happen but from an approach that*

says one accident is one accident too many. Accordingly, each employee is not only authorized to spot, correct or to re-



Randy Morrison

port an unsafe condition, he is obligated to do so. Safety is not just a corporate duty it’s a responsibility of every McCrorry stakeholder.”

Should you have any questions, or if you desire additional information on the McCrorry Safety Program, please contact Randy Morrison at 803 799 – 8100 Ext. 3002.



100 % COMMITTED TO ZERO ACCIDENTS

Partnership with Pulliam Continues

Since 1998, McCrorry has served the construction needs of Pulliam Investment Company on projects throughout the Carolinas. Included are assisted and independent living centers in Beaufort, North Myrtle Beach and Anderson, South Carolina and Columbus, North Carolina. Last year, Pulliam called on McCrorry to construct “*The Shores @ Elders Pond*”. This upscale apartment community, a design of Miller/Player & Associates of Greenville, South Carolina, is a two-phased project that can total 236 dwelling units upon completion. Amenities will include private garages, a club-

house with a technology based business center and exercise area plus a pool and complimenting recreational services.

Located near the intersection of the fast growing Hardscrabble Road @ Clemson Road area just off Interstate 77 north of Columbia, the site will also accommodate retail and service facilities on outparcels that feature excellent access and exposure. According to Pulliam President, John Easterling, “*McCrorry has been a pleasure to work with on all projects. Their con-*

struction professionals and field staff always seek to provide our company with a product that we are pleased to expose to our clients. Their commitment to Partnering is not just in word but in deed also.”



 **McCROORY**
McCrorory Construction Co., LLC
1280 Assembly Street
Columbia, SC 29202

PRSRST STD
U.S. Postage
Paid
Permit 1183
Columbia, SC

**New Project or
Just Want More
Information?**

Contact:

**Dennis Shealy
Vice President
Business Development**


803-799-8100 ext. 3006


**or
email:**


dshealy@mccrororyconstruction.com


McCrorory - Customer Value Issues

Since 1918 - 86 Years of Construction Excellence


 **EXPERIENCED PERSONNEL** - Project Managers are college educated and field trained. This means they know how to evaluate the practical side of technical issues. McCrorory Field Superintendents average over 20 years with the Company.


 **CUSTOMER SATISFACTION** - Repeat customers account for over 80% of our annual volume and our client satisfaction rating exceeds 97%.

 **GEOGRAPHIC FLEXIBILITY** - McCrorory is licensed in twenty states (See Mission Statement)


 **SAFETY** - Our commitment to safety is a tribute to our employees and

of value to our clients. In addition our low Experience Modification Rate, McCrorory has traditionally been recognized by the Associated General Contractors as a "Safety Excellence" award winner for Achieving up to 25% less accidents than the industry average. At McCrorory, we believe that safety and quality go hand in hand: Quality the first time-safety every time.

 **CONTINUOUS IMPROVEMENT** - By empowering employees, McCrorory and our clients benefit from lower jobsite turnover, reduced rework and performance of a higher quality.

 **DRUG FREE WORKPLACE** - All new and existing employees at Mc-

Crorory are tested for drugs. This results in a more attentive workforce that performs in a safe and quality sensitive manner. This reduces lost time accidents and incidents and results in lower construction cost to the client.

 **ADVANCED TECHNOLOGY** - McCrorory continues it's long standing commitment to lead in providing critical cost and schedule information both internally and to our clients. Project and Cost Control information is managed through the Primavera Expedition Software and is available to clients with compatible systems. McCrorory has also converted to Windows NT and Timberline Gold Accounting and Job Costing software. In addition, all McCrorory projects utilize digital photography for status reports and issue resolution. This system saves time and money by eliminating the need for more frequent job visits.

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to the process of design and construction. The result is an innovative approach that maximizes changing opportunities for new methods, materials and technologies."

For assistance or more information call Dennis G. Shealy, Vice President - Business Development at 803 799 - 8100, Ext. 3006.

*At McCROORY, we build more than
buildings - we build relationships.*

Editor's Note



Contact: Lee Ann Branham
Phone: (803) 799-8100
Fax: (803) 254-9800