



T.W. FRIERSON
CONTRACTOR, INC.

THE HARD HAT NEWS

Issue 03 // December 2022

Creating a foundation for people to thrive.

IN THIS ISSUE...



03 EMPLOYEE CELEBRATION



TWF 22ND ANNUAL GOLF TOURNAMENT BENEFITING AMERICAN HEART ASSOCIATION

On August 29, 2022 we hosted our 22nd Annual Golf Tournament benefiting the American Heart Association and **raised a record \$91,990!** This years' total has enabled us to donate over \$1,000,000 since we began hosting this tournament.



2022

\$100,000+ in charitable giving opportunities

06 SAFETY UPDATE



09 WORKFORCE DEVELOPMENT



SAVE THE DATE

TWF CHILI COOK-OFF
January 10, 2023

TWF TOWN HALL
January 11, 2023

TWF STOCK PRICE REVEAL
February 25, 2023

TWF TOWN HALL
March 8, 2023

To celebrate the holiday season, we hosted our **Annual Retiree Christmas Luncheon**. It was such a joy to hug and spend time with the people that made TWF such a special place and to celebrate their legacy.



12 FEATURED PROJECTS



Welcome
to the TWF Family!

JAMES MERRITT
Project Engineer

COOPER BAILEY
PCS Laborer

ZACH BRAYTON
Assistant Superintendent

EMMY HICKMAN
Marketing Coordinator

PAT BURGESS
DSB Ironworker

COLBY COONS
PCS Carpenter Helper

STANLEY WILLIAMS
DSB Laborer

DAVID TURNER
Superintendent

TREMAYNE QUINN
DSB Laborer

MONICA FOUNTAIN
Project Management Assistant

CHAD CADIEUX
PCS Project Manager

JOE REID
PCS Superintendent





TWF COMMEMORATES YEAR AT ANNUAL EMPLOYEE CELEBRATION

The Annual Employee Celebration is widely regarded as a family reunion at T.W. Frierson. It is the one time a year that every employee-owner gathers in TWF's shop to eat a meal, enjoy fellowship with one another, receive company updates, and recognize our service award and 100% ESOP vested employee owners. In addition, employee owners graciously arrive with their donations and canned goods items to benefit the Nashville Rescue Mission.

The event traditionally starts off with a beloved catfish lunch provided by Uncle Bud's Catfish. The tradition of the catfish lunch spans generations of ownership and has been carried on by the employee owners that are active today. Following lunch, the company gathers as a whole and discusses the state of the company. From HR to safety, each department provides updates for the coming year. Following these updates, employee anniversary milestones are celebrated through service awards. The dispersion of the service awards provides a great segway to allow us to celebrate those who have received promotions since the prior celebration.

Following the celebratory updates, employee owners are offered key insight and information as to the company's performance both as a General Contractor as well as an ESOP. This allows each employee to possess the key knowledge of TWF and its business ventures. Ensuring our employee owners can experience and understand their ownership to its full capacity is an integral part of the culture at T.W. Frierson.



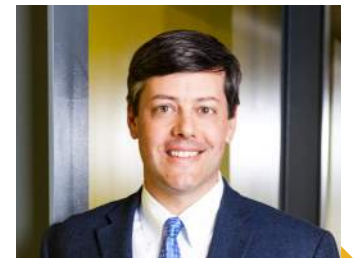
KEITH MOONEYHAM
30 Years



BEN EBERLE
25 Years



GUY HARRIS
25 Years



KIT OZBURN
20 Years



CARLOS ALDANA
20 Years



JULIO PINEDA
15 Years



LUKE MADDOX
15 Years



JEFF WAGGONER
15 Years

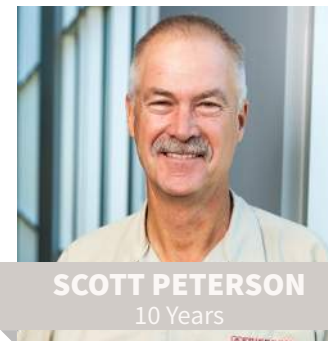
Service Awards



JIMMY ARMISTEAD
Passed Away



DONNIE PATTERSON
Retired Founder



SCOTT PETERSON
10 Years



DJ HIERS
5 Years



RICHARD NUNES
5 Years



JODY O'CONNER
5 Years



VICTORINO GONZALEZ
Retired Honor Roll



BOB UPTON
Retired Honor Roll



JAKE THOMAS
5 Years



TONY TIDWELL
5 Years



SEAN FOOTE
5 Years



ALEX MARTIN
5 Years



JOE SLATE
40 Years



BILL THRASHER
35 Years



JACK BARRETT
5 Years



BEN CARRAWAY
5 Years

Thank you for your service & for choosing to make your careers at T.W. Frierson ~ we are truly grateful for everything you do to make us successful!



to our employee-owners who became 100% vested in our ESOP this year!

Isaac Alvarez	Jamie Holmes	Craig Polancich
Christopher Andrews	Jorge Leal	Sara Proctor
Cole Baker	Harley McElwain	Robert Seagroves
Timothy Carden	Mike Melnyk	Paul Thomas
Eric Davis	Richard Nunes	Tony Tidwell
Sheila Debord	Jody O'Conner	Zac Watson
Paul Downer	Jon Patrick	William Woodby
Nathan Heppler	James Pitman	



T.W. Frierson was honored to have Eric Davis, our EHS Specialist, join the Tennessee Committee for Employer Support for the Guard and Reserved (ESGR) at their Civilian Employer Orientation Flight, known as Bosslift, in September. Eric was honorably discharged from the United States Coastguard, and supporting our service men and women is of his passions.

The group started the day in Smyrna, TN at the National Guard Flight Operations Center where they boarded 4 Blackhawks and traveled to Tullahoma. Once in Tullahoma, they toured the facilities, range operations, and participated in training simulations. Check out a video recapping the day by scanning the QR code!



2022 PROMOTIONS

SHANNON PATTERSON
General Superintendent

TOMMY MANLEY
Senior Superintendent

JORGE LEAL
Senior Superintendent

JOE SLATE
Senior Superintendent

SCOTT PETERSON
Senior Superintendent

MICHAEL LEAHEY
Senior Superintendent

ALEX MARTIN
Superintendent

BRONWYN WILSON
Vice President - Talent

SARA WAGGONER
Vice President - Development & Engagement

JAVIER SALAZAR
DSB Assistant Superintendent

JOSE SALAZAR
DSB Assistant Superintendent

RUBEN SALAZAR
DSB Foreman

TRENT ROBINSON
DSB Assistant Superintendent

CARLOS ALDANA
DSB Superintendent

JACK BARRETT
Project Executive

LUKE MADDOX
Project Executive

ANDY ZIMMERMAN
Project Executive

Since the early 2000's T.W. Frierson has had what we call the "Red Hard Hat Program," where new hire employees are provided red hard hats during their first 90 days of employment as a trial period with an emphasis on safety. Our people move between jobs regularly, so we think it is important that everyone is easily able to identify new people -- even though many of our new hires have construction experience, statistics show that the employees most likely to be involved in a lost time incident are those with less than 90 days on the job.

This year, our safety committee took on the task of revamping this program by identifying training requirements that should be included in each employees first 90 days and safety performance items that should be tracked and recorded.

T.W. FRIERSON CONSTRUCTION SAFETY ADVANCEMENT PROGRAM (CSAP)

As new T.W. Frierson employee-owners join our team, we are concerned about their safety as well as them being new to our company, our methods and the job site. Regardless of how long they have worked in construction, all field and office employees must wear a yellow hard hat until completion of our **Construction Safety Advancement Program (CSAP)** to remind their supervisors and co-workers that they are new to the company. This allows tenured employees to identify newer employees from a distance and provide mentorship as needed.

During the first 90 day (plus) period of employment, new employees will:

- ☐ Complete the following training/certifications
 - MEWP (Aerial and Scissor)
 - Fall Protection
- ☐ Perform
 - (1) Audit - Weekly for the first month of employment
 - Job Safety Analysis (JSA) with supervision from the Site Superintendent
 - (3) Toolbox Talks or Equivalent
- ☐ OSHA 10 completed within first three months of employment
- ☐ No injuries or incidents; no violations of safety protocol - if so, 90-day period starts over
- ☐ EHS Manager periodically checks in with new hire
- ☐ Field Mentor (Superintendent/ Asst. Superintendent) – Help evaluate new hire & provide mentorship & training as needed

Upon completion of the program, employees will receive:

- (5) High-viz shirts
- (1) White hard hat
- CSAP hard hat sticker
- CSAP certificate
- OSHA 10 certification

TWF LAUNCHES NEW CONSTRUCTION SAFETY ADVANCEMENT PROGRAM (CSAP)



8th & Berry Wine & Spirits

Nashville, Tennessee



8th & Berry Wine & Spirits came to DCi in early 2021 from a lifelong client and friend of DCi and T.W. Frierson. The 21,375 square foot building was constructed in the 1960's as an automotive tire shop and housed a number of different businesses before it's last use as a home furnishings retailer in 2020.

The building sits in a perfect location in the 8th Avenue and Berry Drive area of the Melrose neighborhood, and is surrounded by the Brand Apartments project that is nearing completion.

DCi teamed with a retail consultant and interior design firm to design an 18,375 square foot best-in-class wine and spirits store, complete with a wine tasting/events room, beer tasting bar and specialty cigar retail area with a walk in humidor.

Throughout, the industrial character of the building was emphasized and celebrated, and the interior fixtures and finishes carry on the theme with natural wood and mild steel finishes.

On the building exterior, formerly infilled windows were reopened, and three former dock doors were transformed with roll up glass garage doors. The doors connect to a 1,000 square foot covered lounge area inside the footprint of the original building, which will be used as a vestibule between the wine and spirits store and a 2,000 square foot coffee shop. The covered lounge will provide a year-round place to enjoy a cup of coffee, glass of beer or fine cigar.

The store had their soft opening in early December and anticipates hosting a grand opening event by early February.

Project team:

Ben Carraway, Design Project Manager
Dan Hasselbring, Preconstruction & Project Manager
Alex Martin, Superintendent
Amy Whiffen, Project Manager Assistant



About JC Ford

Founded in 1944, JC Ford 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. The company 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, and supplies machines to General Mills, Frito-Lay and Tyson foods and draws a revenue of more than \$50 million.

Relocating to Tennessee

JC Ford is a family-owned company based in Orange County, California. After searching for a second location for ten years, Tennessee became their first choice because the state is at the center of their business. The super majority of jobs will be available to Maury County and surrounding communities.

This project is a great West Coast to Mid-South business relocation story where our team is renovating and adding onto two existing facilities in Columbia, TN to fit JC Ford's manufacturing needs.

The Existing Facilities

The site JC Ford purchased features two existing warehouse facilities. The first building was originally constructed in 2003 and the second facility was added later in 2007.

New Construction

Our team broke ground in 2021, starting with a 32,500 square foot addition to the existing 30,100 square foot warehouse building that was originally constructed in 2003. This building is their manufacturing building where they make all of the parts for the tortilla machines. This is a Butler pre-engineered metal building with tilt panel exterior walls. There is an interior drive-in truck dock with a 7.5-ton owner provided bridge crane for unloading the trucks.

Simultaneously, we began the construction of a 24,120 square foot warehousing addition to the exiting 38,480 square foot warehouse that was constructed in 2007. This building is their testing and research building where they test new processes, equipment, and materials before they implement them into their production line. This is a Butler building with tilt panel exterior walls that is connected by a 2-story office building. There is an interior drive through truck area where a 20-ton owner provided bridge crane is installed for unloading the trucks.

Finally, we began the construction of the new 12,800 square foot, 2-story office building addition that is connected to the warehouse. The office building consists of a reception area and a 2-story grand foyer that includes a cable rail guardrail and handrail system and several offices, conference rooms, a 2-stop elevator, a welcome center, gang bathrooms on each floor, open office space on each floor, a training and break room, and an office supply room.

The office building is a structural steel frame with composite concrete floors, exterior heavy gage framing and EIFS with punched window openings and storefront. The EIFS system is by Dryvit. Their "Reflectit" system should give you the look of ACM panels but at a fraction of the price. Extensive interior glazing throughout the office to provide increased daylighting and exterior glazing to provide views overlooking the newly created pond.

The campus has remained operational throughout construction.

JC FORD
 SINCE 1945



WORKFORCE

development

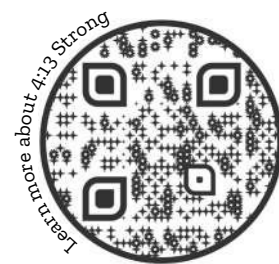
Workforce development is a major hot button in the construction industry. In response to this, we've found the best way to introduce students to the trades is to give them hand on opportunities and to get involved! Below are some of the ways we have been engaging with our community:

4:13 Strong Job Partner

EVERY MAN IN NASHVILLE SHOULD HAVE THE OPPORTUNITY TO SUCCEED, REGARDLESS OF HIS PAST.

4:13 Strong's intensive residential program provides vocational, life-skills and spiritual training to equip men with the knowledge they need to transform their lives. No matter what their past has held, 4:13 provides each man with the skills he needs to start a career and gain financial independence.

T.W. Frierson is proud to be a job partner for the 4:13 Strong program and makes annual contributions to their program. Our Executive Vice President, Ben Eberle is on their Board of Directors.



Goodwill Career Solutions Construction Training Partner

Goodwill, in partnership with Lowe's, offers a Construction and Weatherization Training Program designed to help participants acquire the skills and knowledge needed to embark on rewarding careers in residential or industrial construction or related fields. Participants attend classes four days per week for four weeks at Goodwill's facility at 7237 Cockrill Bend Boulevard in West Nashville. Three hours of each day are spent in the classroom, and three are spent in the workshop. The course covers safety, construction math, hand and power tools, blueprints, rigging, weatherization, communication, forklift operation, employability skills and more. Graduates receive certification from the National Center for Construction, Education and Research (NCCER) and an OSHA 10 safety certification.

We are excited to announce that as of November 1, 2022 we have agreed to become a job partner with this program! Our Talent & Training Manager, Jake Wisecup, provided practical safety tips about fall protection, rigging, and excavations during one of their classes on November 1st to kick off our partnership.



T.W. Frierson Internship Program

T.W. Frierson's Internship Program is the ultimate opportunity for students seeking a successful career in the construction industry and we're excited to welcome our summer interns aboard!

Our intentional rotation plan includes measurable objectives and offers the opportunity to spend essential time with each of our highly motivated and accomplished project teams. The knowledge and skills gained during an internship term is certain to equip participants with the knowledge and skills necessary to be highly successful in their careers.

Our 2023 summer interns will have the opportunity to learn from every business unit within our company - they cover everything from spending a week with laborers in the field to marketing and business development.

Additionally they are able to complete safety and equipment operators courses and receive competent person certifications in:

- Confined Space
- Excavation
- Aerial Lift
- and more!

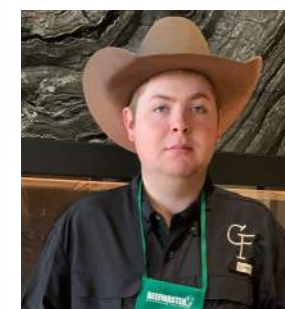
Welcome 2023 Interns



HANNAH DUNN
Middle TN State Univ.
Junior



ROMENDA BASHA
Middle TN State Univ.
Sophomore



CHANDLER GILBERT
University of Tennessee
Sophomore



TOMMY RHODES
Western Kentucky Univ.
Junior



CHANCE PARKER
University of Tennessee
Junior



JONATHAN MORGAN
University of Tennessee
Sophomore

High School Career & Training Education (CTE)

WHITE HOUSE HIGH SCHOOL

Fall Protection Demonstration
Aerial Lift Training

DICKSON COUNTY SCHOOLS CTE

Hands on learning with Creekwood High School's Welding & Construction Class
Job site tour at the Women's Rescue Mission

GREEN HILL HIGH SCHOOL

Providing material for projects - donating material for welding class

CHEATHAM COUNTY HIGH SCHOOL

Safety Presentations



SHIP is the name given to a 100-acre development in the Spring Hill Industrial Park. The project was designed for Charles Hawkins Company as a multiple-building project and is being developed in phases to adapt to changing market conditions in the area.

SHIP 1, 2 & 3 features nearly 28,000 linear feet of sidewalks for tenant walkability, and the landscaping plan calls for over 2,780 trees and shrubs to meet Spring Hill's beautification program.

CHARLES
HAWKINS CO.



SPRING HILL INDUSTRIAL PARK (SHIP)

SHIP WEST

As SHIP Phase 1 was nearing completion, the client saw an opportunity across the street and purchased a 39-acre parcel. That project became known as SHIP West and is envisioned as a 559,250 square foot cross-dock facility. Design and Planning approval drawings were created and submitted to the Spring Hill Planning Commission, who approved the project in October 2022.

PHASE ONE

Was a 179,750 square foot speculative building completed in the summer of 2021. DCi designed two tenant fit ups for the building, which was immediately leased up. Building 1 was one of the first buildings designed under Spring Hill's updated zoning ordinance and was so well received by Spring Hill Planning officials that it is frequently referenced as an example of creative building design that meets the intent of the ordinance.

PHASE TWO

SHIP Phase 2 is comprised of two speculative buildings, Building 2 (132,890 square feet) and Building 3 (99,110 square feet). Building aesthetics match the Phase 1 building and establish a brand identity throughout the development. Phase 2 is under construction and will be complete in April 2023.

PHASE THREE

Charles Hawkins Co. is currently evaluating a variety of options with our design team for the next phase of development.



Professional Concrete Solutions, LLC

CONCRETE SCOPE OF WORK

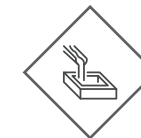
Building 2

- ◆ 4,648 cubic yards of concrete
- ◆ 187 tons of rebar
- ◆ 132,889 square feet of slab on grade
- ◆ 16 dock pits
- ◆ 2 drive in ramps
- ◆ 75 tilt-up panels (71,476 square feet)
- ◆ 1,320 square feet of panel liner

Building 3

- ◆ 3,780 cubic yards of concrete
- ◆ 152 tons of rebar
- ◆ 99,110 square feet of slab on grade
- ◆ 12 dock pits
- ◆ 2 drive in ramps
- ◆ 65 tilt-up panels (59,162 square feet)
- ◆ 1,320 square feet of panel liner

BUILDINGS 2 & 3



FOUNDATION WORK

includes excavation, rebar placement, setting of anchor bolts, and placement of concrete.



SLAB ON GRADE WORK

includes grading of 6" compacted granular base, vapor barrier, wire mesh, forming of column block outs, and placement of concrete.



TILT PANEL WORK

includes forming, rebar placement, miscellaneous embedded materials, placement of concrete, erection of panels, and rubbing of panels.

PROJECT TEAM

STEVE JASINKSI

Design Project Manager

MIKE NOLAN

Senior Project Manager

TODD KEISER

Superintendent

LEE ANN WATSON

Project Manager Assistant

JACOB WALKER

PCS Project Manager

JEFF SMITH

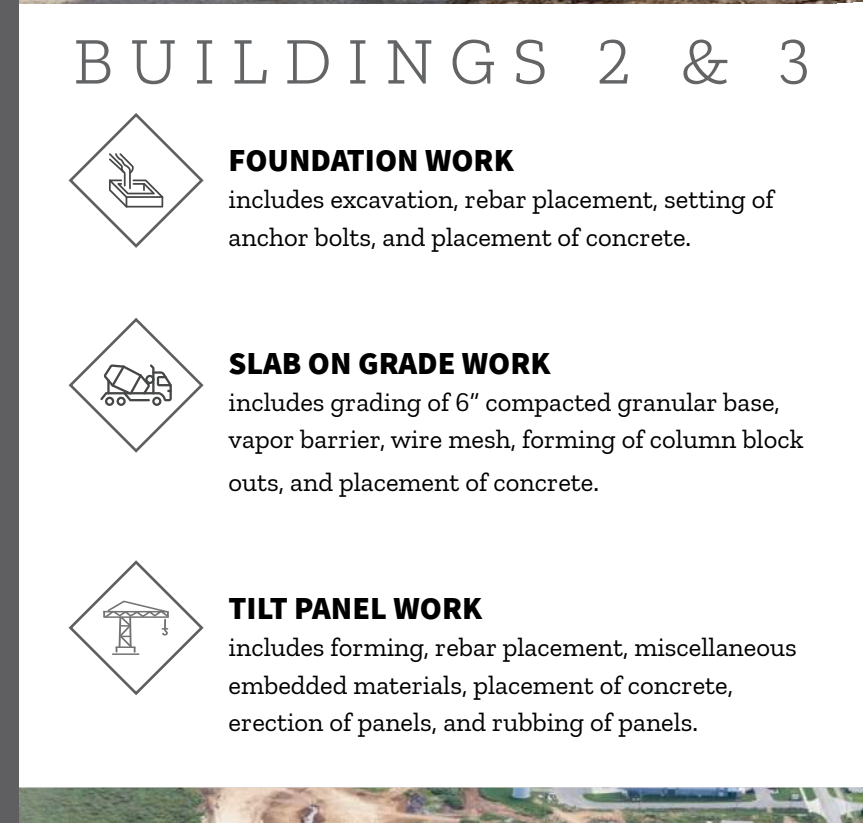
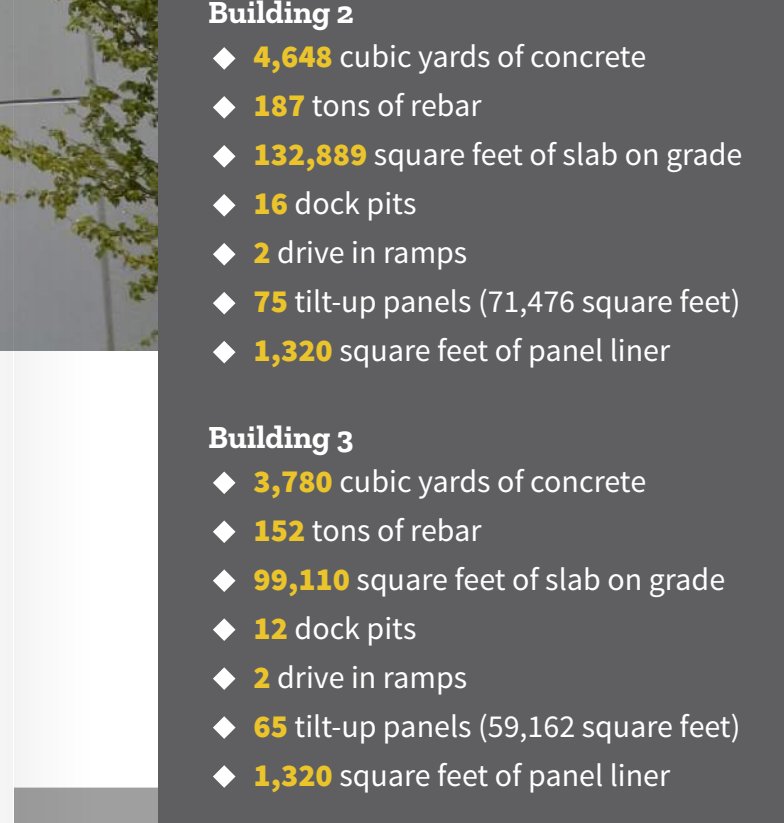
PCS Superintendent

TORY RICE

DSB Project Manager

DAN TAYLOR

DSB Superintendent





DALTILE QUARTZ EXPANSION

Dickson, Tennessee

Architect	Design Constructors,Inc.
Size	68,550 Square Feet
Anticipated Completion	Q3 2023

Project Team

Tony Tidwell, Superintendent
Craig Karaszewski, Senior Project Manager
Amy Whiffen, Project Manager Assistant
Alan Quam, DSB Superintendent
Neil Lamber, DSB Project Manager
Sara Proctor, DSB Project Engineer
Luke Maddox, Project Executive
Craig Polancich, Senior Design Project Manager

This represents our 5th major project for Daltille at their campus in Dickson, Tennessee. This project consists of:

- 40,000 square foot warehouse addition
- 1,250 square foot addition tot he resin storage building and a truck unloading canopy
- 23,000 square food high bay addition, and
- Installing an additional production line inside the existing building, including a new four-level concrete mixing mezzanine and six bridge cranes.



SATURN CROSSING

Spring Hill, Tennessee

Architect	Powers Brown Architecture
Size	202,858 Square Feet
Anticipated Completion	Q3 2023

Project Team

Michael Leahey, Senior Superintendent
Justin Cochrane, Senior Project Manager
Amy Whiffen, Project Manager Assistant
Matthew Howell, DSB Project Manager

T.W. Frierson has partnered with Griffin Partners Inc. and Foundry Commercial to deliver the Saturn Crossing project; two Class-A industrial warehouse buildings located within minutes of downtown Spring Hill and GM/LG’s 2.8 million square foot battery plant.

The twin buildings, each 101,429 square feet, are facing Saturn Parkway on the northern edge of Maury County on approximately 19 acres and provide quick access to Saturn Parkway, I-65, I-840, Franklin, Columbia, Nashville, and beyond. Both buildings are constructed of load-bearing concrete tilt-up panels, conventional steel, and a 45mil TPO roof. The northern elevations facing Saturn Parkway are designed with additional architectural elements, including form liners, metal panels and a canopy structure.



WYATT JOHNSON TOYOTA SERVICE BUILDING

Clarksville, Tennessee

Architect	Lyle Cook Martin
Size	7,366 Square Feet
Anticipated Completion	Q2 2023

Project Team

Zac Watson, Superintendent
Dan Hasselbring, Project Manager
Amy Whiffen, Project Manager Assistant

This project represents our 6th project for Wyatt Johnson Automotive Group. We will be working with our friends at Lyle Cook Martin to deliver a new 7,366 square foot Service Building for their Toyota Dealership in Clarksville, TN.



STORMWATER ADMINISTRATION CAMPUS

Nashville, Tennessee

Architect	Design Constructors,Inc.
Size	33,760 Square Feet
Anticipated Completion	Q2 2023

Project Team

Jorge Leal, Superintendent
Luke Maddox, Project Executive/Sr. Project Manager
Lee Ann Watson, Project Manager Assistant
Donnie Hiers, DSB Superintendent
Tory Rice, DSB Project Manager

The project includes the construction of a 23,550 square foot two-story office building and a 10,210 square foot single-story pre-engineered metal maintenance building with a Wash Bay. Our scope of work will also include 200 additional parking spaces, relocation of the existing Guard Building, installation 3 new bio retention ponds and a windmill to prepare Metro Water for Phase 2 of this project where they will be pursuing their “Net Zero” Campaign.

The two-story office building will be used as a demonstration facility to highlight Stormwater design best practices including low impact site design, a green roof, and a cistern. They will have a state-of-the-art rain water collection system that features a massive 10-thousand gallon above ground water tank so they can re-utilize water for toilets, irrigation and more.

This project is pursuing LEED Gold certification and has required our team to work through various sustainability plans including a waste management plan, indoor air quality plans, ensuring we’re purchasing and installing energy rated and efficient fixtures and appliances throughout the facility and even installing permeable pavers in the parking lot rather than the standard asphalt.

CONSTRUCTION MARKET UPDATE

Supply Chain Disruptions & Market Price Volatility

ARCHITECTURAL BILLING INDEX – ABI

- ▶ Billings at architecture firms softened considerably in October with an ABI score of 47.7, as firms reported *the first decline in billings since January 2021*. Economic headwinds have been mounting, and finally led to weakening demand for new projects. While one month of weak business conditions is not enough to indicate an emerging trend, it is worth keeping a close eye on firm billings in the coming months

GLAZING

- ▶ Glass prices *increased 30%* in July 2022, which translates to an approximate *12% storefront system increase*.

CONCRETE

- ▶ Drought conditions at navigable rivers causing delays and shortages of raw materials for concrete.
- ▶ Ready Mix suppliers are instituting quotas to customers to manage problems in the near term. *Price and schedule volatility are possible* in the near term (throughout Q4 and possibly into early Q1 2023).

STEEL

- ▶ Cost for structural steel has flattened/leveled out over the last few months and are currently expected to stabilize.
- ▶ Lead times for joists and metal deck have shortened to 24 weeks on average and are now level with expected delivery times for larger structural steel orders (also averaging 24 weeks).
- ▶ Raw material resin issue from paint supplier market affecting steel primer has been absorbed by the market by using different hardeners and alternative means to paint prime steel. Costs for adjusting techniques for primer steel have already been reflected in previous steel pricing.

METAL STUDS & GYPSUM BOARD

- ▶ Suppliers have published a *7-9% increase* in August. *Since then prices have stabilized* with lesser increases

ELECTRICAL

- ▶ Aluminum and copper have generally stabilized over the last month and holding for now – *outlook uncertain for continued price stability*.
- ▶ Lighting is generally in 6-8 week lead time. *Switchgear remains volatile and has extensive lead times*. Larger services and unique switchboards up to 56 weeks. Smaller switchgear (400 amp) 80 working days.
- ▶ *Meter bases are in short supply* and further complicating completing electrical scopes of work.
- ▶ Fire Alarm components are no longer a shelf stocked item (Fire Alarm panels and annunciators in short supply). *Early ordering of fire alarm components once job is secured is a must*.

MECHANICAL

- ▶ Mechanical & Plumbing contractors are set for a *3rd quarter price increase across the board* citing rising fuel and labor costs for materials and manufactured equipment.
- ▶ Department of Energy efficiency standards mandating higher efficiency (particularly effecting rooftop DX units) take effect January 1, 2023. Manufacturers are retooling to deliver units for to meet new standards with increased copper coil sizes and unit skin upgrades resulting in *price increases of 30% - 60%*.

ASPHALT

- ▶ Bitumen cost index has *increased by nearly 90%* in the last year.



Continue reading article



ABC: CONSTRUCTION MATERIALS PRICES DOWN 1% IN NOVEMBER, STILL UP 40% SINCE FEBRUARY 2020

FRIDAY, DECEMBER 9, 2022 9:35 AM

Construction input prices are up 11.9% from a year ago, while nonresidential construction input prices are 11.5% higher. Input prices were up in only four of the 11 subcategories on a monthly basis. Natural gas experienced the largest decrease in prices, falling 15.8% in November. Unprocessed energy prices declined 7.8%, while crude petroleum prices were down 2.3%.



DESIGN SYSTEMS BUILDERS, LLC

METAL BUILDING FAST FACTS

- ◆ Total building weight is over **577 TONS**
- ◆ **282 TRUCKS** from Butler unloaded to date
- ◆ **LARGEST** DSB contract ever
- ◆ The building is **OVER 107' TALL** at its highest point
- ◆ There is approximately **940,000 SF** of MR-24 Roof
- ◆ Total building length is **2' SHORT OF A HALF MILE**
- ◆ There is around **315,182 SF** of wall sheeting
- ◆ We will be installing **OVER 60** roof curbs

Portobello America

Portobello America's vision of having a full-service, state-of-the-art production facility in the United States is getting closer and closer to becoming a major reality.

The new Baxter facility will not only be a major sustainable manufacturing venue; it will also be the new home of Portobello America's North American offices. Baxter is located in Putnam County, considered a national hub regarding the manufacture of porcelain tile due to the local attainability of natural clay and feldspar supplies. The new factory's updated personnel plan is now expected to generate at least 230 local jobs.

DSB PROJECT TEAM



TORY RICE
Project Manager



DONNIE HIERS
Superintendent





NASHVILLE WOMEN'S RESCUE MISSION TOPPING OUT CELEBRATION

On Friday, September 16, 2022 we gathered with our friends from the Nashville Rescue Mission to celebrate the topping out of the new women's campus.

The women's campus will house 348 beds in the emergency services dorms, which is 166 beds more than the previous building offered. It will offer a larger kitchen and a cafeteria with a seating capacity of 156 people. The building will feature a significantly larger chapel, which will seat 375 compared to that of the previous building, which accommodated 225. In addition, the building will provide 20 family units as opposed to the original eight. It will also feature larger classroom, office and meeting spaces to better serve the community with counseling and education. Likewise, restroom and shower capacities will also be larger, and the facility will provide better accessibility for individuals with mobility impairments.

The grounds also will come with an improved playground and will add a play area meant for older kids so that each age group has a safe play area. The campus will offer enhanced security features, more parking availability and a designated service entrance separate from the main entrance. The central feature of the design is a 6,700 square foot courtyard that will be used as a year-round support space for women. The courtyard connects a basement on one end and the main floor on the other, rising 14' through a series of planter beds and seating levels to create many areas for rest. The exterior design of the building features brick and Aluminum Composite Material to give the building a sense of stability and durability for years to come.



Check out this video recapping the event!



17TH ANNUAL "MISSION: POSSIBLE" TURKEY FRY

The 17th Annual "Mission: Possible" Turkey Fry, led by country music star Tracy Lawrence, fried a record-breaking 1,200 turkeys on Tuesday, November 22nd at the Nashville Fairgrounds.

The event raises awareness and support for homelessness in Middle Tennessee. The Nashville Rescue Mission is a beneficiary along with several families in surrounding counties through the state's family resource center.

In total, Mission: Possible has raised over \$2 million for homelessness. Officials say they're expecting this year's event to feed about 9,600 people.

T.W. Frierson is proud to be a pit sponsor and to volunteer at this event for the second year!



TWF Employees at the ABC Emerging Leaders 3rd Annual Pumpkin Carving Contest - they were able to raise & donate \$3,500 for the Nashville Rescue Mission's Thanksgiving Program!



"This time of year I think everybody pays more attention to it as the temperatures do drop," said Lawrence. "But, homelessness lasts all year long."



BECKWITH FARMS

Lebanon, Tennessee

Steve Jasinski, Design Project Manager
Brent Edwards, Senior Project Manager
Jason Watson, Superintendent
Lee Ann Watson, Project Manager Assistant
Neil Lambert, DSB Project Manager
Alan Quam, DSB Superintendent
Sara Proctor, DSB Project Engineer



CUMBERLAND TRUCK MASSMAN DRIVE

Nashville, Tennessee

Kandy Mallory, Senior Design Project Manager
Craig Karaszewski, Senior Project Manager
Amy Whiffen, Project Manager Assistant
Matthew Howell, DSB Project Manager
Trent Robinson, DSB Assistant Superintendent

DALTILE EXPANSION

Dickson, Tennessee

Craig Polancich, Senior Design Project Manager
Craig Karaszewski, Senior Project Manager
Tony Tidwell, Superintendent
Amy Whiffen, Project Manager Assistant
Neil Lambert, DSB Project Manager
Alan Quam, DSB Superintendent
Sara Proctor, DSB Project Engineer

FEDEX GROUND

Cookeville, Tennessee

Jack Barrett, Senior Project Manager
Shannon Patterson, Superintendent
Amy Whiffen, Project Manager Assistant
Matthew Howell, DSB Project Manager

8TH & BERRY WINE & SPIRITS

Nashville, Tennessee

Ben Carraway, Design Project Manager
Dan Hasselbring, Project Manager
Alex Martin, Superintendent
Amy Whiffen, Project Manager Assistant
Matthew Howell, DSB Project Manager



GRAVITY DEFYER

Lebanon, Tennessee

Sean Foote, Director of Architecture
Jay McGinnis, Project Manager
Del Perry, Superintendent
Amy Whiffen, Project Manager Assistant
Tory Rice, DSB Project Manager
Ray Woodby, DSB Superintendent
Sara Proctor, DSB Project Engineer

JC FORD EXPANSION

Columbia, Tennessee

Ben Carraway, Design Project Manager
Mike Nolan, Senior Project Manager
Randy Lane, Superintendent
Lee Ann Watson, Project Manager Assistant
Neil Lambert, DSB Project Manager
Carlos Aldana, DSB Superintendent
Sara Proctor, DSB Project Engineer

CONFIDENTIAL CLIENT EXPANSION

Middle Tennessee

Sean Foote, Director of Architecture
Myles Ayers, Project Manager
David Turner, Superintendent
Lee Ann Watson, Project Manager Assistant
Tory Rice, DSB Project Manager
Jacob Walker, PCS Project Manager
Josh Smith, PCS Superintendent

METRO STORMWATER ADMINISTRATION CAMPUS

Nashville, Tennessee

Luke Maddox, Senior Project Manager
Jorge Leal, Superintendent
Lee Ann Watson, Project Manager Assistant
Tory Rice, DSB Project Manager
Donnie Hiers, DSB Superintendent

MILWAUKEE TOOL

Grenada, Mississippi

Craig Polancich, Senior Design Project Manager
Lauren Carter, Project Manager
Cliff Manley, Superintendent
Jeff Waggoner, Superintendent
Lee Ann Watson, Project Manager Assistant
Neil Lambert, DSB Project Manager
Alan Quam, DSB Superintendent
Sara Proctor, DSB Project Engineer

NASHVILLE WOMEN'S RESCUE MISSION

Nashville, Tennessee

Luke Maddox, Project Executive
Justin Cochrane, Senior Project Manager
Tommy Manley, Senior Superintendent
Lee Ann Watson, Project Manager Assistant

the Field

PLEASE BE SEATED

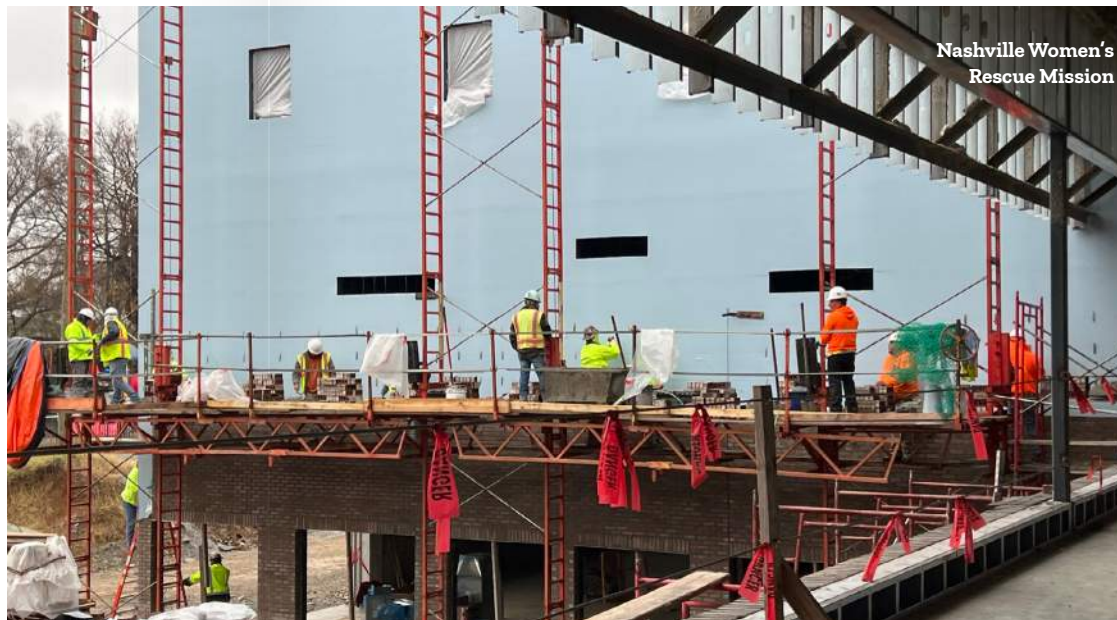
Nashville, Tennessee

Steve Jasinski, Design Project Manager
Jay McGinnis, Project Manager
Scott Peterson, Superintendent
Amy Whiffen, Project Manager Assistant
Tory Rice, DSB Project Manager
Donnie Hiers, DSB Superintendent

PORTOBELLO AMERICA

Baxter, Tennessee

Andy Zimmerman, Senior Project Manager
Joe Slate, Superintendent
Rob Holtby, Superintendent
Lee Ann Watson, Project Manager Assistant
Tory Rice, DSB Project Manager
Donnie Hiers, DSB Superintendent
Sara Proctor, DSB Project Engineer



PROLOGIS TI - ELLIOT ELECTRIC

Lebanon, Tennessee

Jason Hedge, Project Manager
Del Perry, Superintendent
Amy Whiffen, Project Manager Assistant

RELIABLE SPRINKLER

Old Hickory, Tennessee

Kandy Mallory, Senior Design Project Manager
Neil Lambert, DSB Project Manager
Carlos Aldana, DSB Superintendent
Sara Proctor, DSB Project Engineer

SATURN CROSSING

Spring Hill, Tennessee

Justin Cochrane, Senior Project Manager
Michael Leahey, Senior Superintendent
Amy Whiffen, Project Manager Assistant
Matthew Howell, DSB Project Manager

SHIP BUILDINGS 2 & 3

Spring Hill, Tennessee

Mike Nolan, Senior Project Manager
Todd Keiser, Superintendent
Zack Brayton, Assistant Superintendent
Lee Ann Watson, Project Manager Assistant
Jacob Walker, PCS Project Manager
Jeff Smith, PCS Superintendent
Joe Reid, PCS Superintendent

ST. PAUL CHRISTIAN ACADEMY

Nashville, Tennessee

Jason Hedge, Project Manager
Jay Earney, Superintendent
Amy Whiffen, Project Manager Assistant

WYATT JOHNSON TOYOTA SERVICE BUILDING

Clarksville, Tennessee

Dan Hasselbring, Project Manager
Zac Watson, Superintendent
Amy Whiffen, Project Manager Assistant



TWF WINS 3 EXCELLENCE IN CONSTRUCTION AWARDS AT 2022 ABC GREATER TENNESSEE AWARDS GALA

AMEC PUBLISHING HOUSE HEADQUARTERS

Institutional \$5-10 Million Eagle Award

With a relationship spanning decades, TWF partnered with AMEC Publishing House to relocate their Headquarters to downtown Nashville. This design-build 3-story office building also includes a museum, ground floor gathering space, archives room, banquet room and future tenant spaces.

PURITAN EXTERIOR IMPROVEMENTS

Preengineered Under \$100 Million Eagle Award

This design-build project for Puritan Medical Products included removal and replacement of the roof and metal siding for this 341,203 square foot facility. An expedited schedule allowed the project to be completed in six phases, in less than eight months.

PROLOGIS EASTGATE 1, 2 & 3

Industrial \$25-100 Million Eagle Award

Originally constructed by TWF 20 years ago, the Eastgate Distribution Center required complete demolition and reconstruction after sustaining significant damage in the 2020 tornadoes. The reconstruction project required simultaneous construction of 3 new facilities totaling over 900,000 square feet.



Congratulations to our project teams for the AMEC Publishing House Headquarters, Puritan Exterior Improvements and Prologis Eastgate projects!

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.



The Sequoia Club is a family-centered swim and tennis club in the heart of Forest Hills, a lush and beautiful neighborhood located in the suburbs of Nashville, TN.



OVERVIEW

Indoor Tennis Facility

This new indoor tennis facility is a 22,605 square foot clear span building with a 1,920 square foot lean-to extension over the locker rooms and equipment storage space. It is a Butler Manufacturing pre-engineered metal building with 4-1/2" Kingspan insulated metal wall panels and a 5" King-span standing seam insulated metal roof.

68.6

Tons of Steel

22,605

Square Feet

SEPTEMBER 2022

Anticipated Completion

JOHNSON
JOHNSON
CRABTREE

Architect



DESIGN SYSTEMS BUILDERS, LLC

PROJECT TEAM



Project Manager

Superintendents

- ▶ Julio Pineda
- ▶ Carlos Aldana
- ▶ Angel Gonzalez



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+4.5MILLION
COMBINED SQUARE FEET

~15PROJECTS
COMPLETED FOR 7 DIFFERENT
MANUFACTURERS

\$280+MILLION
OF TILE MANUFACTURING
EXPERIENCE

When you are the leader in building tile manufacturing facilities, you learn a lot about turning raw materials into a luxury product and the facilities needed to support the process. T.W. Frierson has constructed more US tile manufacturing plants than any contractor for the world's leading tile manufacturers. Learn how our partnered approach has helped tile manufacturers expand their operations in the US.



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