



## Wallace & Williams

**Brothers complete largest contract ever awarded to minority-owned firm by state university system**

*Story/photos, pages 6, 8*

# Construct II completes \$24 million project under budget

ORLANDO, FL-- When brothers Derrick Wallace and Keith Williams graduated from Florida A & M University (FAMU) in 1975 and 1979, respectively, they had no way of knowing that three decades later their company, Construct Two Group, would secure and complete the largest prime contract ever awarded to an African American-owned construction management firm by the university system in Florida.

This month, Construct Two Group wrapped up its

\$24 million contract with the state by completing the new home of FAMU's Developmental Research School (FAMU-DRS) located on the university's Tallahassee, Fla., campus. It did so in near record time, bringing the project to completion in only 19 months.

And to add a little icing to that cake, the firm used its value engineering capabilities to trim more than \$1.5 million off construction costs-- to the owner's joy and delight.

"This project has brought us full circle," said Derrick Wallace, chairman, Construct Two Group. "The time we invested in our FAMU education gave us the tools we needed to build our business into the strong firm it is today. We are proud to have successfully completed this education project for a new generation of students."

This month nearly 500 K - 12 students entered the FAMU-DRS campus for the first time. They were welcomed into a

new 132,116-square-foot educational complex of six buildings: elementary, middle and high school classroom buildings, an administration building, a cafeteria/auditorium with full commercial kitchen, and a gymnasium.

The complex includes energy efficient indirect lighting, life safety technology and smart boards in each classroom. A wireless network system, installed campuswide, also connects to the FAMU campus police. And, the school now

boasts a TV production studio.

Because of the sheer size and complexity of the project, it had its share of problems. But the project-savvy owners were undaunted.

"We solved the project's construction challenges through our team's experience, long-term relationship with the architect and a strong partnership with the university's facilities department," said Keith Williams, president/CEO.

Thirty-five percent of

Construct Two Group's staff, including the company's president/CEO and chairman, are FAMU alumni.

Rhodes + Brito Architects of Orlando designed the facility. TLC Engineering for Architecture of Orlando Fla., provided the electrical and structural engineering. Mechanical and plumbing engineering was provided by J.J. Christie & Associates of Winter Park, Fla.

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## Fact Sheet

**Project Name:** New Campus of Florida A & M University Developmental Research School (FAMU -DRS)

**Location & Owner:** Florida A & M University, Tallahassee, Fla.

**Description:** Construct Two Group has completed the largest prime construction management contract ever issued to an African-American owned company by the university system in Florida. The FAMU-DRS project is composed of six main buildings totaling 132,116-square-foot for K - 12 students.

**Construction:** Construct Two Group's Tallahassee Office Manager: 201 E. Lafayette Street, Suite 210, Tallahassee, Fla. 32301

**CM Contract:** \$24 million

**Completion:** January 2009, completed in 19 months

**Construction Facts:**

Construct Two Group through value engineering saved the owner more than \$1.5 million

35% of Construct Two Group's staff is alumni of FAMU

Construct Two Group started construction with 75% completed construction documents

Project had an aggressive 19 month construction schedule

Construction was divided into two phases: site work and underground utilities, and vertical construction

Energy saving indirect lighting was installed throughout the campus

Project was completed within schedule and budget



Wallace (standing) and Williams review project plans.

Construct Two Group provides construction management, design-build and program management services to public and private sector clients.

Having completed more than \$500 million in projects since its founding in 1990, Construct Two Group is the largest African-American-owned construction management company in Florida. The Company employs a professional and support staff of 31 from offices in Orlando, Tampa and Tallahassee, Fla.

Please visit [www.constructtwo.com](http://www.constructtwo.com) for additional information.



Aerial campus photo, middle school building, science laboratory, gymnasium, administration building  
Photo: Ben Tanner Photography



Above: FAMU DRS Gym Interior. PHOTO: Ben Tanner Photography



Above: FAMU DRS Middle Bldg. PHOTO: Ben Tanner Photography



Above: AMU DRS Science Lab. PHOTO: Ben Tanner Photography

## Construct II Group's work applauded by FAMU students

As students walked into the gymnasium of Florida A&M University's Development and Research School, their eyes lit up with amazement. The well lit space came complete with a full basketball court, scoreboard and bleachers. The finishing touch was the high gloss court with an enormous painted FAMU rattlesnake in the middle.

"If you look around, the kids really enjoy it. They named (the gym) the snake pit because of the huge snake on the floor," said Rick Davis, FAMU DRS' boys basketball coach. "It has a dual court so I can have my JV and Varsity practice at the same time. We have an 84-foot full court. It's much better than the place we came from because we didn't have any AC or heat; we had problems with the lighting. Here, we have all the lighting that we can ask for."

The new gym is part of FAMU DRS' new location on Wahnish Way and is only a fraction of what the new school has to offer.

Officially opened on Jan. 5, FAMU DRS kicked off 2009 with a number of new features at the new school like a wireless network system throughout the entire campus, smart boards in each classroom and a TV production room.

FAMU DRS Superintendent Ronald Holmes is pleased with the new school.

"With this building, FAMU DRS is provided with state of the art equipment, resources and technology where students can gain information quickly and can use that information wisely and most importantly, students can have a faster way of learning the necessary skills for them to be successful in the real world," Holmes said.

Teachers are also pleased with the new facility.

"I think the new building will eliminate one more distraction as far as the facility," said sixth grade teacher William Cook. "A lot of times when kids don't see a pretty building, they see kind of a rundown building, they won't be as motivated. I think with all of the new state of the art things that we have here at the new school that will be something that will basically allow them to achieve more."

FAMU DRS, a state funded project that cost the \$30 million, includes six complexes: administrative complex, elementary, middle, and high school complexes, a gymnasium, and a cafeteria, which is a mix between an auditorium and cafeteria.

Holmes explained that the process for building the school took three years; a process that was in development before he became superintendent.

Regarding safety for the students and staff, Holmes explained that the new school will have a feature that is connected to the university's police department.

"We have technology in the area of security," Holmes said.

"This entire building, in a standpoint of security, is a wired network with the university police station."

Having so much extra space and improvements in almost every aspect, Holmes said he is hoping enrollment will dramatically increase more than it has already.

"Last year, we had a total of 366 students. This school year, fall 2008, we increased the enrollment by 104 students so by December 2008 it was 469," Holmes explained. "For this semester we may have 10 to 15 students that may enroll for January, which is not typical, but in the fall we are projecting, in fact, we are recruiting approximately 300 students. We plan to get maximum capacity for the fall, which would be 746 students."

"The infrastructure has already been laid (for the auditorium) so now we just have to find the additional funds for that project to take place," Holmes said.

*(Story by Matthew Richardson)*