

## **BREAKING GROUND**

### **THE EVANS GROUP ORLANDO, FLORIDA**

Last year, ConTrak's Florida division, ConTrak Construction, was retained to construct a two-story building addition for The Evans Group, an architecture and design firm located in Orlando, Florida.

The addition is part of The Evans Group's existing building, located on North Orange Avenue. Work began in mid-summer 2006 and was completed in November. The new space houses the firm's in-house landscape design group.

ConTrak Construction, based in Longwood, Florida, began operating in early 2004, specializing in commercial, industrial and retail projects in central Florida. The firm has completed a number of notable projects, including the renovation of International Plaza, the McAllister Associates Facility and retail construction in the prestigious Baldwin Park Development.

*The Evans Group, Orlando, Florida*



## **CORNERSTONE**

“Character is the firm foundation stone upon which one must build to win respect. Just as no worthy building can be erected on a weak foundation, so no lasting reputation worthy of respect can be built on a weak character.”

– R. C. Samsel, Tennis Player

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*Our Reputation is Building.*

**CONTRAK**  
Corporation

# **TRAK**

## **RECORD**

FEBRUARY 2007

## THE CONTRAK PROFILE

### Name

Josh Wilhelm

### Title

Project Engineer

**Time with ConTrak**  
10 months

**Years of Construction Experience**  
Wilhelm has over six years of experience in the construction industry.

**Notable ConTrak Projects**  
Seneca – Columbus, Ohio  
Owens Corning – Newark, Ohio

**Education**  
Wilhelm received his Bachelor of Science degree in construction management from Bowling Green State University.

**Professional Affiliations**  
Building Industry Association of Central Ohio

**Family**  
Wilhelm resides in Centerburg, Ohio, with his wife, Laura, and his son.

**Quote**  
“Plans are nothing; planning is everything.”  
(Borrowed from Dwight D. Eisenhower)



## TAKE NOTE

### SITE ASSESSMENTS: HOPE FOR THE BEST, PLAN FOR THE WORST

Whether purchasing an existing building to renovate, or buying vacant property for new construction, site inspections and assessments are critical steps in the site selection process. The ability to limit risk and identify environmental hazards is essential for developers who want to make the most of their investments.

Site assessments, performed by qualified environmental professionals, determine the presence of hazardous substances such as asbestos or lead within building materials, or environmental hazards in the form of contaminated soil or groundwater. While obstacles can be expected when dealing with a previously occupied property, some of the less obvious issues can create the greatest complications.

Typically, Phase I Environmental Site Assessments include the collection and review of historical building permits, aerial photographs, and the inspection of the property and surrounding areas. This should also include a close review of all documents related to the property and its previous uses.

The practice of illegal dumping is an unfortunate reality for nearly every commercial property. While historical documents may reveal limited risks for environmental waste, a Phase II Environmental Site Assessment can uncover the property's true history. This assessment includes the collection of soil and water samples for extensive testing purposes. By boring at various elevations, a complete chemical description of the property gives developers an accurate picture of what lies beneath. It is not uncommon to identify hot spots created by illegal dumping.

Site assessments should not only diagnose problems, but offer a strategy for treating them. It is important to work with qualified professionals such as engineers with EPA certifications, specialized construction management companies and attorneys who specialize in environmental and real estate transactions.

In best-case scenarios, a property will have no problems and the developers can use the site assessment as the green light for moving ahead.

Beyond environmental issues, detailed site inspections conducted by qualified construction management companies are essential for ensuring quality construction and cost savings throughout the building process. Ideally, the contractor will be able to coordinate a complete turnkey solution that involves all points of development—demolition, cleanup, renovation and construction.

*ConTrak Corporation has extensive experience managing construction for revitalized properties and the renovation of historic buildings. Call Mike Vasbinder at (614) 766-9990 today to discuss how you can benefit from ConTrak's vast experience in construction services.*

## PROJECT LOG

**CLIENT..... 17 Brickel Street – Columbus, Ohio**  
**PROJECT.....** Demolition continues on the 7,000-square-foot, two-story building. The final space will consist of five commercial office spaces. The space was designed by future tenant John Reagan Architects on behalf of the owner, Mohawk Partners LLC.

**CLIENT..... Seneca – Columbus, Ohio**  
**PROJECT.....** Work continues on the \$12 million conversion of the former historic Seneca Hotel in downtown Columbus, Ohio. The renovation consists of removing partitions and installing mechanical and electrical systems for the 10-story tower, and adjacent four- and two-story buildings on the property—128,000 square feet in total. The work will create 78 apartments and street-level retail space. Polatnick Zacharjasz Architects designed the project.



*Seneca, Columbus, Ohio*

## PROJECT STARTS

**CLIENT..... Owens Corning – Newark, Ohio**  
**PROJECT.....** ConTrak was awarded the contract to manage the construction of a 159,000-square-foot expansion of an existing warehouse and distribution facility for Owens Corning in Newark, Ohio. Owens Corning produces and distributes commercial, industrial and residential pipe wrap insulation and duct liner at the facility. The project began in mid-December and is slated for completion in June 2007. Meacham & Apel Architects designed the project.

**CLIENT..... Delaware Bank – Columbus, Ohio**  
**PROJECT.....** ConTrak is currently managing the construction of a new branch of the Delaware County Bank & Trust Company, located at 1942 Polaris Parkway in Columbus, Ohio. The bank currently has locations in Delaware, Franklin and Union counties. Meacham & Apel Architects designed the 1,517-square-foot branch.