

MISSION

Our purpose is to develop long-term relationships by providing talented and dedicated people who focus on the individual needs of our clients. The commitment Auld & White makes to every client is honest communication and unsurpassed reliability. "WE DELIVER WHAT WE PROMISE!"



• S U M M E R 2 0 0 6 •

THE RIGHT ANGLE

the official newsletter of Auld & White Constructors, LLC

GROUND BREAKING NEWS

and the award goes to...

We are still flying high after receiving 5 Eagle Awards at the recent ABC Excellence in Construction Awards Gala. Each of the projects

awarded is a testament to our commitment to quality and service. All four projects won for excellence in their respective categories. The big surprise for the

evening was receiving the Project of the Year Award for the Beaches Area Historical Museum. Read more about it in the special insert.

Excellence in New Commercial between \$2-\$5M...SUMMERLAND HALL

AWC received the Excellence in Construction Award for Pulte's Summerland Hall primarily because we self-performed 40% of the work. The successful completion of the project required a significant collaborative effort by Pulte's and AWC's project teams and resulted in a stunning facility completed within the time and budget constraints. The 46,000 s.f. Mediterranean style amenity center included several unique, high quality features and finishes.

Our pre-construction team worked with the client in the later stages of design to identify cost effective solutions, which allowed them to enhance the overall look of the facility. The completion date, published prior to AWC's involvement, was met by diligently managing procurement and delivery of materials. The beauty of Summerland Hall is a testament to the entire project team's efforts. **Hard hats off to the following project team leaders for a job well done: Tim Conlan, AWC**



Project Manager; Curt Bush, AWC Superintendent; Paul Basham, Basham & Lucas Design; Steve Blomberg, Pulte Homes.

Excellence in New Commercial between \$5-\$10M...BARTRAM WALK

The popular Bartram Walk retail center was chosen for an Excellence in Construction Award because of the planning and coordination associated with the site and utilities, along with meeting environmental challenges. This 17 acre development, at the crossroads of State Road 13 and Racetrack Road, was carefully positioned around 100 year old oaks and features a man-made lake, which serves two functions: a storm retention system and peaceful respite for wildlife and weary shoppers. The combinations of single and two-story buildings, architectural detailing and bold use of variations in color, suggest

something much more than just another shopping center. The project, consisting of 45,200 sf of retail space, was completed in phases over 20 months. With good project team coordination, a solid group was able to deliver and complete the Bartram Walk project within the client's project objectives, despite the multiple phases delivered at different times, and the infrastructure requirements of the project. AWC provided leadership for the project and the project team, effectively coordinated with other projects on the same site, including a gas station and a restaurant constructed on two out parcels.

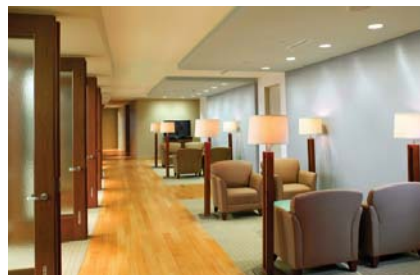


Hard hats off to the following project team leaders for a job well done: Jeff Kleffman, AWC Project Manager; Mike Luke, AWC Superintendent; Tim Miller, Project Architect; Becky Mariotti, Gate Land Development.

Excellence in Renovation between \$2-\$10M...ROGERS TOWERS

The Rogers Towers office renovation was selected for an Excellence in Construction Award because of AWC's leadership in addressing budget, scheduling and utility challenges, while ensuring that the work of the prestigious Jacksonville law firm proceeded unencumbered during construction. With the 100th year anniversary of the founding of Rogers Towers Law Firm, the company wanted a new look and environment in which to position themselves for the next 100 years. The project included demolition and renovation of 64,000 s.f. over 5 floors of the

Riverplace Tower on the Southbank. Our primary challenges were to maintain client operations throughout the 8-month project duration and meet exceptionally high quality expectations within an aggressive \$40 per s.f. budget, all while working within a fully leased high-rise building. Concurrent with this work, AWC was engaged by the building owner to upgrade the HVAC and common areas on each floor. In order to maintain the operations of Rogers Towers and complete the building upgrades on schedule, individual floors were taken out of service separately so all work could be



completed simultaneously. **Hard hats off to the following project team leaders for a job well done: Paul Hoffman, AWC Vice President; Scott Greenlee, AWC Superintendent; Richard Logan, Project Architect; Doug Ward,**

WHAT CLIENTS SAY

"The ever present 'can do' attitude of Auld & White greatly contributed to the success of this particular project. This 'can do' attitude and the professional manner in which your firm handled all the 'challenges that go along with getting a building built' separate Auld & White from the other construction firms."

Tim Miller
Architect for Bartram Walk
Ervin Lovett & Miller

"We are truly pleased with the entire experience that we had with Auld & White. Most importantly, our new space is one that we're extremely proud to share with our clients, guests, attorneys and staff. Kudos to you and the members of the Auld & White team for doing such a wonderful job!"

Doug Ward
Managing Director
Rogers Towers

"From start to finish I have appreciated the attention Pulte/Del Webb has received and Auld & White's continued awareness and interest in all aspects of the project. Everyone at Auld & White who worked on this project is to be congratulated. It takes much coordination and teamwork to complete a project of this size and detail to be a success."

Steve Blomberg
Project Manager
Amenities/Special Projects
Pulte Homes

THE TOOL BOX: percentage changes in producer prices for construction materials, 2001- 2006

Costs for Inputs by Construction Types	12 months through December --					to June 2006 from--		
	2001	2002	2003	2004	2005	1 mo. ago	3 mo. ago	1 yr. ago
Nonresidential buildings	-0.5	0.7	2.4	9.3	7.4	0.5	3.0	8.3
Highway and street construction	-3.6	1.0	2.6	10.8	14.1	1.0	6.0	16.2
Other heavy construction	-2.6	1.0	2.6	13.4	8.8	0.9	4.6	10.7
Multi-unit residential	-0.1	0.4	2.7	8.9	7.6	0.3	2.5	8.7
Single-unit residential	-0.4	0.6	3.5	7.0	6.9	0.1	1.8	7.4
Costs for inputs by Construction Inputs	2001	2002	2003	2004	2005	1 mo. ago	3 mo. ago	1 yr. ago
Asphalt	na	na	10.0	18.3	17.8	12.8	35.1	71.4
Concrete block and brick	2.3	1.6	3.2	4.7	8.1	0.0	0.7	7.5
Ready-mix concrete	2.5	-1.1	2.1	8.7	11.6	0.3	2.0	13.0
Plastic construction products	-2.7	3.1	3.2	7.2	22.6	-0.1	-1.1	19.2
Gypsum products	0.4	3.4	2.8	20.0	18.2	-0.6	3.7	23.3
Lumber and plywood	-2.9	1.4	3.1	5.0	-1.0	-4.2	-3.8	-5.4
Copper and brass mill shapes	-9.5	-1.6	11.6	29.6	31.0	-0.1	38.4	81.5

HARD HATS REQUIRED

Earlier this summer, AWC began construction on the two-floor vertical expansion adding the 5th and 6th floors of the Stabile Building at **Mayo Clinic**. AWC built the original structure in 2000 allowing for vertical expansion in the future. This project is extremely complex because the first four floors will remain operational during construction. This expansion will add 50,000 square feet and will require all building systems to be expanded. The existing roof will be removed once the new roof and windows are in place. We look forward to the completion of this exciting project in the summer of 2007.

AWC has completed several projects as part of our annual contract with **Duval County Public Schools**. One project of note is located at Brentwood Elementary. This on-going project consists of taking a traditional cafeteria/auditorium and converting it to a black box theatre and cafeteria complete with theatrical lighting and curtains on a special curtain tracking system. Phased demolition of the existing concrete stage and HVAC began in May while school was in session. All of the work was scheduled to avoid disruptions to the students.

In the fall of 2005, AWC began construction on additions to the **Whitewave Foods** complex in Jacksonville. The project is being completed in two phases. After asbestos abatement of the existing warehouse, the building pad for each site was pre-loaded with structural fill for 30 days to avoid excessive differential settlement. The first phase, which is now complete, included 9,800 s.f. of dry warehouse, which is convertible to cold storage, and a 2-story administration area. The second phase, now underway, includes a 16,000 s.f. product cooler. Both additions are pre-engineered metal buildings with extra insulation to allow for 40 degree temperatures. Whitewave, a producer of Silk Soy Milk, has maintained product processing during all phases of construction. Construction shall be completed in late 2006.

Currently, AWC has two new Hospice centers of caring underway: **Hospice Center for Caring** on Ramona, and **Beaches Center for Caring** on Mayo Clinic's campus. Each totals over 23,000 s.f. including 16 patient rooms, administrative offices, cafeteria and housekeeping services. The Ramona facility is expected to be completed by the end of 2006.

PRESIDENT'S CORNER

Welcome back to the Right Angle. It's been a year since our last newsletter, and a lot of great things have happened to AWC since then. While we're not accustomed to "tooting our own horn" very often, we're compelled to do so in this issue, primarily to recognize our great clients, creative design professionals and AWC project teams who strive for construction excellence every day. This issue is about celebrating our ABC Excellence in Construction and Project of the Year Awards for four projects in 2006. These awards are a testament to our commitment to exceeding our clients' expectations and exemplify our continued success in that endeavor.



- Ed White, Jr., President

MORE SATISFIED CLIENTS ... recently completed projects



Boys & Girls Club of Nassau County

PROJECT NAME:
Boys & Girls Club of Nassau County

COMPLETION: June 2006

COST: \$2.3 Million

PROJECT DESCRIPTION:
New 20,000 sf Recreational Facility

ARCHITECT: Miranda & Associates

PROJECT NAME:
Ponte Vedra Spa @ Bartram Walk

COMPLETION: May 2006

COST: \$1.3 Million

PROJECT DESCRIPTION:
New 8,400 sf Spa & Retail Shoppe

ARCHITECT: Fisher-Koppenhafer



Ponte Vedra Spa @ Bartram Walk



BB & T Bank @ Roosevelt Boulevard

PROJECT NAME:
BB & T Bank @ Roosevelt Boulevard

COMPLETION: December 2005

COST: \$1.0 Million

PROJECT DESCRIPTION:
New 4,825 sf Branch Banking Facility

ARCHITECT: Lambert Architecture

PROJECT NAME:
Bartram Walk Retail Center

COMPLETION: December 2005

COST: \$6.8 Million

PROJECT DESCRIPTION:
New 42,500 sf Retail Development

ARCHITECT: Ervin Lovett & Miller



Bartram Walk Retail Center

AND THE AWARD GOES TO ...



Paul Hoffman & Ed White Accepting Project of the Year Award at ABC Gala

2006 Associated Builders & Contractors Excellence in Construction Awards
Project of the Year & Excellence Award - Beaches Area Historical Society Museum & History Ctr.
Excellence Award - Summerland Hall
Excellence Award - Rogers Towers
Excellence Award - Bartram Walk Retail Center

2006 Associated Builders & Contractors STEP Award
Gold Level

2006 Associated General Contractors Horizon Awards
Horizon Award - The River Club Renovation
Horizon Award - Baptist South Medical Office Building

GIVING BACK

Auld & White Constructors is proud to support several local charities through contributions and participation in events. The many organizations AWC supports include: Wolfson Children's Hospital, Mayo Foundation, St. Vincent's Foundation, American Lung Association, Ronald McDonald House, Multiple Sclerosis Society, Boy Scouts of America, Boys & Girls Club, JCCI, American Cancer Society, The American Red Cross, The Salvation Army, and others. In 2006, AWC will contribute over \$100,000 to these local charities and organizations.



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