

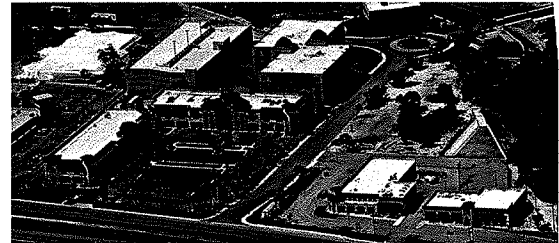


2007 ABC Excellence in Construction  
Entry Category: Commercial \$10-25 Million

## CONTRACTED SCOPE

As San Antonio continues to grab national attention by snaring major corporate relocations and posts a solid economic growth forecast, local developers are finding ways to capitalize on the trend. Corporate relocations coming to San Antonio have selected to take their campuses to the suburbs where their employees live thus reducing their travel time. Developers, like REOC Partners, Ltd., are finding ways to infiltrate the limited travel distance people are willing to go by introducing mixed-use developments like La Arcata.

Middleman Construction Company entered into an agreement with REOC Partners, Ltd. to provide pre-construction, preliminary estimating, project management, and construction services for the La Arcata Development.



*(Aerial view of 10 acre development)*

The project, situated on a 10 acre site, consisted of a three story office building (100,000 sq.ft.) with a five story parking garage (168,000 sq.ft./ 500 space), two story retail center (92,000 sq.ft.), and two out-parcel retail buildings (25,000 sq.ft.) located across a newly constructed 60' public roadway. The development is tied together by a pair of La Arcata landmarks placed directly on the corner of Tuscany Stone and Loop 1604 and built to resemble an ancient Roman aqueduct system in disrepair but providing a gateway to the development. Construction began in September 2005 and was completed September 2007.



*(Section of the 2 story retail center features architectural effects such as stone archways and columns to enhance the Tuscan theme)*

To incorporate a Tuscan architectural theme, clay tile roofing, Lampasas sandstone masonry, brick pavers, ornamental railing, EIFS accents, and architectural features such as stone archways and cantera columns were used on the

exterior. The interior of the office building has travertine tile floors custom quarried in Spain and handcrafted light fixtures. Also, the office has a state of the art computerized 42" touch-screen directory, mechanical energy management, building automation system, and a controlled-access system to facilitate off-site property management.



*(3 story office building features architectural domes, decorative canopies, Viracon reflective glass, cast stone and brick veneer)*

In conclusion, Middleman's \$20.3 million contract included approximately 20% of self-performed work related to carpentry, concrete, and interior finishes; and 29 ABC members assisted in the project's success. Middleman Construction Company was honored when REOC chose our firm to be a part of their team to create

this unique, Class A, Tuscan themed mixed-use development. We are pleased to submit this project for consideration in this year's ABC Excellence in Construction Award program.



**MIDDLEMAN**  
CONSTRUCTION COMPANY