



Summary



Southeastern Developers' concept for high end luxury game day condos became a reality in April 2007, when a complete block of real estate became available directly across from the practice football facility at the University of Alabama.

The only other high end condo property (adjacent to the campus) had been under construction for almost 2 years and was scheduled for completion in the fall of 2007. That project suffered due to its construction schedule spanning over two football seasons.

The immediate challenge, presented from the developer to various contractors, was to complete the design and construction within the available time between April 2007

and the first home game of the 2008 football season.

WAR Construction, Inc. was selected as the contractor in May 2007. We started with concept drawings from Poole Architects that were used to develop a pro-forma for the project. This newly formed team of architects, engineers, construction manager and owners immediately developed "feasibility plans" which integrated the entire schedule of events, such as design, site, building and sales, over the 16 months remaining until the fall of 2008.

To say this project was fast tracked is an understatement. We started site demolition of 6 different structures in July 2007 without permitted construction documents. The ground floor design was based on a 2 level parking footprint and the 4 occupied floors were worked into a total height restriction of 60'. We permitted the parking deck only (bottom two floors) and started construction before the condo units were fully designed. This "just in time" method continued until November of 2007, when we had a fully permitted set of plans with the City of Tuscaloosa.

Concurrent on the sales side, the developer incorporated a number of different units ranging from a 1 bedroom to sweeping open plan penthouse units with entertainment space. Each purchaser could choose from a number of Crimson Tide themed designs that incorporated different layouts and finishes. The interiors "flexed" until March of 2008, leaving us 4 months to complete. Additionally, some of the penthouse units were allowed to develop custom plans within their space, which introduced new challenges and additional subcontractors and suppliers to the overall project.

The Chimes Condominiums opened on August 14, 2008 with 4 units immediately occupied by students attending the University of Alabama. During the first week of the football season, the developer had a media blitz including a cookout at the complex for all Owners not attending the Clemson game. Before the first home game on September 6, 2008, all pre-sold units were occupied. As of the October 18th Ole Miss game, less than 20 units remained unsold. **Mission Accomplished!!**

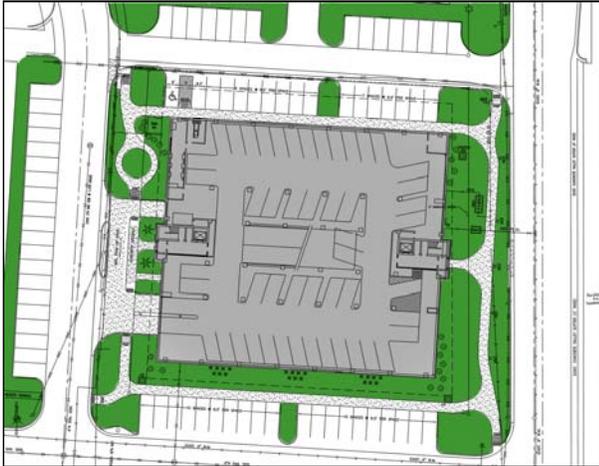
This project merits consideration for the Build Alabama Award because it contains the following elements:

- A true partnering trust between the Owner, Architect, Engineers and the Contractor.
- Fully utilized project management techniques such as fast track, design/build, electronic AEC communication, just in time delivery and team solutions to construction problems.
- A very aggressive schedule, mainly over winter months, that was completed on schedule.
- Provided another "economic engine" for the Tuscaloosa area.
- Renewed an older area of the campus with new growth.





Meeting the Challenge of a Difficult Job



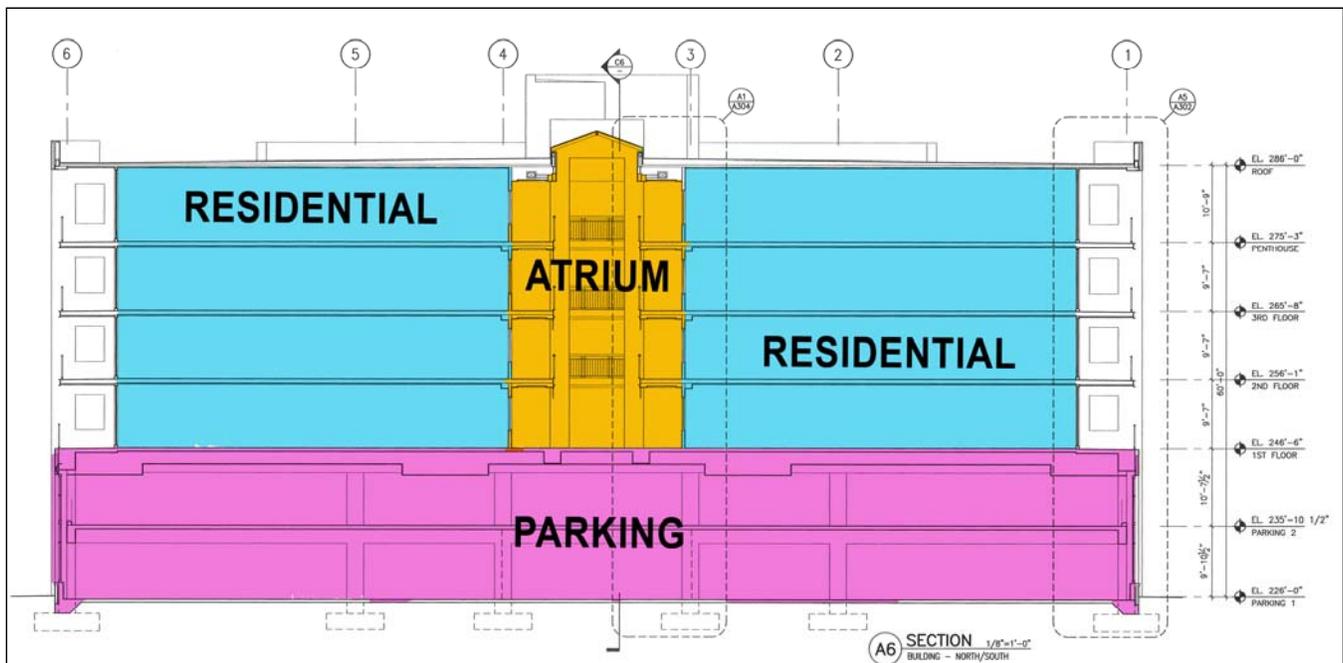
The Chimes had a number of initial challenges to overcome: a tight site with no staging or storage area, a very aggressive schedule, plans being completed while construction was ongoing, and changing floor plans due to condo sales occurring during construction. Listed below is our team solution to each of the challenges:

Tight Site: With University housing and parking on three sides of the project, WAR made arrangements with a nearby shopping center to let employees park off-site and be transported to the jobsite. Deliveries were scheduled during non-peak hours. Concrete was poured at night. Staging and storage was controlled by our jobsite superintendent and changed weekly. Once the first two levels of the parking deck were completed, each subcontractor was given a storage area until the finish stage of the project.

Schedule: Weekly meetings that were held on the site with everyone to confirm design, review, delivery and construction schedules and were the one key element to completing this project on time.

Fast Track Plans: Electronic copies of updated plans were e-mailed to everyone during the course of completing design. Input from subcontractors prevented potential change orders and streamlined the integration of finish work items.

Changing Floor Plans: New condo owners were given the parameters of what could be changed and customized within their unit. Time frames and deadlines were established to maintain all units on a master schedule.



Innovation in Construction Techniques



In reviewing other projects in the market, we determined that the structural system was traditionally the longest duration in the critical path.

To minimize the structure's impact on the schedule and to get the most vertical space in the 60' maximum height, we "married" 4 different systems into one building.

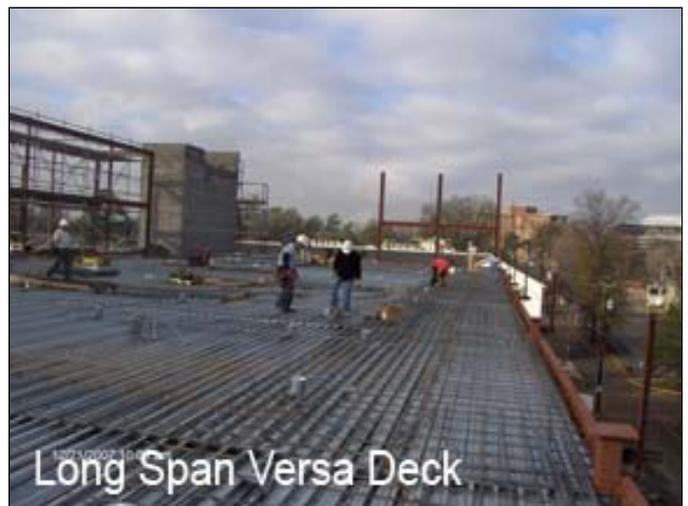
Marginal soil on the site was improved by the use of 150 GEOPIERS to increase the density of the dirt and increase the bearing capacity of the building pad. This was accomplished in 2 weeks and allowed the pier footings to start one week into construction.

The first two floors (that created the parking deck) were built using post tensioned concrete which maximized our span to depth ratio.



The upper residential floors were built using a combination of steel stud shear walls with 6.5" versa deck formed floors spanning 24'-0". The roof deck (penthouse ceiling) was a long span panel without concrete. All roof mounted equipment was placed on a structural mezzanine of beams and columns bearing on load bearing steel stud walls.

All of the above increased our speed of construction and reduced our typical floor thickness to less than 8", which maximized the ceiling heights within our 60' total limit.





Sensitivity to Environment and Surroundings



The Chimes was built in an area of old 1940's housing that had been converted into student housing. Gertrude's Flower Shop and other retail shops fronting Hackberry Lane had been closed for several years. This project revitalized the immediate area. Additionally, by turning the focal point to the air conditioned atrium inside the building, most of the noise (and celebrations) do not disturb adjacent neighbors. The extensive landscaping is part of a pilot program by the City of Tuscaloosa to green up transitional areas. Overall the project had a positive impact on its environment and surroundings.



Contractors Contribution to the Community



WAR Construction, Inc. is involved at every level in our community. Many of our officers serve on local civic, industry and governmental boards. We are a “sustainer” level supporter for both city and county school systems. We have donated our services to construct the Hospice of West Alabama Facility in Tuscaloosa. We are a corporate sponsor for the American Heart Association, Boy and Girl Scouts, and numerous other agencies. Our employees are active in church, Little League and other community based organizations.





State of the Art Advancement



The Chimes became an outstanding example of how project coordination can succeed. Completing this project in such a short time frame, while allowing the individual purchasers so many options in terms of layout, color themes and material options, raised the bar in our local market.

We now have started a successor project called "Crimson Commons" and are negotiating with other developers on similar projects.

