

## PROJECT LOG

**CLIENT** ..... **ABB**  
**PROJECT** ..... Three-story, 111,000 square-foot office building with attached one-story light technological space.

**CLIENT** ..... **Champaign Bank**  
**PROJECT** ..... Two-story Hilliard branch office. Includes drive-through service canopy, lobby area with bank teller stations, first-floor offices with conference rooms and open second-floor office space.

**CLIENT** ..... **Wedgewood Golf & Country Club**  
**PROJECT** ..... A single story, slab on grade, 1,600 square foot building and associated site development to support four new hard-surface tennis courts, which will be covered with an air-supported "bubble" during winter months.

*Champaign Bank*



*ABB*



## CORNERSTONE

"The difference between utility and utility plus beauty is the difference between telephone wires and the spider's web."

— *Edwin Way Teale*

**CON/IRAK**  
**Corporation**

*Our Reputation is Building.*

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# TRAK

## RECORD

SEPTEMBER 2004

## THE CONTRAK PROFILE



**Name**  
Chris Heider

**Title**  
Project Manager

**Years with ConTrak** - 9

**Years of Construction Experience**  
13.5 Years Construction/Design

**Family**  
Married 9 years to Christine;  
daughter, Justine 5;  
daughter, Camren 3

**Notable ConTrak Projects**  
UUNet & LCI Critical Power Upgrades  
Camp Akita Re-creation  
ASC Surgery Center, Knightsbridge  
Plain Township Swimming Pool  
ABB Office building, Westerville

**Quote**  
"Delighting our clients is a  
necessity- because if we  
don't someone else will."  
*(Borrowed from  
Jack Welch, GE)*

## TAKE NOTE

### RENOVATING OLD BUILDINGS FOR NEW USES

Every construction project entails unique considerations, but a renovation project such as transforming The Buggyworks into a 6.73-acre urban village, commands its own brand of planning and forethought.



This unique project, like many historic and older buildings being renovated for new uses, demands a set of sensitivities that can be different from ground-up construction. An existing building shell of this era can show enormous potential as well as its share of challenges.

These sensitivities include:

- a complete understanding of the zoning issues affecting the project
- environmental audits availability and sizes of utilities
- engineering capacities of existing structural systems
- the ability to work with the characteristics of the existing shell

Having gathered the background information on zoning, environmental, structural and utilities will enable the project's decision makers to have a good foundation for evaluating the potential success of the project—both from a time and budget perspective.

One additional consideration on a historic renovation project is the impact historical tax credits can make. However, the costs involved in matching materials and restoring antiquated fixtures can sometimes offset the benefits of the credit.

Once the renovation has been determined to be feasible, a schematic is drawn up, and in ConTrak's case, clients are presented with a conceptual budget, which serves as a reference and guide as the project evolves.

Even though studies and evaluations have already been conducted prior to demolition, once the construction process is underway there may still be potential problems hiding under the surface that can add to the project cost. Structural framing and underground utilities are two examples



of issues that cannot be evaluated until you break ground or cut holes in the walls.

In the end, a well-executed renovation yields a product unique to the market, appealing to a large number of buyers or lessees, and preserves the architectural heritage of a community.

*ConTrak Corporation has extensive experience in renovation and reuse of historic space. ConTrak was also the construction manager in charge of renovating the North Market and Veterans Memorial. Call Mike Vasbinder at (614) 766-9990 today to discuss how you can obtain the greatest value from your renovation project.*

### ConTrak Corporation Expands into Central Florida

ConTrak Corporation announces the opening of its office and subsidiary firm in Longwood, Florida, ConTrak Construction Company, LLC specializing in construction services.

Principal-in-Charge Dale Kirby will head the Florida office. The firm's focus will be on commercial, industrial and retail projects in central Florida.

"We are excited to be expanding into the central Florida market," said ConTrak President Michael W. Vasbinder. "Our focus on construction services are a perfect fit to meet the needs of the area, and to expand ConTrak's project initiatives."

The firm has secured a contract with McAllister Associates in Altamonte Springs for a design/build project that includes a new loading dock and a recessed truck well facility. It is slated for completion in the fall of 2004.

### PROJECT STARTS

**CLIENT**..... Franklin Communications, Inc/Saga Communications  
**PROJECT**..... A 7,428 square-foot addition and renovation to the existing facility of WSNY-FM "Sunny 95" and WODB-FM "Oldies 107.9" radio stations.

**CLIENT**..... Civil & Environmental Consultants (CEC)  
**PROJECT**..... A 3,750 square-foot office expansion project. In October 2003, ConTrak completed an 11,000 square-foot office suite.

**CLIENT**..... Buggyworks  
**PROJECT**..... A 6.73-acre urban village located on West Nationwide Boulevard. The first phase of development incorporates 120,000 square feet of space that will be converted into 68 authentic urban lofts with associated parking and storage.

**CLIENT**..... Champaign Bank Dublin Branch and Columbus Operations Center  
**PROJECT**..... Two story, 12,000 square-foot building with drive-through incorporated into the design. The space will be utilized for retail banking and a Columbus area banking operations center.