



1 Fort Benning, Ga., Residential Communities Initiative

SOUTHEAST'S TOP PROJECTS

COST: \$512 MILLION

Fort Benning Family Communities will plan, operate and build military family housing communities at Fort Benning, Ga., and Camp Frank D. Merrill in Dahlonga, Ga. Work began on March 22, 2006.

The project includes the demolition of 2,110 outdated homes, the construction of 2,377 new homes, as well as the renovation of approximately 1,560 historic and non-historic homes. Clark Pinnacle estimates development and construction activities will conclude in 2016, 10 years after the project's start.

At a groundbreaking ceremony last March, Deputy Assistant Secretary of the Army (Privatization and Partnerships) William A. Armbruster stated: "Today truly is a day to celebrate. This public-private partnership has proven to be of great benefit to military families and is an important way for our nation to show its gratitude for their continued service."

Total development costs are expected to reach \$650 million over the project's first 10 years. At the project's commencement, the development, construc-



tion and property management teams had hired approximately 90 full-time employees.

Clark Realty Capital and its affiliates will manage development, design and construction, and Pinnacle, of Seattle, will provide property management services. Torti Gallas and Partners of Silver Spring will provide design and land planning for the new homes. Locally

based architect 2WR Andras Architects of Columbus, Ga., will oversee renovation designs for existing homes as well as the architecture for the new family housing welcome center.



Key Facts

Location: Fort Benning, Ga.

Owner/Builder: Fort Benning Family Communities, a partnership between the U.S. Department of the Army and Clark Pinnacle - a joint venture of Clark Realty of Bethesda, Md., and Pinnacle, an American Management Services Co., Seattle.

Architect: Torti Gallas and Partners, Silver Spring, Md.

Engineer: Jordan Jones & Goulding, Columbus, Ga.

Start Date: March 2006

Completion Date: 2016



2 Bank of America Headquarters Tower (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$400 MILLION



Balfour Beatty Construction – previously Centex Construction – is leading the construction effort for Bank of America’s “Superblock” project in Charlotte, which will include the construction of a 32-story, 750,000-sq-ft office tower across from its corporate headquarters.

The new \$400 million office tower is scheduled to be completed in 2010 and will house approximately 1,200 Bank of America associates and other office tenants.

The project also includes a redesigned Ritz-Carlton hotel adjacent to the office tower. The Ritz-Carlton at the Bank of America Corporate Center will have 150 rooms on 17 floors.

The new office tower will feature a

Key Facts

Location: Charlotte, N.C. Contractor Balfour Beatty Construction Co., Charlotte

Owner: Bank of America, Charlotte

Architect: Perkins & Will, Charlotte (office tower); Smallwood, Reynolds, Stewart, Stewart & Assoc., Charlotte (Ritz-Carlton)

Start Date: December 2006

Completion Date: Spring 2010

glass-enclosed atrium and winter garden for hosting special events as well as retail shops and an expanded skyway connected to the neighboring Founders Hall tower.

A parking deck will add more than 700 spaces to accommodate the additional tenants.

By seeking gold LEED certification, the Bank of America project also is hoping to be one of the most environmentally conscious spaces in the region.



2 Everglades Agricultural Areas A-1 Storage Reservoir (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$400 MILLION



water storage in the southern region of the Everglades Agricultural Area.

The \$400 million project is an above-ground reservoir for water storage with a capacity of 190,000 acre ft, or 62 billion gallons, at a depth of 12.5 ft.

A joint venture of Barnard Construction Co. of Bozeman, Mont., and Parsons Water & Infrastructure of West Palm Beach will build the reservoir on a 16,700-acre parcel of land north of Stormwater Treatment Area 3/4 and between the Miami and North New River canals.

More than 20 mi of levees and embankments, which are designed to withstand surge from hurricanes, will be built.

When complete, the facility will help capture, move and store regulatory re-

Key Facts

Location: South Bay, Fla.

Owner: South Florida Water Management District

Program Manager: Jacobs, Pasadena, Calif.

Construction Manager: A joint venture of Barnard Construction Co., Bozeman, Mont., and Parsons Water & Infrastructure, West Palm Beach, Fla.

Engineer: Black & Veatch, Kansas City, Mo.

Start Date: August 2006

Completion Date: December 2010

In an effort to boost Everglades restoration, the Everglades Agricultural Areas A-1 Storage Reservoir project is one of eight projects the state is expediting through its ACCELER8 program. The reservoir is designed to provide significant additional

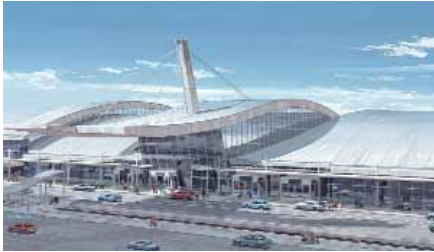
leases from Lake Okeechobee; provide additional water to meet Everglades water demands; and improve flood protection for adjacent lands.



4 Raleigh-Durham International Airport, Terminal C

SOUTHEAST'S TOP PROJECTS

COST: \$370 MILLION



Twenty years ago, American Airlines made Terminal C at Raleigh-Durham International Airport home to its Southeast hub. With a pressing need to expand operations, RDU is looking to open Terminal C to multiple carriers with a \$370 million replacement and expansion project.

When the final phase is complete in 2010, the new terminal will nearly triple

in size from 330,000 sq ft to 890,000 sq ft. It will be home to 32 gates, including three that accommodate wide-body jets. Ticket counter, baggage claim carousels and retail space will also be expanded with the new building.

Archer-Western Contractors of Atlanta is handling the job.

A highlight of the steel-structure building is its sweeping roof system, which is intended to represent the rolling hills of North Carolina. The roof structure includes an elaborate wood-laminated arched truss system. The trusses range from 36 in. deep in the concourse to 54 in deep in. the terminal.

Five countries are involved in creating

Key Facts

Location: Morrisville, N.C.

Contractor: Archer-Western Contractors, Atlanta

Owner: Raleigh-Durham Airport Authority

Architect: Fentress Bradburn Architects, Denver

Start Date: April 2006

Completion Date: Summer 2008 (first phase); 2010 (final phase)

the system. Each truss has wood from British Columbia and steel from Montreal. The steel cables are manufactured in the United Kingdom, spun in Germany and use fittings made in China. Cables range from 3.5 to 5 in. in diameter, and it takes four men to turn the wrench on a turnbuckle.

The roof is skinned with stainless steel panels that are formed and curved on site. The longest continuous panel is 400 ft.



5 CDC Roybal Campus Building 23

SOUTHEAST'S TOP PROJECTS

COST: \$250 MILLION



Turner Construction Co. of Atlanta is leading the 725,000-sq-ft Building 23 project for the Centers for Disease Control and Prevention, located at CDC's Roybal Campus.

The \$250 million project consists of a new 12-story laboratory and research support tower, an insectary and a vivarium, totaling 308,000 sq ft of programmed space. The new facilities will support parasitological and vector-borne disease research.

In addition to Building 23, Turner will also renovate existing laboratory space, demolish six existing buildings and carry out extensive utility infrastructure upgrades and renovations on the CDC Campus.

Key Facts

Location: Atlanta

Contractor: Turner Construction Co., Atlanta

Owner: Centers for Disease Control and Prevention, Atlanta

Architect: CUH2A, Atlanta

Start Date: December 2006

Completion Date: June 2010



6 Interstate 95 Widening, Brunswick, Ga.

SOUTHEAST'S TOP PROJECTS

COST: \$199 MILLION



The \$199 million Interstate 95 widening project at Brunswick, Ga., a significant part of the Georgia Department of Transportation's Fast Forward Congestion Relief Program, was the largest contract in GDOT history when awarded in June 2006.

Skanska Southeast of Virginia Beach, Va., is overseeing the mix of widening and bridge work. The project, which will

be completed in 2009, includes widening of 5.72 mi of the roadway from four to six lanes.

The scope includes four double bridges and approaches with one being constructed over CSX rail lines, another over U.S. Highway 341 and another over Gibson Creek. The main span over the Turtle River will measure 3,500 ft long. Other work includes intelligent transportation systems, electrical and signage.

Construction of the bridges and roadway will require construction of 19,000 lin ft of 54-in.-diameter drilled caissons, 34,000 lin ft of 60-in.-diameter drilled caissons, 5,000 lin ft of cast-in-place retaining walls and 133,000 sq ft of sound barrier walls.

Key Facts

Location: Brunswick, Ga.

Contractor: Skanska Southeast, Virginia Beach, Va.

Owner: Georgia Department of Transportation

Engineer: Georgia Department of Transportation

Start Date: October 2006

Completion Date: 2009

For roadway construction, 160,000 tons of asphalt, 116,000 sq yd of concrete paving and 300,000 sq yd of aggregate base will be required.

The contract requires that workers maintain a watch for the manatees that inhabit the area. If one of the endangered animals is spotted, work must immediately cease until the manatee leaves the area.



7 U.S. Highway 17 Washington Bypass

SOUTHEAST'S TOP PROJECTS

COST: \$192 MILLION



This design-build project covers an 8-mi section of the U.S. 17 Washington Bypass in Beaufort County, N.C., and is scheduled to wrap up by 2010.

According to Paul Newman, project manager for Longmont, Colo.-based Flatiron Constructors, "It's the largest design-build contract the DOT has awarded to date."

The project includes two interchanges and a 3-mi-long Asta bridge that spans the Tar River and wetlands. Flatiron/United chose a top-down construction method using a gantry, rather than constructing a temporary work bridge.

Crews will start at either side of the river and work their way across. They will drive piles, cast pile caps, place gird-

Key Facts

Location: Beaufort County, N.C.

Owner: North Carolina Department of Transportation

Contractor: A joint venture of Flatiron Constructors of Longmont, Colo., and United Contractors of Irmo, S.C.

Engineer: Earth Tech, Long Beach, Calif.

Start Date: February 2006

Completion Date: 2010

ers and pave the deck from the gantry.

Bridge work was scheduled to start soon, pending approval from the U.S. Coast Guard. Flatiron/United has sub-contracted the road construction on either side of the bridge to S.T. Wooten of Wilson, N.C.



8 Jade Ocean

SOUTHEAST'S TOP PROJECTS

COST: \$180 MILLION



Inside and out, Jade Ocean is sure to make a statement when completed in 2009. The 50-story luxury residential tower is clad in a dramatic curtain-wall design inspired by architect Carlos Ott of Uruguay.

When completed in 2009, the \$180 million building will be the only all-curtain-wall residential building in South Florida.

The post-tension concrete building with pile foundation is being built along an oceanfront site in Sunny Isles Beach, Fla. Site access during construction is restricted by a temporary \$4 million sales office located in front of the project.

The sales office will later be demolished to allow for the construction of a six-story fountain at the front of the building. Coscan Construction of Fort Lauderdale is the contractor.

The 1-million-sq-ft building will house 256 multimillion-dollar residences with some priced at more than

Key Facts

Location: Sunny Isles Beach, Fla.

Contractor: Coscan Construction, Fort Lauderdale

Owner: Fortune International, Key Biscayne, Fla.

Architect: Carlos Ott, Uruguay

Start Date: August 2006

Completion Date: Early 2009

\$15 million. Each residence will come with wireless technology that allows owners to control systems such as lighting, audio and heat/air conditioning. Amenities include pool deck, health club, business center and spa.



9 New Hanover Regional Medical Center, Strategic Master Plan Implementation

SOUTHEAST'S TOP PROJECTS

COST: \$172 MILLION



New Hanover Regional Medical Center's Master Plan has six major components: a 179,000-sq-ft women's and children's center; a 100,000-sq-ft surgical pavilion; emergency room expansion; heart center; radiology expansion; and patient tower renovation.

Charlotte-based Rodgers Builders will work through the project in phases. Sitework started in February 2006, while the surgery pavilion and women's and children's facility each commenced in June 2006. Work on the project's central energy plant expansion began in September 2006, and should complete by this September. The last piece of the project, the patient tower renovation, won't get under way until September

Key Facts

Location: Wilmington, N.C.

Owner: New Hanover Health Network.

Architect: HDR.

Contractor: Rodgers Builders, Charlotte, N.C.

Start Date: February 2006

Completion Date: September 2010

2008, and is targeted for a September 2010 completion.

The project is the largest in the history of New Hanover County's Building Standards Department records.



10 The W Hotel Resort and Residences

SOUTHEAST'S TOP PROJECTS

COST: \$170 MILLION



KM-Plaza Construction Services is serving as construction manager for this 21-story condominium hotel project, located at 23rd Street and Collins Avenue on Miami Beach.

According to KM-Plaza Construction Services, this upscale condominium hotel will include 419 luxury units, including studios and one- and two-bedroom units, that will range in size from 564 sq ft to approximately 1,300 sq ft. Condo unit prices reportedly start at \$740,000.

The interiors for the new W Hotel Resort and Residences have been designed by Yabu Pushelberg of Toronto.

The W will feature panoramic ocean views; two outdoor infinity-edge pools; private pool cabanas; a "Secret Garden" with fountains and private outdoor showers; a Bliss spa; restaurants; full business center services; and high-speed wireless throughout.

Key Facts

Location: Miami Beach

Owner: The Related Cos., New York

Contractor: KM-Plaza Construction Services

Architects: Costas Kondilys & Partners, New York; and Nichols Brosch Wurst Wolfe & Associates, Miami

Start Date: October 2006

Completion Date: 2008

According to KM-Plaza, the project will also include the engineering and construction of a 400-ft-long tunnel, which will be used by the hotel's valet services as a way of mitigating any impact on traffic on Collins Avenue.



11 The Mansion on Peachtree

SOUTHEAST'S TOP PROJECTS

COST: \$165 MILLION



Upscale residential is on the rise in the Buckhead of Atlanta, where the \$165 million, 42-story Mansion at Peachtree will reach about 580 ft above the street when it is completed next year.

Second only in height to the new 3344 Peachtree project, it will provide a prominent addition to the skies above the upscale Atlanta area.

The 616,663-sq-ft, eight-sided tower will be roughly split into two-thirds luxury condominiums and one-third hotel space. The hotel will be operated by Rosewood Hotels and Resorts.

The 42 condos range from 3,000 sq ft to 10,500 sq ft with prices between \$2.5 million and \$12.5 million. Hotel space is split among 127 rooms, including a presidential suite that meets security levels to accommodate a head of state.

Holder of Atlanta is the contractor on the project.

There are three levels below grade

Key Facts

Location: Atlanta

Contractor: Holder, Atlanta

Owner: City Centre Properties, Atlanta

Design Architect: Robert AM Stern, New York

Architect of Record: Milton Pate & Associates, Atlanta

Start Date: March 2006

Completion Date: Spring 2008

with two levels dedicated to parking areas. The tower will be fronted by a separate two-story restaurant called the Craft. There are separate entrances for residents and guests.

The back side of the site features a terraced English garden with three residential villas. Amenities include an enclosed pool, banquet facilities and a 15,000-sq-ft spa and fitness center.



12 The Scripps Research Institute (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$157 MILLION



research facility and corporate campus will sit adjacent to Florida Atlantic University on 56 acres of undeveloped land just east of Interstate 95 in Jupiter, Fla.

The project's location is a compromise resulting from the environmental lawsuits.

The three-building, 364,000-sq-ft research center will be used for basic biomedical science, drug discovery and technology development. The job is being handled by the joint venture of the Weitz Co. of West Palm Beach and DPR Construction of Atlanta.

When completed, the campus facilities will include auditoriums; offices; processing rooms; tissue culture; cold and warm

After years of delay brought about by criticism and ultimately legal action taken by environmental activists, the Scripps Research Institute project finally got started in 2006--more than two years after former Florida Gov. Jeb Bush trumpeted the state's victory in attracting the La Jolla, Calif.-based research institute.

When completed in January 2009, this \$157 million, state-of-the-art biomedical

Key Facts

Location: Jupiter, Fla.

Program Manager: Flour, Irving, Texas

Contractor: A joint venture of The Weitz Co., West Palm Beach; and DPR Construction, Atlanta

Owner: The Scripps Research Institute

Architect: A joint venture of Bohlin Cywinski Jackson of Pittsburgh and Zeidler Partnership, West Palm Beach.

Start Date: October 2006

Completion Date: January 2009

rooms; R&D labs; analytical labs; instrument rooms; wet labs; 20,000 sq ft of vivarium space; bedding rooms; hood rooms; case wash; quarantine; and freezer farms.

During construction, crews have to be sensitive to the site's proximity to FAU, where temporary labs have been set up, because excessive vibration could affect research in those labs.



12 Gulf Coast Hospital (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$157 MILLION



Lee Memorial Health Systems of Fort Meyers is bringing together two of its newly acquired Fort Meyers hospitals – Gulf Coast Hospital and Southwest Florida Regional Medical Center – under one roof.

The \$157 million project, which is being built on the existing Gulf Coast Hospital campus, includes 422,000 sq ft of new construction and 29,000 sq ft of renovation to Gulf Coast Hospital.

When complete, the new hospital will be more than 550,000 sq ft – four times larger than the existing Gulf Coast Hospital. The four-story building will consist of 349 beds with 223 of them. The 43-bed emergency department will consist of 28 exam rooms, 10 observation units and five trauma rooms. The new

Key Facts

Location: Fort Meyers, Fla.

Contractor: Skanska USA Building, Tampa

Owner: Lee Memorial Health Systems, Fort Meyers

Architect: Perkins & Will Architects, Coral Gables, Fla.

Start Date: February 2006

Completion Date: June 2009

surgery department will house 22 operating rooms.

Skanska USA Building of Tampa is the project contractor.

Crews are completing work while Gulf Coast Hospital remains in operation.



14 Florida Hospital Memorial Ormond

SOUTHEAST'S TOP PROJECTS

COST: \$155 MILLION



In the face of growing demands for space and facilities, Florida Hospital Memorial Ormond is building a new 600,000-sq-ft replacement hospital, which began construction in September.

The 12-story, \$155 million facility will house 245 private patient rooms, community wellness center, child-care facilities, dining areas, 15 new operating rooms and 20,000 sq ft of additional emergency room space with 45 private rooms.

Shell space for up to 300 additional beds will also be created.

The new hospital is built with spread-footing foundations on vibro stone flow soil stabilization. The concrete structure building will be skinned in architectural

Key Facts

Location: Daytona Beach, Fla.

Contractor: Robins & Morton, Birmingham, Ala.

Owner: Florida Hospital Memorial Health, Ormond Beach, Fla.

Architect: HuntonBrady Architects, Orlando

Start Date: September 2006

Completion Date: Fall 2009

precast concrete, stucco and glass windows and curtain wall.

The project also includes a new central energy plant, which will be built with steel framing. The combined size of all projects is 718,000 sq ft. The project sits on a 130-acre site with development of nearly 75 acres.



15 Florida Hospital Orlando Bed Tower Addition (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$150 MILLION



that would best utilize open space, light and the natural lakeside setting. The project contractor is Brasfield & Gorrie of Lake Mary, Fla.

The 640,000-sq-ft facility will include space for 440 private patient rooms, including 200 new rooms, which will be completed during the project, and shell space for 240 future rooms. A 50,000-sq-ft emergency room with 63 exam rooms will also be built, making it one of the largest emergency departments in the country.

The tower will house the Florida Hospital Cardiovascular Institute on two floors. The institute will include 15 cardiac catheterization labs as well as diagnostic and research areas.

The concrete structure building is clad

Key Facts

Location: Orlando

Contractor: Brasfield & Gorrie, Lake Mary, Fla.

Owner: Adventist Health Systems, Orlando

Architect: HuntonBrady Architects, Orlando

Start Date: February 2006

Completion Date: Late 2008

in precast concrete on the lower floors and curtain wall on the upper portions. The new tower will be connected to existing facilities through a four-level atrium.

The tower will have one floor of underground parking for staff. An additional 1,500 spaces will be added to an existing parking garage in conjunction with the project.

Florida Hospital Orlando, which is situated along Lake Estelle, has a goal of promoting a healing environment with its new \$150 million, 15-story bed tower.

HuntonBrady Architects of Orlando spent nearly two years creating a design



15 St. Regis Hotel and Residences (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$150 MILLION



The **upscale area** of Buckhead in Atlanta is about to raise the bar once again with the development of the \$150 million St. Regis Hotel & Residences.

The 26-story, 636,000-sq-ft, mixed-use high-rise tower will feature eight floors of hotel space with 150 rooms and 15 floors of luxury residential space split among 52 condo units. It will also house a 2,500-sq-ft presidential suite.

Bovis Lend Lease of Atlanta is the project's contractor.

Amenities include a 6,000-sq-ft spa, 2,500-sq-ft fitness center, 9,000-sq-ft ballroom, two restaurants and an outdoor pool with grotto bar.

The building also has 111,820 sq ft of

Key Facts

Location: Atlanta

Contractor: Bovis Lend Lease, Atlanta

Owner: Starwood Hotels & Resorts, White Plains, N.Y.

Architect: Rabun Hogan Ota Rasche, Atlanta

Start Date: November 2006

Completion Date: August 2008

parking on three underground levels. The structure is reinforced cast-in-place concrete frame with an elegant exterior façade created in architectural precast panels with aluminum-clad wood windows and doors.



17 Interstate 85/S.R. 316 Reconstruction and HOV Extension

SOUTHEAST'S TOP PROJECTS

COST: \$147 MILLION



The current S.R. 316 westbound entrance ramp to I-85 southbound will become an HOV-only ramp, and a new HOV lane will be added to S.R. 316 westbound.

Approximately 17 mi of HOV lanes will be added along I-85 north- and southbound, and on S.R. 316 east- and westbound. Roughly 11 mi of new collector distributor lanes-similar to access roads that run along I-85-also will be built. They're designed to allow motorists traveling short distances along the I-85 corridor to be able to avoid the I-85 interstate lanes.

The project will require, among other items, an estimated 112,500 tons of new asphalt; about 238,600 tons of recycled

Key Facts

Location: Gwinnett County, Ga.

Owner: Georgia Department of Transportation, Atlanta

Contractor: A joint venture of C.W. Matthews Contracting Co. and APAC Southeast, both of Atlanta

Designer: Georgia Department of Transportation

Start Date: February 2006

Completion Date: Dec. 31, 2008

asphalt; beams totaling nearly 40,000 ft; about 215,099 sq ft of retaining walls; 555 drainage structures; more than 12 mi of drainage pipe; and about 1.7 million lbs of reinforcing steel.

Crews working on this \$147 million project will ultimately construct 13 bridges, including a new flyover bridge from State Route 316 west to Pleasant Hill Road-eliminating the need to enter Interstate 85-and a flyover bridge from S.R. 316 to I-85 southbound.



18 Interstate 75 Bridge Construction/Widening, Crisp County

SOUTHEAST'S TOP PROJECTS

COST: \$146 MILLION



As part of Georgia Department of Transportation's aggressive effort to meet its infrastructure demands, Archer-Western Contractors of Atlanta is leading the \$146

million widening of 12.8 km of Interstate 75 in Crisp County.

The project is one of the first major projects to roll out under the state's Fast Forward Program.

The project will widen the interstate from two lanes to three in each direction. In addition to creating new concrete paved lanes, the existing asphalt lanes will be removed and replaced with new concrete paving. The job crosses through mostly rural areas with wetlands, except for a stretch near the town of Cordele.

The project will require work on nine bridges - all but one is on I-75. Three of the bridges are complete replacements.

Key Facts

Location: Crisp County, Ga.

Contractor: Archer-Western Contractors, Atlanta

Owner: Georgia Department of Transportation

Engineers: Arcadis, Highlands Ranch, Colo.; S.L. King, Atlanta; Georgia Department of Transportation

Start Date: October 2006

Completion Date: December 2009

Crews built a rail facility to help bring in aggregate for the job, and a concrete batch plant will be built as well.



19 3344 Peachtree

SOUTHEAST'S TOP PROJECTS

COST: \$139 MILLION



Atlanta's popular Buckhead area is about to crown a new king of its growing skyline. Reaching 635 ft above the street, 3344 Peachtree Road will be the tallest building in Buckhead when completed in 2008.

The building is the tallest structure to be erected in Atlanta in over a decade.

The \$139 million building will be home to 500,000 sq ft of Class A office and retail space, as well as 82 condominiums. The residential units, dubbed the Sovereign, feature panoramic curtain walls for penthouse-like views, floor plans starting at more than 1,600 sq ft and two- and three-bedroom floor plans.

In addition, there is roughly 19,000 sq ft of two-story indoor and outdoor penthouse living space. Floor heights range

Key Facts

Location: Atlanta

Contractor: Hardin Construction Co., Atlanta

Owner: Regent Partners, Atlanta

Architect: Smallwood, Reynolds, Stewart, Stewart and Associates, Atlanta

Start Date: April 2006

Completion Date: Spring 2008

from 10 ft to 14 ft.

The project features separate in-building underground parking for residents and a parking deck for commercial use.

Despite its height, there are several outdoor spaces being created, including terraces from 254 sq ft to 850 sq ft. The penthouse level has more than 1,380 sq ft of outdoor space. At the 28th floor, well above most of the neighboring building lines, a sky terrace will feature an outdoor swimming pool.



20 Johns Creek Environmental Campus

SOUTHEAST'S TOP PROJECTS

COST: \$138 MILLION



Dubbed an environmental campus, this \$138 million design-build project will provide more than much-needed wastewater treatment capacity to Fulton County, Ga. The campus-like design of the treatment facility along with the educational center and historic park features

will provide an aesthetic addition to the neighborhood.

This 15-million-gallon-per-day facility will use an activated sludge-treatment process with a membrane bioreactor as the major treatment system process.

Approximately 50,000 cu yd of concrete will be used in the construction of the facility. The project also includes the construction of approximately 9,000 lin ft of 20-in ductile iron pipe force main, a 36-in outfall into the Chattahoochee River and 1,100 lin ft of 48-in ductile iron pipe influent sewer line.

The project consists of approximately 120,000 cu yd of mass earthwork required to construct the below-grade

Key Facts

Location: Roswell, Ga.

Contractor: Archer Western Contractors, Atlanta

Owner: Fulton County, Ga.

Engineer: Brown and Caldwell

Start Date: December 2006

Completion Date: October 2009

treatment process. For odor control reasons, the entire process train will be covered.

Archer Western Contractors of Atlanta performed the initial site improvements, which included site clearing and grading; erosion control design and construction; 18,000-cu-yd earthen berm; landscaping; ornamental fencing; and a final site survey for Fulton County under a separate contract.



21 55 West on the Esplanade

SOUTHEAST'S TOP PROJECTS

COST: \$136.2 MILLION



PHOTO COURTESY OF AERIAL INNOVATIONS/WWW.FLYTHIS.COM

55 West on the Esplanade, one of the latest in a big crop of Orlando high-rise condos, includes a 32-story luxury resi-

dential condominium tower with 405 units, along with an attached 12-story parking structure, all totaling more than 1.1 million sq ft.

The first two levels of the tower will incorporate roughly 75,000 sq ft of retail shops, restaurants and outdoor cafes. 55 West features studio, one-, two- and three-bedroom units with various floor plans and upper-story, two-level penthouse suites. Residential units range in price from about \$300,000 to more than \$3 million.

The 12th level of the parking deck will incorporate four two-story town homes, a private swimming pool, garden and pool bar accessible only to residents.

Key Facts

Location: Orlando

Owner: 55 West on the Esplanade Joint Venture

Contractor: PCL Construction Services, Orlando

Architect: Baker Barrios Architects, Orlando

Start Date: March 1, 2006

Completion Date: Sept. 25, 2008

22 AmericasMart Expansion (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$130 MILLION

Already the largest wholesale marketplace of its kind, AmericasMart's sprawling Atlanta campus is about to get even bigger. The three-building, 6.2-million-sq-ft facility regularly draws hundreds of thousands of buyers to its mix of markets that showcase home furnishings, rugs, apparel and other products.

The \$130 million, 10-story expansion will add more than 850,000 sq ft and provide temporary exhibition space on the lower levels and leased showrooms

on the upper floors. The building will have five freight elevators, three service/passenger elevators, eight passenger elevators and two sets of escalators.

The concrete-frame structure rests on foundations split into approximately two-thirds caissons of 6 to 8 ft in diameter and one-third footings on rock. The roof is being built to accommodate future vertical expansion and is capable of supporting a tower crane.

The building will connect as an addition to an existing structure with floor plates lining up on each level. The addition is being constructed by Holder Construction Co. of Atlanta on the same side as a functioning below-grade loading

Key Facts

Location: Atlanta

Contractor: Holder Construction Co., Atlanta

Owner: AmericasMart

Architect: John Portman & Associates, Atlanta

Start Date: September 2006

Completion Date: August 2008

dock. Crews will have to work around the dock, keeping it open during events.

Once the project is completed in August 2008, trucks will be able to access the existing dock as well as a mirroring new dock that connects to the addition.



22 Oasis (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$130 MILLION



this first, 440-unit two-tower segment of the Oasis project.

Situated off Palm Beach Boulevard, within walking distance of downtown Fort Myers, the community is aimed at providing a "private club lifestyle," according to Related, with amenities including: a poolside "beach club" overlooking the river with alfresco dining; health club and spa; billiards room; club rooms; tennis center; movie theater; and landscaped picnic areas.

The two- and three-bedroom residences, which range from 1,000 to 1,850 sq ft, will feature floor-to-ceiling windows with glass railing balconies, marble and granite countertops, walk-in closets, stainless steel or wood-paneled appli-

Key Facts

Location: Fort Myers, Fla.

Owner: The Related Group, Miami

Contractor: BBL Florida, Estero, Fla.

Architect: Wolfberg, Alvarez + Partners, Coral Gables, Fla.

Start Date: 2006

Completion Date: 2009

www.Oasiscondo.com

ances, designer finishes, imported Italian cabinetry and high-speed Internet service

Related further sees the Oasis as "an architectural tribute to Fort Myers' newly emerging urban lifestyle and its bright future as a revitalized cityscape." Stated Related Chairman and CEO Jorge Perez in his company's announcement of the project: "We want to be an active partner with the city of Fort Myers in bringing back the downtown excitement and vibrancy the city once knew."

When first announced, The Related Group described the proposed project as eventually including five 32-story residential towers, with an overall development price tag of about \$450 million. While the Gulf Coast's residential market has cooled considerably since then, BBL Florida of Estero is more than busy building



24 Mint

SOUTHEAST'S TOP PROJECTS

COST: \$129.5 MILLION



Moss & Associates of Fort Lauderdale received the Notice to Proceed in December 2006 for this 52-story, 615,000-sq-ft luxury condominium on the Miami River in Miami. The project is being built upon a 13.5-acre site in downtown Miami, and ultimately will include 530 units, 605 parking garage spaces and six commercial lots on the first floor.

Amenities include infinity-edge pools, a "meditation garden," outdoor sports area, a Riverfront Club with restaurants and bar, spa, health club, fitness center and an aerobic and yoga studio. The Mint will also include a business center, arcade, billiards, tennis center, barbecue and picnic areas, and concierge services.

Key Facts

Location: Miami

Owner: Key International Development

Contractor: Moss & Associates, Fort Lauderdale, Fla.

Designer: RVL Architecture

Start Date: December 2006

Completion Date: May 2009

Units will reportedly range from about 819 sq ft to about 1,800 sq ft, and will feature floor-to-ceiling windows, glass-railing balconies and wireless, high-speed Internet throughout.

25 Interstate 75 Widening and Reconstruction

SOUTHEAST'S TOP PROJECTS

COST: \$126 MILLION

In the spirit of Georgia's Fast Forward Program, the \$126 million Interstate 75 widening and reconstruction project in Cook County is speeding toward completion. The Scruggs Co. of Hahira is working under a contract with incentives and disincentives to help bring the project to an early completion.

The 10-mi-long widening project, which is expected to complete in December 2009, will expand the roadway from a combined four lanes to six lanes with shoulders to accommodate a future fourth lane. The mainline lanes will be concrete pavement with asphalt shoulders. The existing lanes will also be replaced with new concrete pavement.

Temporary concrete is being used to help speed up progress.

The project includes one mainline bridge widening and three new overpasses. Under the contract, Scruggs has 150 days to complete each overpass, with a \$2,500-per-day incentive for work completed 30 to 60 days early. Conversely, the contract calls for a similar disincentive for schedule overruns.

Key Facts

Location: Cook County Contractor The Scruggs Co., Hahira, Ga.

Owner: Georgia Department of Transportation

Engineer: Georgia Department of Transportation

Start Date: September 2006

Completion Date: December 2009



26 Water's Edge (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$125 MILLION



Despite what the name might suggest, Water's Edge isn't another glitzy Florida beachfront address. The 153-unit residential tower located adjacent to City Hall on Clearwater Harbor is being developed to help revitalize downtown Clearwater.

Upon completion in 2008, the \$125 million, 25-story tower will be the tallest in downtown. The development includes an adjacent garage and amenities building with two levels of underground parking, three levels of above-ground parking and an amenity level that includes a pool and fitness center.

Condos range in size from 1,400 sq ft to more than 3,000 sq ft for penthouses at prices of \$400,000 up to \$2.5 million each.

Key Facts

Location: Clearwater, Fla.

Contractor: Opus South Contractors, Tampa, Fla.

Developer: Opus South Development, Tampa

Architect: Opus Architects & Engineers, Tampa

Start Date: October 2006

Completion Date: 2008

The Water's Edge tower is one phase of a planned 6-acre, \$250 million development. The tower is built on a 1.8-acre parcel that was previously the site of a 1920s-era church. Another 1.3-acre parcel may be developed as mixed use.

A rebuilt City Hall is also part of the master plan.



26 SR 408 Widening (tie) (Conway Road - Oxalis Drive)

SOUTHEAST'S TOP PROJECTS

COST: \$125 MILLION



As part of the Orlando-Orange County Expressway Authority's \$1.1 billion plans to improve State Route 408, Lane Construction is overseeing a \$125 million roadway and bridge widening project on the expressway. The project spans a 1.8-mi section between Conway Road and Oxalis Drive. Crews will add additional lanes and replace existing lanes with new concrete paving.

New express lanes will be created through the Holland East Main Plaza, creating four in each direction. The contract includes work to six bridges with decorative pylons, columns, panels, planter walls and sound barrier walls. A new interchange will be located at Andes Avenue. The project will include more

Key Facts

Location: Orlando

Contractor: The Lane Corp., Maitland, Fla.

Owner: Orlando-Orange County Expressway Authority

Engineer: Post Buckley Schuh & Jernigan, Orlando

Start Date: October 2006

Completion Date: October 2009

than 27,000 lin. ft of drainage work.

Lane Construction is also finishing up a separate \$62 million widening project on the East-West Expressway that is schedule to wrap up in July.



26 American Gypsum Plant (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$125 MILLION



CH2M Hill Lockwood Greene is building this \$125 million gypsum wallboard plant under a turnkey engineer-procure-construct contract. The fast-track three-building, 720,000-sq-ft project will be completed in 19 months. During the first 12 months of work, the project team developed more than \$5 million in value engineering ideas.

The facility's main 568,000-sq-ft building houses the manufacturing process; finished product warehouse; administration offices; and a vehicle and equipment maintenance facility for the repair and maintenance of plant equipment.

Key Facts

Location: Georgetown, S.C.

Owner: American Gypsum Co.

General Contractor: CH2M Hill Lockwood Greene, Spartanburg, S.C.

Architect: CH2M Hill Lockwood Greene, Spartanburg, S.C.

Start Date: April 2006

Completion Date: November 2007



29 Sand Lake Hospital

SOUTHEAST'S TOP PROJECTS

COST: \$124 MILLION



As health-care facility demand continues to boom, Sand Lake Hospital in Orlando is responding by more than doubling its patient space. Robins & Morton broke ground on the \$124 million project in September 2006.

The five-story, 435,000-sq-ft patient tower expansion will add 94 beds in private rooms, with shell space created for future expansions. As part of the project, renovations will be made to the existing hospital, including a new main entry and lobby.

A new central energy plant is being built to serve the expanded hospital. The expansion project is scheduled for completion by the end of 2008, with renovations wrapping up in early 2010.

Key Facts

Location: Orlando

Contractor: Robins & Morton, Birmingham, Ala.

Owner: Orlando Regional Healthcare Systems, Orlando

Architect: HKS Architects, Orlando

Start Date: September 2006

Completion Date: 2010



30 Interstate 4/S.R. 408 Interchange

SOUTHEAST'S TOP PROJECTS

COST: \$119 MILLION



PCL Civil Constructors of Tampa began work in April 2006 on its \$119 million, 900-day contract to build this interim interchange project for the East-West Expressway with Interstate 4.

The contract includes \$6.5 million in early-completion incentives. The total

cost of the job, including right-of-way, design, utility relocation and CEI comes to \$228 million.

The project includes new westbound and eastbound ramps to eastbound I-4, reconstruction of the Anderson Street Bridge, closing of several exit and entrance ramps and creation of new ones, improvement of the drainage system and the conversion of some one-way downtown Orlando streets to two-way traffic.

The two largest ramps are the East-West westbound to I-4 eastbound and East-West eastbound to I-4 eastbound. PCL has 500 days to build the first ramp and 580 days for the second one.

The Orlando-Orange County Express-

Key Facts

Location: Orlando

Owner: Florida Department of Transportation

Contractor: PCL Civil Constructors, Tampa

Engineer: A joint venture of HNTB Corp., Lake Mary, Fla., and URS

Start Date: April 2006

Completion Date: September 2008

way Authority contributed \$50 million toward improving the interchange with I-4, which helped accelerate design work. FDOT is managing the construction project and anticipates completion in September 2008.

A joint venture of HNTB Corp. and URS designed the project. HNTB is also the prime construction engineering inspection firm for the project.



31 Northeast Georgia Medical Center, North Patient Tower

SOUTHEAST'S TOP PROJECTS

COST: \$116 MILLION



In order to modernize its facilities and meet current and future demands, Northeast Georgia Medical Center in Gainesville is expanding its main campus with a new North Patient Tower.

The new facility is a six-story, 454,000-sq-ft addition that will house 32 intensive-

care unit beds; 96 medical/surgical beds; a new surgery suite with 21 operating rooms; a chapel; and space for endoscopy, imaging and other support services.

The \$116 million concrete building will be skinned with a mix of curtain wall and punched windows. Brasfield & Gorrie of Birmingham, Ala., is the contractor.

As part of the project, crews built a new 19,200-sq-ft steel central energy plant with a 300-lin-ft underground utility tunnel. The CEP was completed in May.

Construction of the new tower will reorient the campus layout and includes a new main entrance in the tower to improve campus circulation. The tower will connect to the existing main building through a glass concourse. A new

Key Facts

Location: Gainesville, Ga.

Contractor: Brasfield & Gorrie, Birmingham, Ala.

Owner: Northeast Georgia Medical Center

Architect: HKS, Atlanta

Start Date: September 2006

Completion Date: January 2009

four-level, 738-space patient-visitor parking deck will also be built in close proximity to the tower.

The new tower's configuration allows for a second tower to be developed in the future alongside the initial tower. A conceptual design for a connecting medical office building has also been developed.



32 Signature Place

SOUTHEAST'S TOP PROJECTS

COST: \$114 MILLION



Owners of Signature Place in St. Petersburg, Fla., are taking the recent “wave” of condo development quite literally. Resembling a sail swaying in the breeze, the striking 740,000-sq-ft residential tower will be a commanding waterfront presence in the area – and not just because at 390 ft. tall the 36-story structure will be the tallest in the city.

The exterior, designed by Perkins + Will of Miami, features curtain wall, masonry, metal panel, stucco and window wall.

The \$114 million structure, being built by Bovis Lend Lease of Atlanta, is on 217 foundation caissons that range in width from 36 in to 54 in. and reach depths be-

Key Facts

Location: St. Petersburg, Fla.

Contractor: Bovis Lend Lease, Atlanta

Owner: Cantor Development, St. Pete Beach, Fla.

Architect: Perkins + Will, Miami

Start Date: October 2006

Completion Date: 2009

tween 75 and 125 ft. The post-tensioned concrete structure includes shear walls that are up to 3 ft thick with No. 18 rebar used on several lower sections.

A stand-alone parking structure will offer five levels of parking topped with an amenity level. An 80-ft-wide waterfall will appear to flow off the side of the structure from the rooftop pool.



33 East Carolina Heart Institute at Pitt County Memorial Hospital (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$110 MILLION



T.A. Loving of Goldsboro, N.C., and Atlanta-based McCarthy formed a joint venture to serve as construction manager for this project, which includes the addition of a 375,00-sq-ft, six-story facility and minor renovations to the existing hospital.

The new facility will include radiology rooms, cath labs, cardiac observation unit, ambulatory surgery unit and cafeteria on the first floor; and six operating rooms, a post-anesthesia care unit and 24 beds on the second floor. The third floor will consist of mechanical and electrical systems, and floors four through six will feature 48 universal patient rooms each.

Key Facts

Location: Greenville, N.C.

Owner: Pitt County Memorial Hospital, Greenville, N.C.

Construction Manager: A joint venture of T.A. Loving Co., Goldsboro, N.C., and McCarthy, Atlanta

Architect: HDR, Dallas

Start Date: June 2006

Completion Date: November 2008



33 Office Depot World Headquarters (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$110 MILLION



Office Depot will soon be “taking care of business” at its new world headquarters in Boca Raton, Fla.

The \$110 million, 624,000-sq-ft proj-

ect will be split among three five-story, tilt-up buildings of roughly 200,000 sq ft each. The buildings will be linked by glass-enclosed atria. Main circulation spaces are designed to have open views of a neighboring golf course at Arvida Park of Commerce.

Balfour Beatty Construction Co. of Plantation, Fla., plans to complete the project in August 2008.

In addition to office space for 2,500 employees, the buildings will house a 3,000-seat auditorium and dining facilities with seating for 3,000. Adjacent to the auditorium and dining areas is a one-acre outdoor courtyard that can be used for events.

Key Facts

Location: Boca Raton, Fla.

Contractor: Balfour Beatty Construction Co., Plantation, Fla.

Owner: Codina Group, Coral Gables, Fla.

Architect: RLC Architects, Boca Raton

Start Date: October 2006

Completion Date: August 2008

Crews are also building two parking structures.

Office Depot will be the anchor tenant of the new business park, filling nearly 28 acres of the 82-acre site.



33 Canyon Ranch Living/Carillon II (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$110 MILLION



This project was originally listed on last year’s Top Projects ranking. Further review indicates construction did not commence until January of 2006, when KM-Plaza Construction Services—not Bovis Lend Lease as was reported last year—started its work as construction manager for this 36-story, 853,000-sq-ft luxury condominium tower in Miami Beach.

Located on Collins Avenue, this condominium project will include 207 units with high-end finishes, such as designer kitchens and baths, stainless steel appliances and granite countertops. The facility, which also features a pool and oceanfront views, will include the well-known Canyon Ranch Spa.

Key Facts

Location: Miami Beach

Owner: WSG Development Group, Miami Beach

Contractor: KM-Plaza Construction Services, Miami

Designer: Arquitectonica, Miami

Start Date: January 2006

Completion Date: February 2008



36 Joint Intelligence Center, US-CENTCOM

SOUTHEAST'S TOP PROJECTS

COST: \$109.4 MILLION



The project is the construction of a new Sensitive Compartmented Information Facility at MacDill Air Force Base in Tampa. The building is a 4-story, 260,000-sq-ft structure with auditorium, central utility plant with shredder room and a large water storage tank for use basewide.

The facility will utilize pile and reinforced concrete foundations, metal frame with precast concrete exterior finish, metal decking, standing seam metal roof, raised computer flooring throughout, laminated force protection glass, elevators, underground utilities, landscaping, exterior walkways, paving, large entrance plaza, backup generator power, uninterruptible power supply

Key Facts

Location: MacDill Air Force Base, Tampa

Owner: U.S. Army Corps of Engineers, Mobile District

Contractor: Clark Construction Co., Tampa

Designer: Burns & McDonnell, Kansas City, Mo.

Start Date: July 2006

Completion Date: May 2008

system, communications wiring and audiovisual infrastructure. The project also includes the demolition of the existing underground basewide water storage tank and maintenance building.

The Tampa office of Clark Construction Co. will also furnish and install the Comprehensive Interior Design package and the audio-visual equipment.



37 Artech Residences

SOUTHEAST'S TOP PROJECTS

COST: \$107 MILLION



The nine-story, 870-ft-long structure closely resembles a cruise ship in its design. The dramatic 802,479-sq-ft elliptical concrete structure is set on auger-cast pilings and clad primarily in glass.

When completed, the \$107 million structure will feature 232 condominiums with pools, a spa, double tennis courts and a theater. Condos will range in size from 913 sq ft to 2,814 sq ft with prices starting at more than \$400,000 and reaching above \$1 million.

The project also features three parking garages totaling 464 parking spaces. Built on a site with ocean access, the site will also feature a marina.

With a design that appears worthy of the high seas, Coscan Construction of Fort Lauderdale set sail with the alluring Artech Residences at Aventura project in June 2006.

Key Facts

Location: Aventura, Fla.

Contractor: Coscan Construction, Fort Lauderdale

Owner: Shefaor Development, Aventura

Architect: Charles H. Benson and Associates, Miami Beach; Carlos Ott, Uruguay

Start Date: June 2006

Completion Date: August 2008



38 CityPlace South Tower

SOUTHEAST'S TOP PROJECTS

COST: \$105.5 MILLION



The **CityPlace South Tower** is the latest addition to the vibrant CityPlace entertainment, shopping and residential district in West Palm Beach, first developed to award-winning standards several years ago by The Related Group of Miami. (CityPlace was recognized by the Urban

Land Institute as one of 10 international projects to win an "Award of Excellence.")

The new, roughly 1-million-sq-ft tower, also being developed by Related, will be located across Okeechobee Boulevard from the retail center and next to the Palm Beach County Convention Center.

Led by the bold Jorge Perez, Related is not shy in its promotion of its latest West Palm project. At the development's Web site, www.cityplacesouthtower.com, the firm states: "True beauty is a stroke of genius. Better living through better thinking. CityPlace South Tower features a host of elegant new technologies to deliver a lifestyle of effortless beauty."

The new condo tower will feature

Key Facts

Location: West Palm Beach, Fla.

Owner: The Related Group, Miami

Contractor: Moss & Associates, Fort Lauderdale, Fla.

Architect: Roger Fry, West Palm Beach

Start Date: May 2006

Completion Date: July 2008

www.cityplacesouthtower.com

commercial space for retail; 420 one-, two- and three-bedroom apartments; 685 parking spaces spread across an eight-story parking garage; an entry fountain; two-story lobby; and ninth-floor amenities deck with infinity-edge pool, spa and sauna. Each residential unit will feature an integrated wireless network.

Interior design was provided by Hirsch-Bedner Associates of Atlanta.



39 Paramount on Lake Eola

SOUTHEAST'S TOP PROJECTS

COST: \$102 MILLION



With lakefront views and close access to local shopping, developers are creating an attracting address with the \$102 million Paramount on Lake Eola.

The 853,161-sq-ft, 16-story tower will be home to 313 condominiums. The sleek art deco building offers floor-to-ceiling glass windows for expansive views. The fifth floor will feature a pool deck with a fitness center, Jacuzzi, outdoor lounge and outdoor art galleries.

The project includes a four-story, 283,000-sq-ft parking deck with 632 spaces. The two-acre site will also be home to 13,000 sq ft of retail and office space as well as a 33,000-sq-ft Publix grocery store. The project neighbors 42-acre Lake Eola Park.

Key Facts

Location: Orlando

Contractor: Hardin Construction Co., Orlando

Owner: ZOM, Fort Lauderdale, Fla.

Architect: Looney, Ricks, Kiss, Memphis, Tenn.

Start Date: April 2006

Completion Date: Summer 2008



40 Lenbrook (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$100 MILLION



Upscale full-service retirement community Lenbrook in Atlanta is nearly doubling its facilities with a 440,000-sq-ft, 25-story project.

The new tower will add 142 new luxury independent-living units to the Buckhead-area senior community, as well as 60 skilled nursing units and 16 assisted-living units.

The \$100 million project is being handled by Bovis Lend Lease of Atlanta.

Amenities include three dining areas, meeting/ballroom facilities, salon, fitness center, 38,000-sq-ft elevated amenities plaza and wellness center and spa.

The concrete-frame tower is clad by precast panels and curtain-wall glazing.

Key Facts

Location: Atlanta

Contractor: Bovis Lend Lease, Atlanta

Owner: Lenbrook Foundation, Atlanta

Architect: THW Design, Atlanta

Start Date: July 2006

Completion Date: June 2009

The tower is expected to complete in February 2009.

As part of the project, Bovis Lend Lease is also renovating the existing building. That project will wrap up in June 2009.



40 1010 Midtown (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$100 MILLION



With many of the high-profile projects focused on Buckhead, developers of 1010 Midtown are throwing a curve. The 35-story, 630,000-sq-ft mixed-use retail and residential project is located on approximately two acres between 11th and 12th on Peachtree, and sets itself apart with its distinguished curved facade.

The project features 38,000 sq ft of street-level retail with 40-ft facades. The residential portion of the building will include 443 high-end condominiums. Condos will include one-, two- and three-bedroom floor plans with 10-ft ceilings.

As part of the project, a 270,270-sq-ft parking deck with capacity for 810 cars is also being built.

Key Facts

Location: Atlanta

GC: Brasfield & Gorrie, Birmingham, Ala.

Architect: Rule Joy Trammell + Rubio, Atlanta

Owner: 1010 Peachtree Partners, LLC, Atlanta

Start Date: September 2006

Completion Date: February 2008



40 Core Laboratory Building, North Carolina Research Campus (tie)

SOUTHEAST'S TOP PROJECTS

COST: \$100 MILLION



The \$100 million Core Laboratory Building will contain specialized equipment, including a 900-megahertz nuclear resonance spectrometer for analyzing and dissecting the structure of molecules into their component atoms; a 800-megahertz spectrometer and a 700-megahertz NMR spectrometer for the analysis of smaller molecules; and a genomics facility capable of analyzing the genomes of plants, animals and people.

There also will be an imaging facility that will include electron microscopes and computers to produce advanced three-dimensional reconstructions and

Key Facts

Location: Kannapolis, N.C.

Contractor: Turner Construction Co., Charlotte, N.C.

Owner: Castle & Cooke, Kannapolis, N.C.

Architect: Narmour Wright Creech Architecture, Charlotte, N.C.

Start Date: February 2006

Completion Date: 2008

Turner Construction Co. of Charlotte, N.C., is constructing the first building on the North Carolina Research Campus in Kannapolis, N.C. The 311,000-sq-ft, four-story building will consist of a steel structure with a brick veneer and copper standing-seam roof.

a Good Manufacturing Practice manufacturing facility that can produce both small molecules and biologics.

The project also includes a central energy plant. This 20,000-sq-ft building consists of chillers and boilers and will service the entire campus.

These are the initial buildings for this 350-acre research campus.