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Firms Breaking New Ground



Photo courtesy of Boulder Creek Builders m

Boulder Creek Builders Opens Office in Louisville

Boulder Creek Builders will open a new office in historic downtown Louisville on Nov. 18.

The completion of the remodeled building not only marks the next phase for Boulder Creek Builders, but is also an enhancement to the overall look and feel of Front Street, home to Louisville's popular Farmer's Market and Downtown Street Faire.

The firm's grand opening event will serve to formally introduce Boulder Creek Builders as the newest member of the downtown business community. Boulder Creek Builders purchased the office building at 841 Front St. on June 23 in order to secure more space for their employees and day-to-day operations. Moreover, firm leadership were attracted to the small-town feel of Louisville, which is centrally located and in good proximity to current and future Boulder Creek communities, said David Sinkey, principal of Boulder Creek.

"We are delighted to be celebrating our grand opening and officially joining the ranks of the many great businesses in downtown Louisville," added Sinkey. "The small-town feel is perfect for us and we look forward to continuing our strong momentum in this outstanding community."

The recently completed building renovations took 60 days to complete. The building has an entirely new look and feel, with vast improvements to the exterior façade that matches the charm of downtown Louisville.

Stresscon Completes Belmar Target Installation

Stresscon Corp., Colorado Springs, finalized the installation of precast concrete for the new Belmar Target store in Lakewood.

A first of its kind in Colorado, the Target is built on a precast concrete elevated podium, allowing for parking underneath the store.

Situated on only five acres, the "relatively small construction site dictated the need for this podium type of construction, and precast was the perfect solution," said Dave Mahan, Stresscon's business development manager.

Given the inherent advantage of using regional materials, precast concrete will contribute to the building owner's goal of LEED-Silver certification.

The precast scope of work for this job is comprised of more than 130,000 sq ft of double tees; over 2,000 lin ft of beams; 68 columns, two of which were 72-ft-tall, pre-stressed columns; more than 5,600 sq ft of spandrels; 56,000 sq ft of wall panels, more than half of which were insulated; and 15 precast staircases.

A significant advantage to using precast concrete on this project was the inherent, accelerated construction schedule that precast has to offer, added Mahan. That was key in ensuring that general contractor Roche Constructors, Greeley, will be able to meet the planned grand opening in March 2011.

Construction Market to Increase 8% in 2011 Says McGraw-Hill Construction Outlook

McGraw-Hill Construction, part of The McGraw-Hill Cos., last week released its 2011 Construction Outlook, a mainstay in construction-industry forecasting and business planning, which predicts an increase in overall U.S. construction starts for the coming year.

The level of construction starts in 2011 is expected to advance 8% to \$445.5 billion, following the 2% decline predicted for 2010.

"While the economy is still facing headwinds, the stage is being set for construction to see modest improvement in 2011 from this year's very weak activity," said Robert A. Murray, vice president of economic affairs at McGraw-Hill Construction. Murray addressed nearly 400 construction executives and professionals at the 72nd annual Outlook 2011 Executive Conference in Washington on Oct. 27.

"We're turning the corner, slowly. 2011 will be the first year of renewed growth for overall construction activity, and 2010 becomes the final year of a very lengthy and unusual construction cycle," he said.

Based on significant research and in-depth analysis of macro-trends, the 2011 Construction Outlook details the forecasts for each construction sector, as follows:

- Single-family housing in 2011 will climb 27% in dollars, corresponding to a 25% increase in the number of units to 565,000 (McGraw-Hill Construction basis).

- Multifamily housing will rise 24% in dollars and 23% in units, continuing to move gradually upward.

- Commercial buildings will increase 16%, following a three-year decline, which dropped contracting 62% in dollar terms. The levels of activity expected for stores, warehouses, offices and hotels in 2011 will still be quite weak by historical standards.

- The institutional building market will slip an additional 1% in 2011, retreating for the third-straight year. The difficult fiscal climate for states and localities will continue to dampen school construction, although the health-care facilities category should see moderate growth.

- Manufacturing buildings will increase 9% in dollars and 11% in sq ft.

- Public works construction will drop 1%, given the fading benefits of the federal stimulus act for highway and bridge construction.

- Electric utilities will slide 10%, falling for the third year in a row.

The 2011 Construction Outlook brought together top executives and professionals from all areas of the construction industry.

"Outlook is the definitive event for construction professionals to prepare for the year ahead," said Keith Fox, president, McGraw-Hill Construction. "We are pleased to provide essential

knowledge and insight to help our customers grow their businesses and succeed. This year's outlook showcased the industry's best minds and most experienced players, from economists, to technologists, to industry analysts."

In addition to Murray's Construction Outlook, industry experts delivered forecasts for green building, residential building, building product manufacturers, building materials, technology, and the economy as a whole, shedding light on those crucial sectors.

"The U.S. economy is in the second year of economic expansion," said Kathleen Camilli, president of Camilli Economics. "While the growth rate is currently modest, momentum is likely to grow as the economy responds to ongoing monetary and fiscal stimulus in the pipeline. Notwithstanding the financial crisis' impact on residential and nonresidential construction, growth in this sector of the economy will continue to be driven by innovation in building technologies."

McGraw-Hill Construction and Mountain States Construction magazine will host a regional Outlook in Denver on Nov. 9 at the Lakewood Country Club, 6800 W. 10th Ave., Lakewood. For more information, or to register for the event, go to www.construction.com/events. Call 303-584-6724 with questions.

September contracts for future construction in Fort Collins, Loveland and Larimer County

(In thousands of dollars)

	2010	2009	Percent Change
Nonresidential	\$3,489	\$2,551	37
Residential	\$8,374	\$11,141	-25
Total Building	\$11,863	\$13,692	-13

For the year-to-date on a cumulative basis, the totals are:

	2010	2009	Percent Change
Nonresidential	\$77,419	\$135,425	-43
Residential	\$141,062	\$77,187	83
Total Building	\$218,481	\$212,612	3

-Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.

-Residential buildings include one- and two-family houses and apartments.

September contracts for future construction in Greeley and Weld County

(In thousands of dollars)

	2010	2009	Percent Change
Nonresidential	\$2,167	\$6,850	-68
Residential	\$12,191	\$10,963	11
Total Building	\$14,358	\$17,813	-19

For the year-to-date on a cumulative basis, the totals are:

	2010	2009	Percent Change
Nonresidential	\$131,301	\$367,931	-64
Residential	\$156,772	\$126,689	24
Total Building	\$288,073	\$494,629	-42

-Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.

-Residential buildings include one- and two-family houses and apartments.