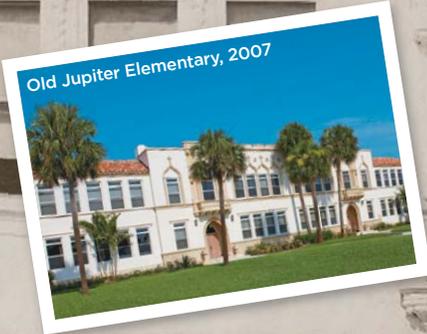


INSIGHT

The Official Newsletter of Hedrick Brothers Construction

Summer 2009

Old Jupiter Elementary, 2007



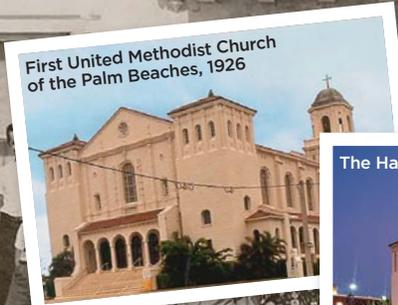
Il Palmetto, 1929



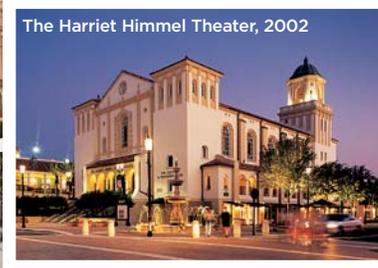
Il Palmetto, 2003



First United Methodist Church of the Palm Beaches, 1926



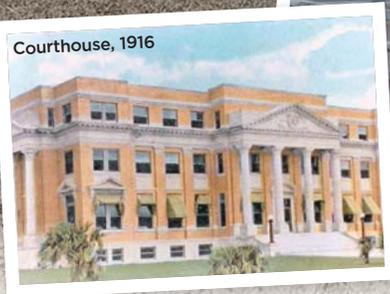
The Harriet Himmel Theater, 2002



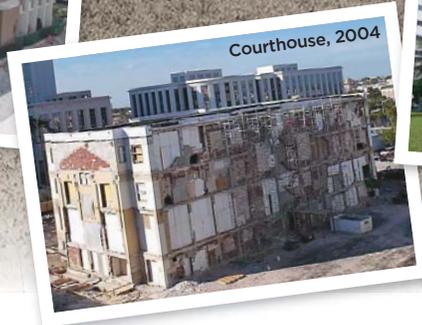
Courthouse, 1972



Courthouse, 1916



Courthouse, 2004



Palm Beach County 1916 Historic Courthouse, 2007



Background Image:
Original Class of Jupiter Elementary School, 1926

A Heritage of Restoring Greatness to Glory

Preserving tradition and building for tomorrow, Hedrick Brothers Construction brings a legacy of lasting quality and value to restoration. Our dedication to preserving the pride and promise of renowned historic, commercial and residential structures remains our reputation for today and responsibility for tomorrow.

Commercial ■ Historic Restoration ■ Education ■ Luxury Residential ■ Sustainable Construction



Bringing Visions to Reality



Summer in Florida. Longer days and warmer nights. A time to discover and relax a little. I was asked recently about my favorite summer memory. Growing up in West Palm Beach, my brother, Paul, and I would spend many days at my cousin Ricky's house in the Parker Ridge area.

We would pack a lunch and canteen of water and ride our bikes to what was Dreher Park. I-95 was not there. We would "explore" and speculate on what monsters inhabited the "jungle" and occasionally get chased out of there by unknown (imaginary) gigantic animals. When we were not getting chased around, we would play games, eat our packed lunch and drink from our army canteens. It was a simple time in the early 60's. We were completely sheltered from all that was going on around us. Hot summer days were all we knew, and every day was a new adventure. Quite appropriate coming from a born and raised Floridian.

This summer is a little different. We are all feeling the current economic conditions, and those long, lazy days are not as restful as before. But opportunity is still out there, to be captured in a variety of industries. Business can still be done. Our American spirit will make us thrive. This is a time to remain positive, ensure quality, invest in our businesses, and continue to give back to our communities.

The employees of Hedrick Brothers Construction are an integral part of what makes us a successful company. I am pleased to share:

- 17 have earned the LEED AP credential from the Green Building Certification Institute – including yours truly.
- Frederick Mims and Eli Austin are recent graduates of the four-year AGC Apprenticeship Program in Carpentry.
- Our team building the PBCC Technical Education Center in Belle Glade is supporting local vendors for this important "green" project in the western communities.

As Hedrick Brothers Construction celebrates its 30th anniversary, we continue to remember our history and in this issue, turn to the topic of historic preservation. We hope you enjoy our thoughts on the subject.

We are developing relationships for the long term, investing in our business and are ready for the next job. We are here, we are involved and we look forward to working with you into the future.

Dale Hedrick, President

Hedrick Brothers Construction employees and family members will participate in the **American Heart Association's Start! Heart Walk**, September 26, in downtown West Palm Beach. We are raising funds this summer and hope you will contribute to this cause to save lives from America's No.1 and No. 3 killers: heart disease and stroke. Please contact Kim Goblisch at goblisch@hedrickbrothers.com for more information.



RESTORING & RENOVATING THE PALM BEACHES FOR 30 YEARS: A ROUNDTABLE DISCUSSION WITH DALE HEDRICK, GENE PARKER AND ROBIN LUNSFORD

MODERATOR:

Quality craftsmanship is an integral part of the restoration process. Why?

RL:

One of the most exciting elements about restorations is that while working on the buildings you will find the quality and standards of the original craftsmen and tradesmen. Once you understand how they did the work, you now have the opportunity to achieve the original intent using new materials that most of the time are better than the original. The buildings tell you so much about the time period and the tradesmen working there. In a restoration, all of the pieces need to be put back the way it originally was built.

MODERATOR:

What are the most profound issues that Hedrick Brothers Construction sees during an historic restoration or renovation that the team needs to address?

DH:

Life safety issues. South Florida is so different from other parts of Florida and the country. The challenge is meshing the requirements for historic restoration or renovation and current building codes, such as impact glass, re-strapping rafters, structural systems, energy codes, etc., and bringing the entire structure up to code.

MODERATOR:

Hedrick Brothers Construction worked with Fairfax & Sammons and Bridges Marsh on one of the largest private residences on Palm Beach. Can you cite a few examples of historic restoration and renovation with this project?

GP:

The most significant restoration was saving the major ceilings of the living and dining rooms which were painted over in white. The painted ceilings were stripped and the original stencil work was found. Historic artisans were then able to restore the ceilings to their original 1925 state. To protect the restored ceilings, the area then needed to be enclosed and air-conditioned while the remainder of the home was completed.



MODERATOR:

How do you begin construction plans for a residential property that is landmarked historic or has historical elements?

DH:

The first thing you do is evaluate what is worth protecting, secure the site, investigate without damaging and verify what is original. What you generally find is that you don't know what you have until you pull the paint off and remove the renovated elements. For example, a living room had an existing flat ceiling. We tore the ceiling down and found a beautiful Tudor vaulted ceiling with exposed beams and corbels.

GP:

It is important to: 1) retrieve drawings from the Building Department; 2) expose structure during demolition; 3) meet with the owner to share your findings and determine their needs; and 4) begin discussions with the local Landmarks Committee and Building Department.

RL:

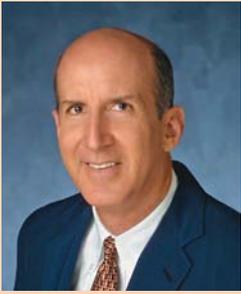
Experience with previous building projects teaches us how buildings were constructed in various time periods and gives us the knowledge of what to expect and forecast.

MODERATOR:

Can you share some advice for owners who have purchased a property which includes historic elements?

GP:

A good team is needed: architect, owner and contractor. Collaborating at the beginning of a project and setting restoration guidelines throughout the building and property before the architect begins drawings, can fulfill the expectations of the owner. Hedrick Brothers Construction can assist the owner with setting these historic-restoration guidelines.



Dale Hedrick, President



Gene Parker, Vice President



Robin Lunsford, Project Manager

DH:

Call Hedrick Brothers! Having the experience in restoring and renovating local historic homes and properties, we know the process and can help you find out what elements are landmarked, what restrictions are in place, and what can and cannot be done to the property.

RL:

The same applies to commercial and educational projects. If the building is a registered landmark or has historic designation with any governmental agencies, then it has restrictions – and we can help.

MODERATOR:

With historic restoration, is there ever a moment when you determine that a portion of the property cannot be restored? Is replication more appropriate?

RL:

When you find that there is an area or portion of the building that is not structurally sound, it forces replacement.

DH:

When previous modifications destroy historic elements to a point where none are left to be reproduced, or there are significant life safety issues, or the structure cannot be saved without replacement, public safety should be the most important factor.

MODERATOR:

The 1916 Palm Beach County Courthouse, The Harriet Himmel Theatre and the Dubois House were historic restorations. Hedrick Brothers Construction is currently working on the renovation of Palm Beach Town Hall, the Bath & Tennis Club and a number of private residences which have historic elements. Can you cite a few examples of historic restoration/renovation at these projects?



RL:

With a funding commitment from the Preservation Foundation of Palm Beach, Palm Beach Town Hall has an exterior restoration which includes repairs to architectural cast elements that are spalling because of the building's exposure to salt air. We are upgrading key structural elements.

DH:

Dubois House was originally built on a federally protected Indian midden, which is a mound or deposit containing shells, animal bones and other refuse that indicates the site of a human settlement. To preserve this important archaeological resource, we had to use eight archaeologists to dig footings/foundation for the new porch that was being replicated.

MODERATOR:

Thank you for this insightful discussion.



Florida Trust For Historic Preservation Conference Update

Hedrick Brothers Construction was a proud sponsor of the Florida Trust for Historic Preservation 31st Annual Statewide Preservation Conference held May 13 to 16 in Palm Beach County. Christine Corrigan, Marketing Director, was a member of the Planning Committee as Special Event Co-Chair; Dale Hedrick, John Banting



and Robin Lunsford were conference speakers and Catherine Dzenutis, Sandy Scanlon, Chris Mattingly, and Cheri Pavlik participated as conference attendees.

Green Building and Historic Preservation Track

Recycling While Rehabilitating

Dale Hedrick and John Banting provided an overview on how natural resources can be conserved and preserved during restoration and rehabilitation projects. Highlights included an overview of Hedrick Brothers Construction's experience in building green, and the application of remanufacturing, reusing and recycling in construction projects.

Applying LEED to Historic Buildings

The U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System certifies the qualities of a building which make it green. For historic buildings, those qualities are generally evaluated under LEED for Existing Buildings. John Banting spoke about bringing green-building visions to reality including the current modernization of Northboro Elementary School in West Palm Beach.

The Restoration of the Palm Beach County Courthouse: A Mobile Workshop

The restoration of the **Historic 1916 Palm Beach County Courthouse** was a collaborative effort that has

returned the site back into a stunning landmark in downtown West Palm Beach. The Courthouse is used for

county offices, the Historical Society of Palm Beach County's office, and a museum. Harvey Oyer presented the history of the courthouse from 1916 to the 1970's, the importance of restoring this prominent building and garnering community support and funding for this restoration project. Robin Lunsford, Project Manager for the Courthouse, and Project Architect, Rick Gonzalez, of REG Architects gave a presentation on the feasibility through the actual restoration construction and led an extensive exterior and interior tour of the building.





HEDRICK BROTHERS CONSTRUCTION

2200 Centrepark West Drive, Suite 100
West Palm Beach, FL 33409
(561) 689-8880 | www.hedrickbrothers.com

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SIGHTINGS

Community Events

Palm Beach Atlantic University invited Robin Lunsford to give an historic preservation-themed presentation to a public history class. Robin shared his restoration knowledge and experience, including the steps taken for preserving older buildings, local historic preservation guidelines, and the inherent challenges of this process with Hedrick Brothers Construction projects: the Historic 1916 Palm Beach County Courthouse, The Harriet Himmel Theatre and Palm Beach Town Hall.

Hedrick Brothers Construction participated in the AGC Fishing Tournament on a 37' Bertram Sportfish. Employees Erik Himmel – who also served on the tournament committee – Mike Jones, Jose Navarro, and Steve Hynds, along with Ruben Blanco of Astorino Architecture and the boat captain, Jack Matthis, enjoyed a great day on the water.

Jim Kleen, Tony Mish, Erik Himmel, Jim Kleen II, Berretta Davis and Dave Smith represented Hedrick Brothers Construction at the School District of Palm Beach County SunFest booth. Themed “Educating the Green Generation,” the District’s green school projects, including Northboro Elementary, were highlighted as an educational tool for the public.

Professional Events

Hedrick Brothers Construction hosted the 2009 Leadership Palm Beach County Class Closing Retreat. The half-day session was held at The Preservation Foundation in Palm Beach and included a welcome by Leadership Palm Beach County graduate Dale Hedrick, an evaluation of the year, the class project and committees.

Hedrick Brothers Construction participated in the Florida Educational Facilities Planners Association (FEFPA) Conference July 7–10 in Boca Raton. The “green” themed booth highlighted the educational projects currently under construction: Northboro Elementary School and the PBCC Technical Education Center.

New Projects

Our residential division has **three new projects** underway: construction of a 32,000 SF equestrian estate in Wellington with Smiros & Smiros Architects, the renovation of a 10,535 SF residence in Palm Beach with Fairfax & Sammons Architects, and the renovation of a 24,000 SF residence in Palm Beach with Bridges Marsh and Associates.

2009 Build Florida Award

Hedrick Brothers Construction received the 2009 **Build Florida Award** in the category of LEED Building Construction for EcoPlex at Centrepark West, West Palm Beach. The Florida East Coast Chapter of the Associated General Contractors of America, Inc. presented the award at their annual dinner in West Palm Beach.



Rick Logan, MPA Architects, and Bob Schafer, 2009 Florida East Coast AGC President, present Dale Hedrick with the company’s tenth Build Florida Award.

AGC Apprenticeship Program

Frederick Mims, Jr. and Eli Austin have both received the **Completion of Apprenticeship for the Florida Department of Education Division of Workforce Education in Carpentry**. Eli was also awarded a tool belt with tools for his achievement as 4.0/honor roll student. The Florida East Coast Chapter AGC Apprenticeship four-year program is offered through Palm Beach Community College (Lake Worth campus) and includes on-the-job training combined with classroom-related instruction, which means that students are employed in their field of study during the day to gain carpentry skills experience while they participate in the program in the evening.



Ben Clemens congratulates Freddie Mims on completing the AGC Apprenticeship program

Congratulations to Hedrick Brothers Construction’s 17 team members who have earned their **LEED AP Certification**: Dale Hedrick, Rick Ricalton, Jun Lee, John Banting, Berretta Davis, Erik Himmel, Cheri Pavlik, James Hartnett, Catherine Dzenutis, Dave Smith, Sandy Scanlon, Robin Lunsford, Tony Mish, Mike Moore (not pictured Jim Kleen II, Chris Mattingly and Dave Muir).



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Please recycle.

