

T.B. Penick – Ohio is nearing completion of the Polaris Fashion Place

What started as a \$1.1 million dollar project (the single largest project awarded to the Ohio group) has grown to nearly a \$1.9 million dollar job over the course of the last year. Work began in February of 2008 and has been substantially completed in advance of the 2008 holiday shopping season starting in October. Over the course of the sales and development process, many concepts and finishes were entertained, but in the end the owner, Glimcher Realty Trust, decided on a blend of finishes including light broom finish, QuarryStone™, Integrally Colored QuarryStone™, Imprinted, and Lithocrete™. There were many efforts to be coordinated, and our management team's experience became evident to the construction manager, Whiting-Turner, very early in the project. Once they realized that our abilities were not limited to simply pouring decorative concrete, they quickly began to utilize us in a variety of applications. Over the course of the project scopes of work completed include, surveying, concrete footings, walls, selective excavation & demolition, mass excavation and hauling of spoils, underground storm piping, drainage structures, concrete curbs, site amenities, and miscellaneous carpentry and infill work. Basically our team became Whiting-Turner's "go to" group. At one point during construction our team was pushing the project so hard and so fast, Whiting-Turner was forced to bring in an additional site superintendent to push other contractors to get completed or out of the way. In addition to the primary contract many smaller contracts directly with Glimcher and other mall tenants were awarded due to our service oriented approach to completing our work.

Despite our aggressive, service oriented approach with the owner and construction manager, which resulted in T.B. Penick completing work already awarded to other subcontractors, our site management team was able to earn the respect of the other trades working on site. There were many comments about Penick's professionalism and quality workmanship from other subcontractors both directly to our on site staff as well as to Whiting-Turner. On site the work was directed by Trent Davis, but because of the volume of change orders and daily tickets it was truly a team effort. Pat Donahue assisted with project management duties, including on site meetings and macro scheduling, while Chris Chuha was placed in charge of making sure the forming & prep were done to Penick's exacting standards as well as safely and on time. Once the areas were ready to pour, Jose Rolon was brought in with the pour crew to place and finish the myriad of finishes required. Throughout the project, the detail crews, headed up by Jay Vanchieri, were required to clean many areas multiple times, before the concrete was even fully cured, let alone sealed and protected. It seemed many times that the project was being built backwards. Numerous locations required the walks to be completed before the other trades had completed the facades and curtain wall systems. As a result, there were many daily tickets and change orders which had to be documented and submitted. These tasks fell to Brian Snyder who project managed the project. An excess of 500 daily field work orders, 104 change request authorizations and 11 change orders and over 60 design bulletins were required to get to the end result. Additional work is expected in the Spring of '09 including some small additional areas of decorative concrete as well as additional cleaning and sealing to be directed the owner. While Polaris was certainly the most notable project for Penick-Ohio there were a variety of other projects which made up the balance of its record year.

