

# ready. set. BUILD.

3rd Quarter 2010—Volume 4, No. 3

A QUARTERLY REPORT FROM HOWARD SHOCKEY & SONS, INC.

Quality Construction Since 1896

## GRTC Transit System: Project of the Year



©David Chance; photos courtesy of GRTC Transit System

### Shockey project recognized by *Mid-Atlantic Construction* magazine



^ GRTC BUS MAINTENANCE FACILITY, RICHMOND, VA

Howard Shockey served as general contractor for GRTC Transit System's bus operations and maintenance facility, located on Belt Boulevard in Richmond, VA. The complex serves a fleet of about 188 standard, articulated, and over-the-road buses, para-transit vehicles and vans.

Howard Shockey & Sons, Inc. served as the general contractor for the project that was recently named "Industrial Project of the Year" by *Mid-Atlantic Construction* magazine. The GRTC Transit System Bus Operations and Maintenance Facility in Richmond, VA won the award in the annual competition that recognizes construction and design excellence in Washington, D.C., Delaware, Maryland, Pennsylvania and Virginia.

The 12-acre site accommodates outdoor bus storage, a three-story, 26,600-square-foot administration building for GRTC Transit System operations, and an adjacent two-story 100,600-square-foot maintenance building.

Team members held meetings multiple times each week to coordinate the sophisticated equipment procurement and installation that the GRTC Transit System project required. In addition to Shockey, the team included Gannett Fleming, Inc., design/construction management, and Kelso & Easter, architect.

GRTC, the first public building in Richmond to achieve the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED®) Silver Level certification, was chosen from approximately 100 entries in more than 20 categories. An independent jury of industry experts reviewed the entries and met in September to finalize winners. ✨

# Say Cheese

## Shockey renovates factory for Sunshine's Pride Dairy

Howard Shockey & Sons, Inc. was the general contractor for the Phase I rehabilitation of an existing Rich Products Corporation's food processing plant in Winchester, VA. Located on Kent St., the 33,054-square-foot plant was renovated for Sunshine's Pride Dairy.

The original structure was built by Shockey in the 1940s.

Howard Shockey & Sons, Inc. recently converted the space into a 87,940-square-foot cheese processing plant that employs approximately 100-120 people.

Phase I of the project, which incorporated the use of tax-exempt bonds, was completed on schedule.

The owner, Quesos La Ricura, Ltd., is a manufacturer of a variety of cheeses and distributes products from Mexico and elsewhere in Central America.

Quesos La Ricura, which is headquartered in Hicksville, NY, will manufacture its full line of cheeses in the Winchester facility. \*

## Shockey makes the grade

Private, public, secondary, elementary, intermediate, collegiate: Shockey is no stranger to school construction. Founded more than a century ago, the company has built dozens of educational facilities in Virginia; in fact, in the past 20 years alone, Howard Shockey & Sons, Inc. has put in place more than \$650 million of K-12 school projects throughout the Commonwealth.

Recent services include preconstruction, renovations and construction at LEED-certified Highland School in Warrenton; construction management of a \$72 million renovation and addition at John Handley High School in Winchester; and general contracting (at-risk) for Price's Fork Elementary School in Montgomery County.

Shockey also served Frederick County with site development and construction of Greenwood Mill Elementary School—a PPP project that was completed in just 13 months. \*



< EAST ROCKINGHAM HIGH SCHOOL, ELKTON, VA

ERHS is the third new school built in the past four years in growing Rockingham County. With a capacity for 1,200 students, current enrollment is 630. [photo ©EricTaylorPhoto.com]

## Shockey In The News

In Virginia's Shenandoah Valley, Shockey is well known for building schools, having worked on nearly every public school in the area during the past 50 years.

With an 18-month schedule, Howard Shockey & Sons is currently working on the third high school it has built for Clarke County: a 161,000-square-foot, \$23.3 million structure.

Repeat work is a common occurrence for Shockey, which has built 11 schools in Frederick County and three in the Winchester School district.

In a recent article in *The Winchester Star*, Kevin McKew, executive director of Winchester Schools, sang Shockey's praises. "They're definitely the heavyweight around here," said McKew. "You're with a company that knows how to solve problems."

Meanwhile, in Roanoke, the Shockey-built Western Virginia Regional Jail received its Leadership in Energy and Environmental Design (LEED®) Certification from the U.S. Green Building Council.

The 265,000 square-foot correctional facility's green design was also awarded the 2009 Real Estate and Construction Review Northeast Green Building of America Award and a 2010 American Council of Engineering Companies Virginia Honor Award in the Building/Technology/Structural Systems category for its innovative plumbing design.

AECOM was the design firm for the project. \*

Sources: *Blue Ridge Business Journal*, author Michelle Skeen; *The Winchester Star*, author Diane Nadler



### Professional development: Enhancing skill, knowledge

Howard Shockey & Sons, Inc. is pleased to announce that three of its project managers—David Kimble, Steve Knight and Shawn Triplett—have completed the requirements for certification as LEED® Green Associates (GA).

To qualify to take the LEED GA exam, one must have been involved on a LEED-registered project; employed or previously employed in a sustainable field of work; or engaged in or have completed an education program that addresses green building principles. Experience must be documented in a letter from a supervisor, client, project manager, or teacher and must describe the involvement on the job or in the classroom.

The candidate must then pass the exam and possess the knowledge and skill to understand and support green design, construction, and operations.

The United States Green Building Council (USGBC) designed the internationally-recognized LEED rating system to encourage and accelerate global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted standards, tools, and performance criteria. \*

## Shockey + Schools = Success

### Building Tuscarora, East Rockingham High Schools

#### By the Numbers:

**1,800** Tuscarora High School is equipped with tennis courts, state-of-the-art turf football, soccer, baseball and softball fields, and classroom space for 1,800 students

**17** Tuscarora was built in the shortest timeframe (17 months) ever allowed by the Loudoun County school system for a building of its magnitude

**135** Tuscarora's 280,000-square-foot, two-story facility is located on a 135-acre site

**7** East Rockingham High School has seven athletic fields

**650** ERHS's 650-seat auditorium features a touch-screen lighting system

**76** East Rockingham High School boasts 76 classrooms, all equipped with SMART boards and video projectors



^ TUSCARORA HIGH SCHOOL, LEESBURG, VA

architect: SHW Group, LLP, Reston, VA; size: 280,000 SF; project cost: \$56 million [photo ©Peter Aaslestad Photography]

< EAST ROCKINGHAM HIGH SCHOOL, ELKTON, VA

architect: Moseley Architects, Harrisonburg, VA; size: 212,000 SF; project cost: \$41.2 million [photo ©EricTaylorPhoto.com]

# SHOCKEY

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▲ FORMER JNO. S. SOLENBERGER  
HARDWARE STORE, WINCHESTER, VA

Howard Shockey & Sons is renovating a historic downtown Winchester building to provide student housing for Shenandoah University.

## Upcoming Conferences

THE HOMESTEAD  
BATH COUNTY, VA

Virginia Association of Counties (VACo) Annual Conference,  
November 7-9, 2010; Visit us at Booth #701, November 7 and 8

## Looking Back, MOVING AHEAD

Shockey's business relationship with Shenandoah University goes all the way back to 1960, when the school first relocated to Winchester from Dayton. Now, those ties will continue to bind with Shenandoah's recent acquisition of the former Jno. S. Solenberger Hardware building on the Loudoun Street Pedestrian Mall. Howard Shockey & Sons, Inc. will convert the space into upperclass and graduate student housing in time for the fall 2011 semester.

The project will provide four-bedroom, two bath, apartment-style units that will accommodate 30-35 students. It will also include approximately 2,500 square feet of ground-floor retail space.

Shenandoah University anticipates savings on the project with the use of historic tax credits. The structure was built between 1896 and 1903.

Shockey has built numerous facilities on the SU campus, including the school's Performing Arts Centre, the Ohrstrom-Bryant Theatre and Ruebush Hall, as well as SU's Health Professions Building, located on the campus of Winchester Medical Center. ✨

Sources: "A Driving Force" by James Heffernan, *The Northern Virginia Daily*; "SU seals deal, sets stage for project" by Vic Bradshaw, *The Winchester Star*