



COMMON GROUND



**Focus
On:**

Alternative Energy Systems

Today's owners have several choices when considering energy systems for facilities. Geothermal, solar, wind, hydropower and biomass all represent exciting new ways to maximize energy savings to support the heating, cooling and electricity for new or existing facilities. Although only 8% of the nation's total energy comes from renewable sources, that number is increasing, according to the U.S. Energy Information Administration. Several government programs offering tax breaks and subsidies for the installation and use of these energy systems are furthering their implementation.

Underground Energy Source

More clients are taking advantage of the benefits of geothermal systems over traditional HVAC systems. Geothermal systems work by utilizing pumps to capture the Earth's underground energy, and an exchange system then facilitates the heating and cooling of a building. The owner should plan to absorb the full cost of

Common Goals – Integrated Project Delivery

While the term "Integrated Project Delivery" has gained wider recognition recently within the construction and building markets, it's a construction delivery method that Cadence McShane Construction Company has been providing since its inception in 1984.

A Streamlined System

Integrated Project Delivery allows the owner to foster and determine the level of contractual collaboration by project stakeholders – owner, general contractor, design team and subcontractors. While it is implied that every project requires cooperation, Integrated Project Delivery provides a more streamlined approach by clearly outlining multi-party responsibilities within a single



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contractual document. This helps reduce waste and eliminate confusion, disputes and delays since all firms agree to a common set of terms, expectations and timeline. The project team is working on a common set of goals that ultimately serve to meet the objectives of the client/owner.

Client Satisfaction

This construction delivery method is Cadence McShane's preferred process since the integration of project teams provides the owner with a superior end

product. Each individual company needed to complete a construction project is incentivized to act as a team and focus on the best results for the project. The key to increased efficiency is the measurement of adherence to the project schedule. Each team member reports on its ability to meet scheduled commitments on a weekly basis. Adjustments to the project schedule are made each week as necessary, and each

team member must report its progress and capacity to achieve the agreed upon goals for the following week.

Shared Risk/Reward

All team members contribute to decision-making, and key participants are brought together early-on. Integrated Project Delivery encourages participants to share information since risk and reward is collectively managed and shared between all firms. Integrated Project Delivery eliminates the adversarial relationships that appear in less streamlined delivery methods, and maintains client objectives at the forefront of the project.

When contemplating your next construction project, contact the professionals at Cadence McShane Construction Company to further explore how the implementation of Integrated Project Delivery can achieve faster and more cost-effective results for your next construction undertaking. □

the system up front, which is more than a traditional system, but initial costs are typically recovered within five to ten years. Partial tax credits are also available on the initial equipment costs. Also, monthly utility bills are significantly lower with a geothermal system, making it a wise choice for long-term owners.

Ray of Light

Solar energy is extremely valuable due to its abundance and relative ease to harness. A solar conduit essentially captures free electricity from the sun's rays that is then used to provide energy for a facility. Different types of collectors, such as photo-voltaic panels,

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Cadence McShane Completes 328,828 S.F. Assignment for Pratt Industries Inc.

Pratt Industries Inc., a vertically-integrated paper, packaging and resource recovery company, is enjoying the efficiencies and productivity of its new customized 328,828 square foot tenant suite. Cadence McShane Construction recently completed this highly specialized industrial space within Building 700 at the RiverPark Business Center in Fort Worth, Texas. Originally constructed by Cadence McShane as a speculative industrial building for developer Seefried Properties Inc., Building 700 features a tilt-up concrete exterior, contains 64 dock doors, a 24' clear height, three drive-in doors and outdoor storage space that can accommodate up to 120 trailers. Pratt Industries Inc. now occupies the entire facility that includes 318,416 square feet dedicated to manufacturing together with an office component of 10,412 square feet. The Cadence McShane team completed the buildout in two phases. The first phase reached completion in Fall 2010 while the second phase was completed in early 2011. Alliance Architects provided the architectural services for this highly specialized manufacturing assignment. □



Project Profile

Cadence McShane Awarded 32,000 S.F. High School Expansion Assignment

Legacy Christian Academy has launched a phased new construction and campus expansion program and has selected the Dallas office of Cadence McShane to complete the initial segment of construction. Cadence McShane will provide comprehensive construction services for the Legacy Christian Academy High School Building A located on a 28-acre site at 5000 Academy Drive in Frisco, Texas. A steel and stud structure will support this attractively designed two-story masonry school facility. The interior will offer numerous classrooms, science laboratories and a commons/dining area and will be equipped to accommodate several technological advances. The new high school will support the expanding fine arts program with new studio and performance areas for drama and music. The school will also house food service facilities and administrative offices until those functions can be relocated to another permanent space within the campus. Legacy Christian Academy opened in 1999 and offers a college preparatory education balanced in academics, athletics and fine arts within a Christian community for approximately 730 students in pre-school through twelfth grade. WRA Architects, Inc. is serving as project architect for this educational assignment scheduled for completion in December 2011. □



Legacy Christian Academy has selected Cadence McShane to complete a 32,000 square foot high school construction assignment on a 28-acre site in Frisco, Texas that will incorporate a phased renovation and expansion program to accommodate the school's growing enrollment.

Cadence McShane Completes 50,793 S.F. SHECO Office HQ

Cadence McShane Construction recently announced its completion of the 50,793 square foot build-to-suit office headquarters for Sam Houston Electric Cooperative, Inc. located in Livingston, Texas. The office facility features an attractive masonry exterior, while the interior includes 30 private offices, three meeting rooms, seven conference rooms,

eight open workstation areas, one board room, kitchen and break areas and a wellness center with men's and women's locker rooms. Sam Houston Electric Cooperative, Inc. provides electricity to areas of East Texas and ranks as one of the largest of the 65 electric cooperatives in Texas, maintaining 6,000 miles of power lines and serving more than 51,000 members. The utility provider operates two branch offices, in addition to the new Livingston headquarters facility, that support the growing member services operations. Cadence McShane completed sitework including a covered walkway,



The new 50,793 square foot office headquarters for Sam Houston Electric Cooperative, Inc. in Livingston, Texas was recently completed by Cadence McShane and incorporates open and private office areas, meeting and conference rooms together with employee amenities for this large electric cooperative organization.

perimeter fencing and outdoor lighting, in addition to a surface parking lot offering 143 stalls. Kirksey Architecture provided the architectural services for this office build-to-suit headquarters facility. □

Houston ISD Awards Cadence McShane Two School Renovation Assignments

Cadence McShane Construction has been awarded two extensive renovation assignments at Lee High School and Ed White Elementary School on behalf of Houston Independent School District (ISD). Both school assignments will include selective demolition, window replacement, HVAC upgrades, hazardous material abatement and ADA upgrades throughout classroom, administrative and restroom areas of each single-story facility. Cadence McShane will also complete site improvements at both locations. The Houston Independent School District includes more than 202,000 students and encompasses 301 square miles within greater Houston and is the seventh-largest public-school system in the nation and the largest in Texas. The schools are named after Robert E. Lee, the commanding general of the Confederate Army during the U.S. Civil War, and Lt. Colonel Edward Higgins White, II, a United States Air Force officer and a NASA astronaut, respectively. Smith & Company Architects is providing the architectural services for the high school and elementary school renovation assignments. Both

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construction projects will be completed in August 2011, allowing students and staff to enjoy an upgraded educational environment for the new school year. □

Cadence McShane Provides New Construction for An 'Old Navy'

Shoppers at The Village at Fairview mixed-use development in Fairview, Texas will soon enjoy additional retail selections, including a new 17,000 square foot Old Navy clothing store. Developer The MGHerring Group has awarded Cadence McShane Construction a 26,200 square foot retail assignment that will feature an Old Navy store and 9,200 square feet of adjacent retail space. Cadence McShane will construct the exterior with an attractive masonry and stone façade that will blend seamlessly into the existing storefronts at the development. The Old Navy assignment includes the completion of the exterior storefront, outdoor aesthetic canopies and decorative planter boxes, in addition to interior vestibules and polished concrete floors. The



Cadence McShane is currently constructing a new 26,200 square foot multi-tenant retail building for The MGHerring Group at the Village of Fairview in Fairview, Texas that will host a new 17,000 square foot Old Navy store and space for additional retailers.

adjoining 9,200 square feet will remain open for customization for future tenants. Cadence McShane has completed numerous assignments at The Village at Allen and The Village at Fairview on behalf of The MGHerring Group. The Villages are two components of the developer's three million square foot regional mixed-use lifestyle center located in both Fairview and Allen, Texas that includes retail, office, residential and hotel space. JPra Architects will provide the architectural services for this new retail assignment

scheduled for completion in August 2011. □

Cadence McShane Wins Lake Worth ISD Renovation Project

Lake Worth Independent School District (ISD) has selected Cadence McShane for the completion of an extensive renovation assignment at Lake Worth High School located in Lake Worth, Texas. The construc-

tion assignment includes the completion of mechanical, electrical and plumbing work, ceiling renovations, extensive interior painting, custom casework and new flooring, in addition to sitework and landscaping. Cadence McShane will provide upgrades to 34 traditional classrooms, six state-of-the-art science laboratories, a spacious band hall, choir and performance areas and a fashionable dance studio.

Upgrades to the school's field house will provide space for community and social functions. The associated sitework includes the completion of new sidewalks and an additional surface parking lot featuring 50 spaces. Lake Worth ISD serves the community of approximately 12 square miles in northwest Tarrant County, Texas that includes the City of Lake Worth and a small northern portion of Fort Worth. Lake Worth ISD includes three elementary schools, one middle school, one intermediate school and one high school. WRA Architects, Inc. is providing the architectural services for the assignment that is scheduled for a May 2011 completion. □



The new 89,383 square foot, single-story Robert Lee Frost Elementary School, constructed on behalf of the Houston Independent School District, was recently completed by Cadence McShane to meet LEED™-Silver standards.

LEED™-Registered Frost Elementary School Reaches Completion

Students and staff of the recently completed Robert Lee Frost Elementary School will enjoy a 'greener' learning environment next school year thanks in part to the construction expertise of Cadence McShane. This recently completed 89,383 square foot new elementary school facility was constructed on behalf of Houston Independent School District (ISD) and is located on an 11-acre site at 5650 Selinsky in Houston, Texas. The building was constructed to meet LEED™-Silver standards and features energy efficient heating, air conditioning, refrigeration, lighting control, domestic hot water systems and the utilization of low-emitting materials. The single-story building features a masonry and metal panel exterior, 40 classrooms, two science laboratories, library, kitchen and cafeteria space and can accommodate 750 students. Cadence McShane completed all sitework, in addition to a surface parking lot featuring 95 spaces. The school is named after Robert Lee Frost, the great American poet, who is often considered one of the finest pastoral poets of the 20th Century. RDC Architects provided the architectural services for this pre-kindergarten through fifth grade elementary school construction assignment. □

Feature Department

Projects in Progress



VALPARAISO UNIVERSITY – VALPARAISO, IN



PHILLIPS SWIFT CREEK APARTMENTS – CARY, NC



FEDEX CORPORATION – CORPUS CHRISTI, TX



EDGEWOOD ELEMENTARY SCHOOL – HOUSTON, TX


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Pictured are current projects under construction by Cadence McShane and McShane Construction that include build-to-suit, design/build and general construction projects for the educational, industrial, office, multi-family, hospitality, mixed-use, and retail markets.



HAMPTON INN & SUITES – MOUNT PROSPECT, IL



FELTON HOMES APARTMENTS - MACON, GA



SANTA FE JUNIOR HIGH SCHOOL – SANTA FE, TX



SENDERA RANCH EAST ELEMENTARY SCHOOL - HASLET, TX

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are used for these various energy purposes, and the cost depends on the type of equipment and location. Several current Cadence McShane and McShane Construction projects throughout the country are utilizing solar power.

Blowin' in the Wind

Another renewable energy source that is rapidly growing is wind power. Wind-generated electricity increased by 61% and 28% in 2008 and 2009, respectively - more than any other renewable energy source in both years. Wind power currently supplies about

1% of the United States electricity needs, but its capacity is expanding rapidly, according to the American Wind Energy Association. As demand for this product increases, so will the need for facilities that produce the wind turbines and associated equipment.

Hydropower

Hydropower refers to using water to generate electricity. A hydroelectric power plant uses a dam to store water. Once the water is released, it flows through a turbine that turns a generator to produce electricity. This process currently accounts for 7% of the nation's electricity.

Biomass

Wood, crops, organic compounds and industrial waste are all important sources of biomass power. The energy from these organic materials is transferred into power by utilizing high-efficiency conversion technologies. Biomass can be used for direct heating, such as burning wood for warmth, for generating electricity or it can be converted directly into liquid fuels, such as ethanol, to meet transportation energy needs.

The benefits of utilizing renewable energy sources are abundant. The professionals at Cadence McShane and McShane Construction can assist in

evaluating opportunities for energy savings techniques that will help save money and reduce energy consumption for either new or existing facilities. □

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