

T.W. FRIERSON CONTRACTOR, INC.

# THE HARD HAT NEWS

ISSUE 03 // DEC 2021



Creating a foundation for people to thrive.



# 100%

On November 9th we gathered for our annual employee celebration event and the day was full of excitement and surprise announcements from our leadership team. The biggest announcement was that as of November 1, 2021 we are officially a **100% Employee Owned Company!**



### ***But, what does this really mean for T.W. Frierson?***

Employee ownership means no single person, family, or third party is a majority shareholder of company stock. Instead, the company's stock is allocated among employees through shares. Working for an employee owned company is a positive experience because employees at all levels of the organization have the same ownership opportunities. It's a true team environment.

The corporate advantage to sponsoring an ESOP is the company becomes exempt from corporate federal income taxes. Employee owners also win by working in a purposeful work environment with a valuable payday at retirement, and with everyone working hard to increase their payday, all of T.W. Frierson's stakeholders reap the benefits!

### ***Our Big Hairy Audacious Goal: 40 In 40***

T.W. Frierson embraces a family culture of sharing and equality. In fact, we're as passionate about fostering a thriving work environment for our employees as we are at building things. In an effort to literally put our money where our mouth is, T.W. Frierson has set a big hairy audacious goal of creating at least 40 ESOP millionaires by 2040. We're not just focused on the business, we are also focused on our family of owners and ensuring they succeed.

“

EMPLOYEE OWNER  
TESTIMONIAL

*What does being  
100% Employee Owned  
mean to you?*

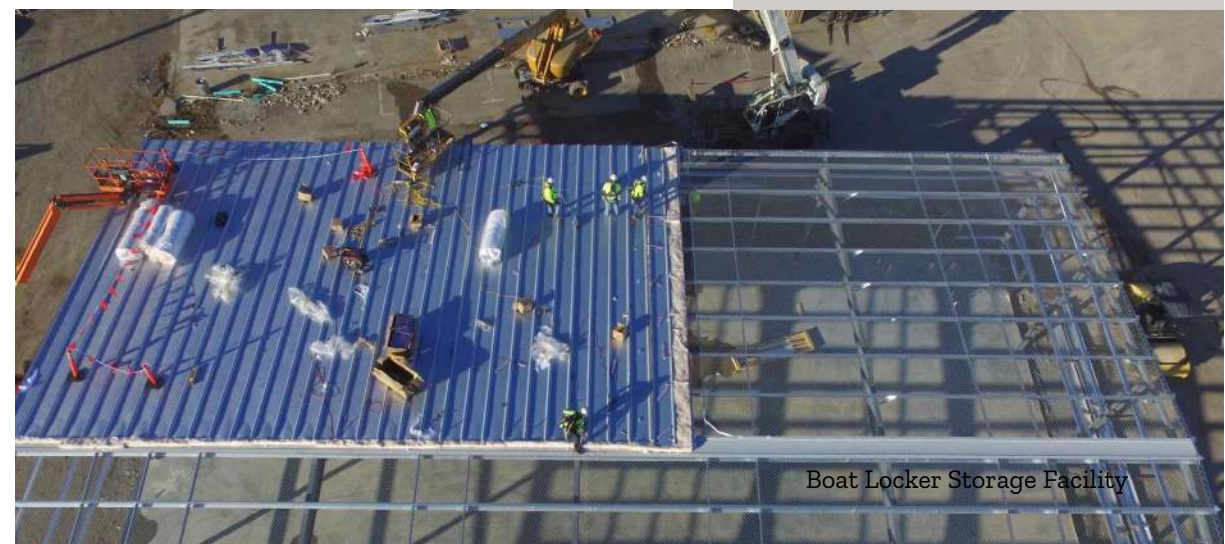
Peace of Mind... If all Employee Owners are truly invested in doing a great job, saving money, and having the best interest of the company in the forefront of each decision made, we should have Peace of Mind that our years of retirement will be the best years of our lives.

Sara Proctor  
Project Engineer

”

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Boat Locker Storage Facility

Welcome to  
**T.W. FRIERSON**  
CONTRACTOR, INC.

Michael Cochran  
PCS Carpenter

Michael Nanney  
Project Manager

Christian Ramirez  
DSB Laborer

Madison Wright  
PCS Carpenter Helper

Cesar Yopez  
DSB Laborer

Donnie Martin  
DSB Foreman

Ethan Chambers  
DSB Laborer

Chandos Elliott  
DSB Laborer

Dawson Wells  
PCS Carpenter

Montana Dodd  
Marketing Coordinator

Robert Holtby  
Superintendent

Rhonda Bechtel  
DSB Laborer

Todd Keiser  
Superintendent

Jake Wisecup  
Talent & Training Manager

James Colton  
PCS Superintendent

Zak McBride  
DSB Preconstruction Manager





### Mark Your Calendars

#### Monthly Town Hall Meeting

January 5, 2022

#### Monthly Town Hall Meeting

February 9, 2022

#### ESOP Stock Price Reveal

February 22, 2022

#### TWF Annual Golf Tournament

August 29, 2022

### TWF Holiday Shutdown

#### December 23 -31, 2021

In collaboration with our subcontractor and vendor partners, our teams have demonstrated resiliency and professionalism in keeping all of our jobsites active, productive and on-schedule over the last 20 months. This year, we will be rewarding these teams with a week off between Christmas and New Years Day.

Thank you for your partnership, and on behalf of all employee owners at T.W. Frierson Contractor, Inc., we wish you the happiest of holidays!

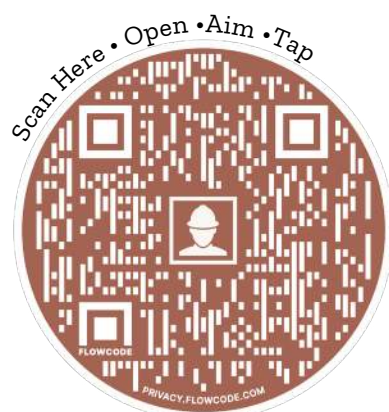


### We're Hiring!

We're always searching for hard-working, talented team members who share our core values. As a 100% employee-owned company, you can own a piece of the company whether you work in the office or the field.

Candidates should apply on our Indeed site. No walk-in or emailed applications or resumes will be accepted. T.W. Frierson Contractor, Inc. is a Drug-Free Workplace and uses E-Verify.

View job openings on Indeed using the code below



### Don't forget about our Employee Referral Program...

For each referral a current employee makes that results in a hire, the referring employee will receive the following bonus:

\$250 per week for the first 4 weeks  
\$2000 after 12 weeks of employment  
\$2000 after 26 weeks of employment

TOTAL of \$5000!

Non-exempt hourly employees referring a new hire will receive a \$0.50 per hour pay increase after the referred employee reaches 26 weeks of employment.

Referrals for ALL positions at the Company qualify for this program.

Prior employees of the Company do not qualify.

Candidates MUST write the current employee's name in "referred by" blank on either the Employment Application or tell Human Resources at new hire orientation.

If either the referring or referred employee terminates employment prior to a scheduled payment, the payment and all subsequent payments will not be made.

## TWF WINS EXCELLENCE IN CONSTRUCTION AWARDS

Congratulations to our projects teams for the NES 11th Avenue Substation & the Dickson County Justice Center!



The EIC awards program is the industry's leading competition that recognizes both general and specialty contractors for innovative and high-quality merit shop construction projects throughout Middle and East Tennessee.

The EIC award honors all construction team members, including the contractor, owner, architect and engineer. Submitted projects are judged by a panel on complexity, attractiveness, unique challenges overcome, completion time, workmanship, innovation, safety and cost.

By winning at our local chapter, we are now eligible to submit for the National Excellence in Construction Awards – results will be announced in March.

#### NES 11TH AVENUE SUBSTATION

*Category Won: Infrastructure Under \$100 Million*

Located in downtown Nashville, this highly visible substation houses four transformers that distributes energy to more than 400,000 customers. An aesthetically pleasing screening structure encloses the building, increasing reliability and safety, while also minimizing the eyesore aspect of infrastructure.



#### DICKSON COUNTY JUSTICE CENTER

*Category Won: Institutional \$10-\$25 Million*

Complimenting the existing courthouse on the historic town square with similar style brick and exterior detailing, the new Dickson County Justice Center includes multiple courtrooms, judicial business meeting rooms, secure holding areas, and public spaces with various high-end finishes.











### JC Ford Company Addition & Renovation

ARCHITECT	Design Constructors, Inc.
PROJECT SIZE	80,500 Square Feet
CONSTRUCTION START	September 2021
ANTICIPATED COMPLETION	May 2022

#### PROJECT TEAM




-  Ben Carraway, DCi Design Project Manager
-  Mike Nolan, Sr. Project Manager
- Tim Blakeney, Superintendent
- Lee Ann Watson, Project Manager Assistant
- Chad Fisher, Preconstruction Manager
-  Tory Rice, DSB Project Manager
- Sara Proctor, DSB Project Engineer
-  Dylan Kirkland, PCS Project Engineer
- Josh Smith, PCS Superintendent
- Lisa Sanfrod, PCS Project Manager Assistant

This design-build project is a great West Coast to Mid-South business relocation story. We will be renovating two existing facilities in Columbia, TN to fit JC Ford's manufacturing needs. The 80-year-old company is a leading manufacturer in high-speed corn tortilla production equipment with production ranging from 1,000 to 8,000 dozen per hour. They also manufacture tortilla chip production lines, ranging from 250 pounds per hour to a completely automated 4,000 pounds per hour system. JC Ford works with clients offering customized options for layout, design, equipment, product development and service to fit each client's needs while maximizing resources and product quality.

### Rockdale IV

ARCHITECT	Design Constructors, Inc.
PROJECT SIZE	502,076 Square Feet
CONSTRUCTION START	August 2021
ANTICIPATED COMPLETION	April 2022

#### PROJECT TEAM

-  Sean Foote Director of Architecture
-  Jack Barrett, Senior Project Manager
- Myles Ayers, Project Manager
- Donnie Patterson, Superintendent
- Lee Ann Watson, Project Manager Assistant
- James Pitman, Senior Estimator
-  Richard Hayes, PCS Superintendent


This design-build project is being completed for our long time client, First Industrial Realty in the Mount Juliet Industrial complex where we previously constructed 4 facilities for them, as well as four other facilities. This project is a 500,000 square foot spec building.



### Amazon Last Mile Distribution

ARCHITECT	BL Companies
PROJECT SIZE	455,378 Square Feet
CONSTRUCTION START	November 2020
COMPLETION	October 2021

#### PROJECT TEAM

-  Andy Zimmerman, Senior Project Manager
- Joshua Hurst, Superintendent
- Alex Martin, Assistant Superintendent
- Dan Taylor, On-Site EHS
- Lee Ann Watson, Project Manager Assistant
- Chad Fisher, Preconstruction Manager

This project consisted of the construction and fit out of a new 90,475 square foot warehouse and 364,903 square foot parking structure. The facility will be a package delivery service. Packages arriving at this facility are prepackaged in cardboard boxes and labeled for shipping within local neighborhoods and areas surrounding the facility. The packages are brought into the facility via tractor trailer trucks, who use designated loading dock positions. Once unloaded into the facility, the packages are sorted into more specific locations, put into bins and onto small mobile carts. These carts are rolled out to the loading area, from which the packages are loaded into vans for final delivery.


# Featured Projects



### Tennessee Oncology Addition & Renovation

ARCHITECT	TM Partners
PROJECT SIZE	12,500 Square Feet
CONSTRUCTION START	October 2021
ANTICIPATED COMPLETION	November 2022

#### PROJECT TEAM

-  Lauren Carter, Project Manager
- Jay Earney, Superintendent
- Lee Ann Watson, Project Manager Assistant
- Doug Reader, Senior Estimator
- Ben Mosley, Preconstruction Manager

This exciting addition is to the Horizon Medical Center in Dickson, TN. The project includes a 7,500 square foot building addition, site improvements and the 5,000 square foot interior renovation of the lobby and oncology space.







## THE VILLAGE CELEBRATES 1<sup>ST</sup> SERVICE AT THEIR NEW CHURCH

The Village Nashville selected EOA Architects and T.W. Frierson to be their partner in the master planning, design and construction of their first permanent location sited on a sloped and heavily wooded 27-acre site in Nashville, Tennessee.

EOA began with programming and master planning work with the congregation to assess their needs and aspirations for their first building in what is master planned to be a larger campus on the hill.

T.W. Frierson was then selected as the General Contractor to construct the first phase of the project. This phase includes a 25,500 square foot facility that include a 500-seat sanctuary, children's wing and community rooms. The building is master planned to connect to larger additions in the future as the congregation grows.



*TWF Superintendent Scott Peterson and his wife Beverly, at The Village's Opening Service*

**I cannot imaging doing this project without [TWF]. As I look across all the professionals who have helped us, T.W. Frierson has been our number one rock star from the beginning. They've had our back, they've been there to support us the whole time. Anything we need, any questions we have, they spent time on us... We know we're not their biggest project. But they treat us like we are, and it's been really special.**

*Cliff Taylor, Building Committee Chair*

### T.W. FRIERSON TEAM

Luke Maddox, Senior Project Manager  
Scott Peterson, Superintendent  
Lisa Sanford, Project Management Assistant

### DESIGN SYSTEMS BUILDERS TEAM

Matthew Howell, Division Manager  
Tory Rice, Project Manager  
Donnie Heirs, Superintendent  
Sara Proctor, Project Engineer

### PROFESSIONAL CONCRETE SOLUTIONS TEAM

Dylan Kirkland, Project Engineer  
Josh Smith, Superintendent  
Jeff Smith, Superintendent  
Richard Hayes, Assistant Superintendent  
Lisa Sanford, Project Manager Assistant



## COMMUNITY INVOLVEMENT

### TRACY LAWRENCE'S 16<sup>TH</sup> ANNUAL MISSION:POSSIBLE TURKEY FRY

November 23, 2021

**7 HOURS...**

**60 FRYERS...**

**500+ TURKEYS FRIED**

Tracy Lawrence's Mission:Possible exists to raise support and awareness of the homeless population in Middle Tennessee and beyond.

Launched in 2006, the nonprofit's Turkey Fry event has since raised over \$600,000 for Nashville Rescue Mission and has fried over 6,400 turkeys and provided over 90,000 meals to the homeless and hungry of Middle Tennessee.

This year's event took place on November 23rd and raised \$175,000 for Nashville Rescue Mission - the largest sum raised by a single Mission:Possible fundraising event to date.



T.W. Frierson has been a proud partner of the Nashville Rescue Mission in their endeavors to support our growing community for over ten years. Each year we participate in several giving opportunities with the Mission. **This year we were a sponsor of Tracey Lawrence's Annual Turkey Fry, we hosted a "Current Needs Drive," and we spent a day preparing and serving food at the Mission.**

We have partnered with the Nashville Rescue Mission to provide design and construction services for several renovation projects at the Men's Campus over the last several years, and our team has been engaged for over 3 years developing a plan for the new Women's Mission. During Fall 2021, we began the demolition of the current women's shelter and are excited to reinvent the site with a larger and more sufficient facility expected to open in late 2023.





Design Sketch 1



Design Sketch 2



Design Sketch 3



Final Design



## We use the latest technology to keep our clients involved from start to finish.

Design Constructors, Inc. has full in-house Building Information Modeling (BIM) and Virtual Design Construction (VDC) capabilities and maintains all current industry standard technology and software coordination technology.

Our in-house experts collaborate with clients and the construction team to create detailed, accurate 3D models of a facility and the accompanying data and analysis to detect clashes and avoid costly errors in the field.

We have over 10 years of BIM and VDC experience within our architecture and design team. This experience, leveraged with the latest tools and software at our disposal, allows us to apply BIM to specific areas that will add value to any project.

DCi and TWF leverage technologies that provide our clients the highest possible value. We view technology not as a replacement of expertise, but as a tool to make the entire construction process innovative, efficient, and even enjoyable.

These images reflect how we utilized BIM coordination on the AMEC Publishing HQ project. Our tailored approach enables us to design and construct a project that meets client expectations and schedule requirements. Incorporating Building Information Modeling on our projects provides peace of mind for our clients, and offers them an accurate visual representation of the final product.

Through early collaboration, data management, detailed prioritization, and trade involvement – our team is able to identify the most important functions for the facility's end use, and focus on what adds value to the project.

# BUILDING INFORMATION MODELING



## Model vs. Install

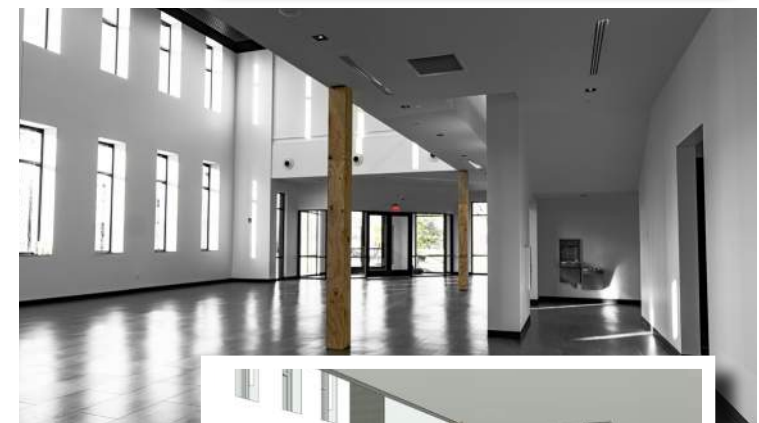
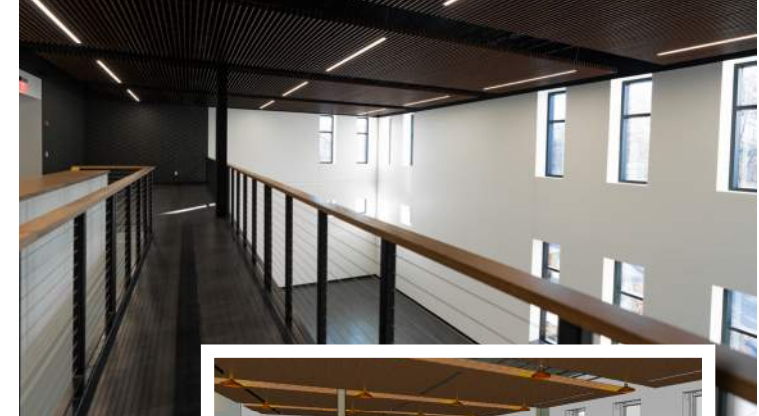
With a relationship spanning decades, DCi and TWF were actively involved in the due diligence associated with the new AMEC Publishing House HQ project and were instrumental in the rezoning of the property nearly 2 years prior to the start of construction.

Our design team participated in intense collaboration sessions with the AMEC team to land on a final design that was modern, unique, and fit within their budget and schedule requirements.

T.W. Frierson has negotiated this design-build project to relocate the AMEC (African Methodist Episcopal Church) Publishing Headquarters. The father of the current President, Reverend Roderick Belin, hired T.W. Frierson in 1977 to build their existing facility at the 8th Avenue roundabout and again in 2014 to design and build Lee Chapel AME Church, a long standing church community in North Nashville.

With a relationship spanning over 40 years, DCi and TWF worked with the current generation of leadership to provide a modern office building from which the church can continue its mission and maintain a presence in the Nashville community.

The building is a 3-story office of approximately 35,000 square feet, located at South Street and 13th Avenue on a small urban lot. In addition to offices, the building will have a museum and ground floor gathering space, archives room, banquet room and two spaces for future tenants. The building design is a combination of ACM, brick, and stucco, and will feature a mural painted by famous New Orleans muralist Brandan 'B-mike' Odums.





# Service Awards

## THIS YEAR, WE CELEBRATED A VERY SPECIAL SERVICE MILESTONE.

Tommy Manley started his career with T.W. Frierson in 1976, and has spent the last **45 YEARS** working as a Superintendent where he has managed hundreds of projects. **Tommy is officially, the longest tenured employee in company history.**



Tommy Manley  
45 Years



Michael Massey  
35 Years



Richard Hayes  
30 Years



Ray Woodby  
30 Years



David Bockian  
30 Years



Cliff Manley  
25 Years



Jeff Smith  
25 Years



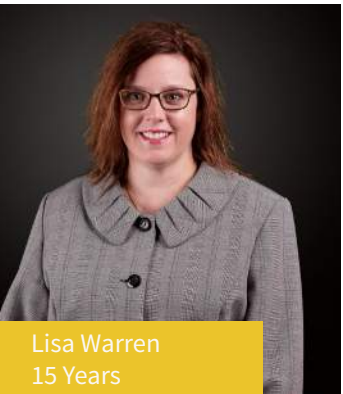
Matt Taylor  
25 Years



Brent Edwards  
20 Years



Doug Reader  
15 Years



Lisa Warren  
15 Years



David Hardin  
15 Years



Brett Chapman  
10 Years

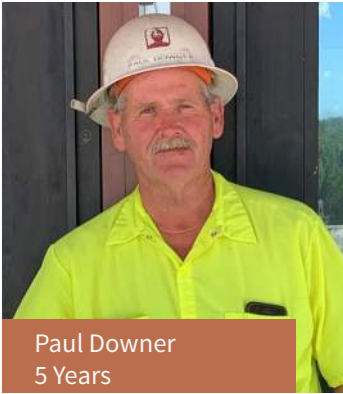
## SERVICE AWARDS



Del Perry  
10 Years



Trent Robinson  
10 Years



Paul Downer  
5 Years



Harley McElwain  
5 Years



Isaac Alvarez  
5 Years



Cole Baker  
5 Years



Jamie Holmes  
5 Years



Sheila DeBord  
5 Years



Eric Davis  
5 Years

# Thank you for your service!

### EMPLOYEE OWNER TESTIMONIAL

#### What does being 100% Employee Owned mean to you?




I've never been part of a company that's employee owned, and I've always struggled with working for a large corporate company that was all about making money for the company at the expense of the employees. Now that I'm working for an employee owned company, it makes it fun to come to work and appreciate the hard work everyone puts in because I know at the end of the day, it not only helps me, it helps every other employee in the company and that's what a family is all about. Helping each other every day to do and be better for each other!

Mike Nolan, Senior Project Manager






3040 Sidco Drive | Nashville, Tennessee

-  **CRAIG POLANCICH, SR. DESIGN PROJECT MANAGER**
-  **CRAIG KARASZEWSKI, SR. PROJECT MANAGER**
- JORGE LEAL, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**
-  **DYLAN KIRKLAND, PCS PROJECT ENGINEER**
- JAMES COLTON, PCS SUPERINTENDENT**



Amazon DNA2 | Nashville, Tennessee

-  **ANDY ZIMMERMAN, SR. PROJECT MANAGER**
- JOSHUA HURST, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**




JC Ford



JC Ford Expansion & Renovation  
Columbia, Tennessee

-  **BEN CARRAWAY, DESIGN PROJECT MANAGER**
-  **MIKE NOLAN, SR. PROJECT MANAGER**
- TIME BLAKENEY, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**
-  **TORY RICE, DSB PROJECT MANAGER**
- SARA PROCTOR, DSB PROJECT ENGINEER**
-  **DYLAN KIRKLAND, PCS PROJECT ENGINEER**
- JOSH SMITH, PCS SUPERINTENDENT**
- LISA SANFORD, PCS PROJECT MANAGER ASSISTANT**

John C. Tune T Hangars | Nashville, Tennessee

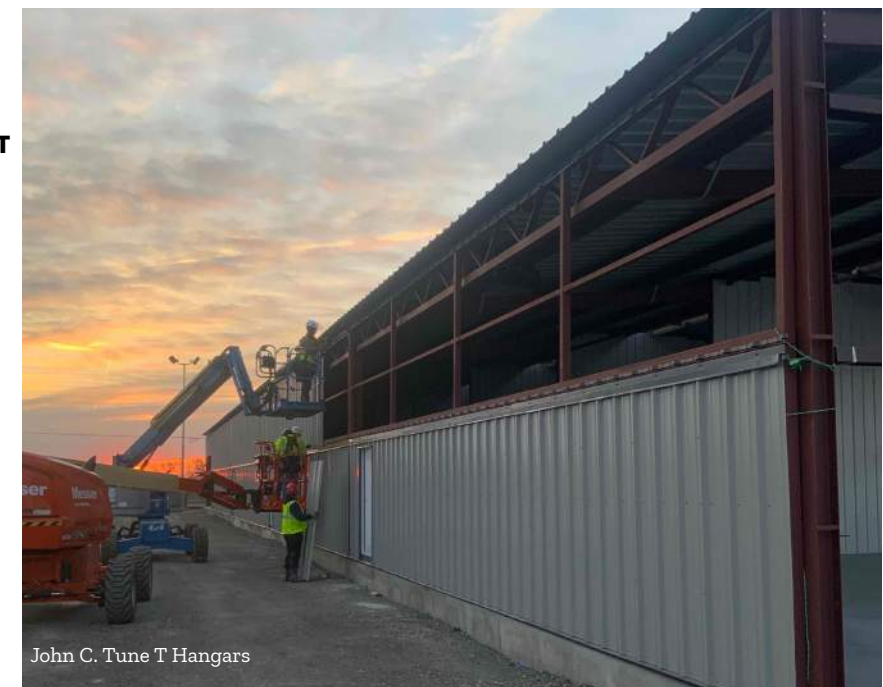
-  **NEIL LAMBERT, DSB PROJECT MANAGER**
- ALAN QUAM, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**

Metro Stormwater Administration Building  
Nashville, Tennessee

-  **LUKE MADDOX, SR. PROJECT MANAGER**
- JORGE LEAL, SUPERINTENDENT**
- LISA SANFORD, PROJECT MANAGER ASSISTANT**
-  **TORY RICE, DSB PROJECT MANAGER**
- DONNIE HIERS, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**





Nashville Women's Rescue Mission  
Nashville, Tennessee

-  **TOMMY BROWN, SR. DESIGN PROJECT MANAGER**
-  **JOHN FRENCH, SR. PROJECT MANAGER**
- TOMMY MANLEY, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**



John C. Tune T Hangars

Boat Locker Storage Facility | Hermitage, Tennessee

-  **KANDY MALLORY, SR. DESIGN PROJECT MANAGER**
-  **JOHN FRENCH, SR. PROJECT MANAGER**
- MICHAEL LEAHEY, SUPERINTENDENT**
- LISA SANFORD, PROJECT MANAGER ASSISTANT**
-  **TORY RICE, DSB PROJECT MANAGER**
- NEIL LAMBERT, DSB PROJECT MANAGER**
- RAY WOODBY, DSB SUPERINTENDENT**
- JULIO PINEDA, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**
-  **DYLAN KIRKLAND, PCS PROJECT ENGINEER**
- GREG WELLMAN, PCS SUPERINTENDENT**



Boat Locker Storage Facility


Designworks Phase 2 | Antioch, Tennessee

-  **CRAIG POLANCICH, SR. DESIGN PROJECT MANAGER**
-  **MYLES AYERS, PROJECT MANAGER**
- DEL PERRY, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**

Dickson County Administration Building  
Renovation | Dickson, Tennessee

-  **LAUREN CARTER, PROJECT MANAGER**
- JASON WATSON, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**

FedEx Ground | Cookeville, Tennessee

-  **JACK BARRETT, SR. PROJECT MANAGER**
- SHANON PATTERSON, SUPERINTENDENT**
- LISA SANFORD, PROJECT MANAGER ASSISTANT**

Harper Collins Interior Renovation  
Nashville, Tennessee




-  **LAUREN CARTER, PROJECT MANAGER**
- RANDY LANE, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**

Himmel's Architectural Door & Hardware  
Nashville, Tennessee

-  **STEVE JASINSKI, DESIGN PROJECT MANAGER**
-  **MICHAEL NANNEY, PROJECT MANAGER**
- GRIFFIN JONES, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**
-  **NEIL LAMBERT, DSB PROJECT MANAGER**
- RAY WOODBY, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**

# THE FIELD



Minth Group Expansion | Lewisburg, Tennessee

-  **CRAIG POLANCICH, SR. DESIGN PROJECT MANAGER**
-  **LUKE MADDOX, SR. PROJECT MANAGER**
- LISA SANFORD, PROJECT MANAGER ASSISTANT**
-  **GUY HARRIS, DSB PROJECT MANAGER**
- ALAN QUAM, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**

Please Be Seated Tornado Repairs  
Nashville, Tennessee

-  **STEVE JASINSKI, DESIGN PROJECT MANAGER**
-  **JAY MCGINNIS, PROJECT MANAGER**
- TIM BLAKENEY, SUPERINTENDENT**
- LISA SANFORD, PROJECT MANAGER ASSISTANT**
-  **TORY RICE, DSB PROJECT MANAGER**
- DONNIE HIERS, DSB SUPERINTENDENT**
- SARA PROCTOR, DSB PROJECT ENGINEER**
-  **DYLAN KIRKLAND, PCS PROJECT ENGINEER**

Portobello America, Inc. | Baxter, Tennessee

-  **ANDY ZIMMERMAN, SR. PROJECT MANAGER**
- JOE SLATE, SUPERINTENDENT**
- LEE ANN WATSON, PROJECT MANAGER ASSISTANT**
-  **TORY RICE, DSB PROJECT MANAGER**
- SARA PROCTOR, DSB PROJECT ENGINEER**




Red Knight DC Expansion






Prologis Eastgate 1 &amp; 2




Prologis - Building 1 & 2 | Lebanon, Tennessee

 **JACK BARRETT, SR. PROJECT MANAGER**  
**JAY MCGINNIS, PROJECT MANAGER**  
**SHANNON PATTERSON, SUPERINTENDENT**  
**LISA SANFORD, PROJECT MANAGER ASSISTANT**





Prologis - Building 3 | Lebanon, Tennessee

 **JACK BARRETT, SR. PROJECT MANAGER**  
**JAY MCGINNIS, PROJECT MANAGER**  
**MICHAEL LAWSON, SUPERINTENDENT**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**

Re-Roof & Exterior Upgrades Project  
 Portland, Tennessee

 **BEN CARRAWAY, DESIGN PROJECT MANAGER**  
 **MYLES AYERS, PROJECT MANAGER**  
**JASON WATSON, SUPERINTENDENT**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**  
 **TORY RICE, DSB PROJECT MANAGER**  
**ALAN QUAM, DSB SUPERINTENDENT**  
**SARA PROCTOR, DSB PROJECT ENGINEER**



Red Knight DC Expansion | Clarksville, Tennessee

 **KANDY MALLORY, SR. DESIGN PROJECT MANAGER**  
 **JAY MCGINNIS, PROJECT MANAGER**  
**CLIFF MANLEY, SUPERINTENDENT**  
**LISA SANFORD, PROJECT MANAGER ASSISTANT**  
 **TORY RICE, DSB PROJECT MANAGER**  
 **DYLAN KIRKLAND, PCS PROJECT ENGINEER**  
**JEFF SMITH, PCS SUPERINTENDENT**



Puritan Exterior Upgrades

Rockdale IV | Mt. Juliet, Tennessee

 **SEAN FOOTE, DIRECTOR OF ARCHITECTURE**  
 **JACK BARRETT, SR. PROJECT MANAGER**  
**MYLES AYERS, PROJECT MANAGER**  
**DONNIE PATTERSON, SUPERINTENDENT**  
**RICHARD HAYES, ASSISTANT SUPERINTENDENT**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**

Spring Hill Industrial Park Buildings 2 & 3



Spring Hill, Tennessee

 **STEVE JASINSKI, DESIGN PROJECT MANAGER**  
 **MIKE NOLAN, SR. PROJECT MANAGER**  
**JEFF WAGGONER, SUPERINTENDENT**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**



Tennessee Oncology Groundbreaking

Tennessee Oncology Addition & Renovation  
 Dickson, Tennessee

 **LAUREN CARTER, PROJECT MANAGER**  
**JAY EARNEY, SUPERINTENDENT**  
**JON PATRICK, FOREMAN**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**  
 **DYLAN KIRKLAND, PCS PROJECT ENGINEER**  
**JEFF SMITH, PCS SUPERINTENDENT**

Wasco Maintenance Shop | Nashville, Tennessee

 **BEN CARRAWAY, DESIGN PROJECT MANAGER**  
 **LAUREN CARTER, PROJECT MANAGER**  
**ALEX MARTIN, ASSISTANT SUPERINTENDENT**  
**LEE ANN WATSON, PROJECT MANAGER ASSISTANT**  
 **TORY RICE, DSB PROJECT MANAGER**  
**SARA PROCTOR, DSB PROJECT ENGINEER**

Wyatt Johnson Renovations | Clarksville, Tennessee

 **CRAIG POLANCICH, SR. DESIGN PROJECT MANAGER**  
 **ZAC WATSON, SUPERINTENDENT**

**T.W. FRIERSON**  
 NASHVILLE CONTRACTOR, INC. TENNESSEE



## T.W. FRIERSON EXPANDS TILE MANUFACTURING PORTFOLIO WITH NEW FACILITY FOR PORTOBELLO AMERICA, INC.

T.W. Frierson Contractor, Inc. is proud to partner with Portobello America, Inc. on their first U.S. production facility and U.S. headquarters in Baxter, TN. In 2018, Portobello America, Inc. announced its investment of approximately \$150 million to expand their operations in Tennessee, and nearly two years later the 936,000 square foot facility is underway.

Portobello is the largest tile manufacturer in Brazil and serves countries on five continents and markets through multi-brand retailers, the Portobello Shop franchise, and the sales channel for engineering. Portobello has more than 2,600 employees worldwide and is responsible for the design and innovation of items that launch trends in architecture and interior design in Brazil. The ceramic tile manufacturer will create 220 jobs in Putnam County.

“Growing and developing in the American market, incorporating the local culture, generating job opportunities and investments through an integrated business model, from production to partnership with distributors, is what guides this new challenge,” said Portobello President Cesar Gomes, Junior. “We are proud to present Portobello America. We believe in the strategy, the market potential and, above all, the combination of our know-how with the American team and culture.”

T.W. Frierson, an employee owned, Nashville based general contractor has partnered for the second time with Design Innovation Architects (DIA), who is located in Knoxville, to deliver Portobello’s first American manufacturing plant in Baxter, Tennessee. The team previously worked together on the American Wonder Porcelain tile production plant in Lebanon, Tennessee, which still represents the largest capital investment to date made by a Chinese-based company in the State of Tennessee’s history.

“T.W. Frierson is thrilled to assist domestic and international porcelain tile manufacturers with new investments in the Tennessee tile valley,” says Brent Edwards, Vice President of Business Development for T.W. Frierson. This is the 5th tile manufacturing facility constructed by T.W. Frierson, making them one of the most experienced contractors in the country on this type of project.

Portobello America's new state-of-the-art tile manufacturing plant will be located on a 92-acre site on the south side of Interstate 40 in Putnam County at 8401 Ditty Road. The site was formerly known as the Tennessee Speedway Dirt Racetrack. The facility will span 936,000 square feet, including 30,000 square feet of office space, a showroom, research-and-development lab and production lines.

In a 2018 press release, former Tennessee Governor Bill Haslam said, “Portobello’s decision to locate its new production facility and U.S. headquarters and create more than 200 jobs in Baxter will be transformational for the community. In Tennessee, we have created a business-friendly environment that promotes growth in all of our communities across the state, and I appreciate Portobello for seeing what great assets Tennessee and Putnam County have to offer. I look forward to seeing this company succeed in our state and with investments like this, Tennessee will lead in the creation of high-quality jobs.”



## CORE VALUES SHOUT OUTS

As an employee owned company, our core values are defined by our people. We named the values we see our incredible team exhibit every day.



**Joshua Hurst**  
Superintendent



**Ray Woodby**  
Superintendent

-Note received from Prologis Representative-

"I hope you and your family had a great Thanksgiving. I just drove past Amazon and met the superintendent who happened to be closing up the job. Josh took time on a Saturday to tour me through the building. He was enthusiastic and really proud of a his great looking project. He's a class act and I would love to have him on our next project. I thought you should know how you guys are being represented. Have a great weekend."

.....

We're responsible for the experience we create. While some people prefer to "roll out the red carpet" for a select few, we like to **clear the sidewalk** for everyone.

On November 16th, Ray set up a grilling station and made some delicious food for the entire TWF office! Ray has been with our company for 20 years and is great example of how we treat others like family.

.....

People are at the heart of T.W. Frierson. We work hard because we're accountable to one another. We don't just build buildings, we build careers and create meaningful relationships — we **treat others like family**.



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## GINGERTOWN



It's not just Santa's little elves that are hard at work at Christmas time. It's architects and general contractors too! Founded in 2006 by David M. Schwarz Architects, GINGERTOWN™ is a one-of-a-kind holiday initiative that brings together the leading architects, engineers, and contractors – young and old – to create a town made completely of gingerbread. And, it's all for a good cause.

Each year, David M. Schwarz Architects creates a new master plan for the magical town of ginger. Like all great master plans, the GINGERTOWN™ plan has the sense and rhythm of a traditional planned city with communal and civic-minded centers, green spaces and a strong pedestrian culture. But unlike like other towns, the streets of GINGERTOWN™ are paved in Reeses Pieces and Rice Krispies, and typically have lamp posts constructed of candy canes.

GINGERTOWN's expansive lots allow individual designers and teams to be highly creative as they build essential town structures like city hall, the concert hall, the library, and, of course, the toy store. Like many of their steel & concrete contemporaries, GINGERTOWN™ buildings often feature intricate structural support systems, functional windows & lights. They are even subject to a town building code! The confectionary creations are detailed with chocolate, frosting, sprinkles, jelly beans and dozens of other edible (and sugary) building materials.

The hand crafted structures are then donated and put on display at local hospitals, health care facilities and community support organizations to help spread the message of joy and hope during the holidays.

T.W. Frierson has participated in Gingertown for 6 years and we look forward to this fun team-building event every year. Check out our creation for this year's Gingertown North Pole - the Tic Tac Terminal.



TREAT  
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OTHERS  
LIKE  
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SIDEWALK

4AM



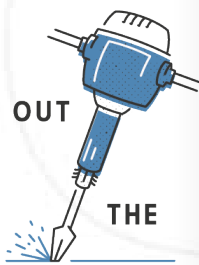
DOUGHNUTS

DIG



THE PIT

TEAR



CONCRETE



# 3040 Sidco Drive Adaptive Reuse

## Concrete Self-Performance



**Anytime a developer decides to convert one asset class to another, there will be a number of challenges; adding a parking deck and mezzanine to the project creates another level of complexity. 3040 Sidco is such a project, and an exciting one at that.**

**Assembling the right team has been critical to the success of this endeavor. We feel fortunate to have met T.W. Frierson and DCi to work with us as we take this building to the next phase of its life cycle.**

Ryan McClay, CEO  
Forestone Development



### Project Summary

This project consisted of converting an existing 130,000 square foot warehouse into approximately 160,000 square feet of Class-A creative office spaces. The project includes a new entry feature and a full range of best-in-class amenities including a fitness center with locker rooms, a coffee bar, a game room, collaborative meeting spaces, and an indoor/outdoor plaza.

A terrace style stair connects the main level to a new 32,000 square foot second floor structure, and will be used for collaboration or leisure space. The existing basement has been converted to parking which has been supplemented with a new two-story, 69,000 square foot parking deck.

### Design Challenges

In order to meet market expectations for office space, elevated parking became a necessity. Additionally, marketing such a large facility to tenants presented the challenge of needing to create a main entrance on the long side of the facility. The Owner needed a design solution that would allow for a significant portion of the elevated deck to serve as an amenity space to accommodate a new main entry and forecourt. To add visual appeal, the motor court and entry was designed and constructed with a specialized decorative concrete topping slab and finish.



### Post Tension Deck

The 69,000 square foot elevated post tension parking deck required loading capacity to accept fire truck turnout and truck deliveries for moving. Our team collaborated with the local fire marshall and Owner to accommodate code required access for fire trucks while maintaining cost competitiveness. This resulted in a significantly increased loading capacity adjacent to the building and a lower capacity in areas designated only for car parking.

### Interior mezzanine

Our in-house design team utilized the building's original 1960s design information to design a new mezzanine for the building. Our team was able to complete the mezzanine by partially supporting it with the existing structure and we added 84 micropiles to support the new loads. The mezzanine was constructed in a portion of the building that was previously a high ceiling warehouse space, which allowed for additional office square footage and return on investment without needing to construct a new roof or building addition.

### Concrete Scope of Work

- 69,000 square foot post tension elevated deck
- 32,000 square feet of elevated deck thickened for additional loading
- 7,000 square foot motor court with adjacent 4,100 square foot turf landscape and outdoor recreation area
- 66,000 SOG parking below elevated PT slab
- 36,800 square foot newly constructed mezzanine
- 84 micropiles

### Parking Counts

- 187 Spaces on the elevated deck
- 214 space at grade in the below parking deck

**174Tons**  
of Post Tensioning Steel = **35**  
Male Elephants

**5,027**  
Cubic Yards  
of Concrete Poured = **2+**  
Olympic  
Swimming Pools







CREATING A FOUNDATION  
FOR PEOPLE TO THRIVE



T.W. Frierson •

• Our Mission