

## BREAKING GROUND

### NEW ALBANY TENNIS CENTER, NEW ALBANY, OHIO

In Ohio, tennis is considered a sport best played during fair weather months. But thanks to two new "bubble domes," regulars of the New Albany Tennis Center are able to play and practice under the summer sun and all winter long.

ConTrak Corporation completed the project last fall, installing the two air-supported structures to cover five outdoor tennis courts for the complex, located at Thompson Park, 5600 Thompson Road, New Albany, Ohio. Additional details included concrete work, electrical and gas service installation, assembly of two air inflation units and other site operations. F5 Design Architecture was the architect.

During warmer weather, the courts are open for normal outdoor play. But when winter weather arrives the domes are inflated to allow the courts to continue operating. Players enjoy well-lit, heated courts at a time when the complex would ordinarily be closed.

The New Albany project was the second of its kind for ConTrak. In 2004, the company completed a single-story, slab-on-grade, 1,600-square-foot building and an air-supported bubble dome to be suspended over four tennis courts at Wedgewood Golf & Country Club in Powell, Ohio.



## CORNERSTONE

"Ideas are infinite, original, and lively divine thoughts."

– Friedrich Von Schlegel (1772–1829),  
German philosopher

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*Our Reputation is Building.*

**CONTRAK**  
Corporation

# TRAK

## RECORD

JUNE 2006

## THE CONTRAK PROFILE

### Name

J.R. Reynolds

### Title

Project Engineer

Years with ConTrak - 3



### Years of Construction Experience

More than 17 years. He began working in construction with his father, ConTrak Project Superintendent Garry Reynolds, at the age of 11.

### Family

Married to wife, Tracy, for four years

### Education

Pursuing an associate's degree in Construction Management from Columbus State Community College

### Notable ConTrak Projects

Buggyworks – Columbus, Ohio

Wedgewood Country Club  
– Powell, Ohio

### Professional Affiliations

Construction Specifications Institute (CSI)

Phi Beta Kappa

Builder's Exchange of  
Central Ohio

### Quote

"Be candid with everyone."  
(Borrowed from Jack Welch, GE.)

## TAKE NOTE

### GOING OFF CAMPUS: BUILDING FOR STUDENTS AND YOUNG PROFESSIONALS

Developing adjacent to a university campus has become a popular investment, particularly for those pursuing the housing market for students and young professionals. While the niche has generated its share of success stories, developers should keep a few points in mind before choosing to give it the old college try.

While the demand for student housing is a constant struggle with universities across the county, many see the need escalating in a dramatic fashion as the so-called Echo Boomers have begun reaching college age. In addition, the trend among young professionals who choose the appeal of urban living has been picking up steam since the late 1990s, creating demand for higher-end units with greater amenities.

Many developers are cashing in on the trend by building adjacent to campuses and offering a variety of housing options geared toward the needs and budgets of both markets.

A popular choice has been to convert older buildings for modern uses, while retaining the charm of the original structure. Buildings that are old, yet structurally sound, have a charm that's nearly impossible to duplicate with new builds. A skillful architect can incorporate many of the building's original elements into the renovation. Large windows, high industrial ceilings, rustic brick and antique timbers add exceptional appeal for tenants.



One example is the renovation of the former Seneca Hotel in Columbus, Ohio, which will create apartments for students of four nearby college campuses, as well as young professionals interested in living within the downtown setting.

Before making a purchase, be sure to thoroughly research city and university planning initiatives.

A qualified real estate and planning attorney is an ideal source for determining a property's long-term value.

It is also important for developers to consider their tenants' needs. Today's students view private bedrooms and bathrooms, cable television and computer hookups as essentials. Wireless Internet service is also quickly becoming a standard installment, but some developers are reluctant make the initial investment due to high costs upfront. An experienced architect and construction management firm can provide current information and the most cost-effective options for all types of installations.

*ConTrak Corporation has extensive experience managing construction and renovation projects for a variety of building types. In Ohio, call 614-766-9990, or in Florida, call 407-331-1306, to find out how you can benefit from ConTrak's vast construction services.*

## PROJECT LOG

**CLIENT..... Southpointe, Columbus, Ohio**

**PROJECT.....** Work continues on the renovation of this 23,765 square-foot former department store at 3463 South High Street. The \$1.4 million project will create shelled and white-box spaces for tenants. DSA Architects is the consulting firm.

**CLIENT..... McAllister Associates, Altamonte Springs, Florida**

**PROJECT.....** Work was completed in 2005 for the exterior upgrade to this 10,000 square-foot distribution facility. The project included installation of new stucco, painting and cultured stone work over exterior surfaces. All work was completed during normal hours of facility operations and without interruptions to service.



*McAllister Associates, Altamonte Springs, Florida*

**CLIENT..... Urban Arts, Orlando, Florida**

**PROJECT.....** ConTrak completed this design-build project,

creating a new 1,422 square-foot retail space for elegant home accessories and artwork in Orlando's Baldwin Park development. ConTrak constructed the interior fit-out, including drywall, painting, flooring and electrical. JRJJ & Associates was the architectural consultant.



## PROJECT STARTS

**CLIENT..... Seneca, Columbus, Ohio**

**PROJECT.....** ConTrak has begun work on the \$12 million renovation of the former Seneca Hotel at the corner of East Broad Street and Grant Avenue. Work involves the 10-story tower, an adjacent four-story element and a two-story detached building on the southeast corner of the property—a total of 128,000 square feet of building space. Workers will remove all interior partitions and install new mechanical and electrical systems to create 78 apartments for college students and young professionals. Polatnick Zacharjasz Architects LLC designed the project for owner, Campus Apartments.