



"Shook's Design-Build process was a major factor in the success of the Port Authority's first project." Ron Parker, Executive Director, Dayton-Montgomery County Port Authority



Four years ago, the city of Dayton, Montgomery County and Shook Construction partnered to construct a 165,000 SF office building and 500 space parking garage at the corner of Monument and Patterson for the newly created Relizon Company, which had previously been the Informations Solutions Group at Reynolds and Reynolds. We were to demolish the old Sears store, build a new street, construct the office building and parking garage to meet a requirement that Reynolds had established to have Relizon move out of their existing space in Research Park. Pinnacle Architects was hired to design the structure while demolition started. Once demolition was completed, the footers and foundations were dug, this is when Shook discovered an 1880 vintage "gasometer" that was once used to create benzene to light the streets in Dayton. As we know now, benzene causes cancer and so this discovery slowed down the process to finance the project until the extent of the problem could be determined. The City of Dayton had promised a clean building site, so they began the process of testing and cleanup. This process took several months, but Shook continued to work to keep the project on schedule. Since we had not closed the transaction, Shook

was paying the subcontractors out of their own pocket with no real guarantee as to when the transaction might close. This went on for weeks as workers drilled test wells, removed the benzene and shipped the hazardous material to an incinerator in Nebraska. The results of the tests would determine the future of the site, the final decision of Relizon to occupy the building and whether an investor would buy the Port Authority bonds. Again Shook kept working and paying the workers in order to keep the project on schedule. By the time we actually closed the transaction, Shook has spent 4-million dollars of their own money. With the environmental issues hanging over our head and since we did not know the outcome of the testing, Shook was taking a huge financial risk. But Shook realized the importance of the project — a 27-million dollar investment and 500 new jobs for downtown Dayton. Shook refused to let environmental issues keep them from doing their job. It is rare to find a company with this kind of determination and professionalism. Shook successfully completed this project on budget and on time, despite the environmental conditions and an aggressive 16-month schedule.



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