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Dallas/Fort Worth

CONSTRUCTION™

NEWS

The Industry's Newspaper

www.constructionnews.net ★ (210) 308-5800 ★ Volume 13 ★ Number 2 ★ FEBRUARY 2016

Honoring their health



A two-person "side hack" bike lets employees ride to favorite lunch spots.

Just as those "get healthy" New Year's resolutions are losing steam for some, **C1S Group** is being lauded for its commitment to employee health.

For the third year in a row, the firm earned a ranking on *Outside Magazine's* "Best Places to Work" list because of its focus on its staff's health and well-being.

CEO **Julie Strong** says the company offers unique activities and tools that allow team members to easily incorporate healthier choices into their workday and lifestyle.

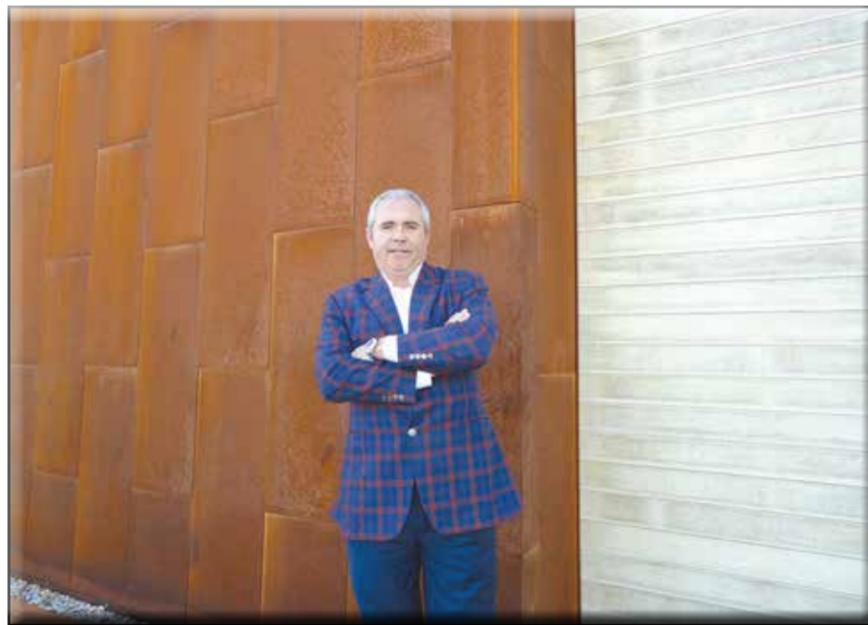
"We have metrics that we look at every week. Obviously, there are financial metrics, there are client satisfaction metrics, but there are also fun metrics," Strong says. "We're looking at how many times we are gathering the group out-

side of the office or even inside these four walls for the purpose of building each other together stronger as a team. We call those our 'outside activities.'"

Like other companies, employee get-togethers such as lunches, picnics and family events are the norm, but C1S Group goes above and beyond to get its 22 employees moving. For instance, the company has a two-person "side hack" bike so that employees can ride to lunch together. Last Christmas, the staff received GoPro cameras with the challenge to do something active, film it and enter it in the office's video contest. The group regularly volunteers in their community planting school gardens and creating

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Change is coming



Ramon Franklin LLC's Michael Franklin says company changes are underway.

Big changes are happening under the roof of Fort Worth-based building envelope contractor **Ramon Franklin LLC**.

The company announced its acquisition of **Saratoga Roofing & Construction LLP's** waterproofing division, the appointment of former Saratoga president **Denver Green** as company president/COO and its expansion into Oklahoma.

Michael Franklin will continue to serve the company as chief executive officer. His lifelong friend **Paul Ramon**, with whom he founded Ramon Franklin in 2010, amicably sold his interests late last year in order to focus on his residential business, Ramon Roofing Inc.

The changes allow the company to offer waterproofing services to clients

and better serve them through its new Oklahoma City and Tulsa locations. The company plans to announce its new name at a later date.

"Ramon Franklin's recently-acquired waterproofing division has a superior record; it's the people who have and will continue to make this a strong business component for the company," Franklin says. "As for Ramon Franklin's growth strategy, it will focus on four components: aluminum composite wall panels, waterproofing, architectural sheet metal and premium commercial roofing."

In its nearly six years of business, Ramon Franklin has completed several notable projects, including the award winning Legacy ER in Allen, Trinity Valley

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A new lease on luxury

Of the masses of people moving to and living in North Texas, some crave rental convenience, hotel luxury and close proximity to some of the Metroplex's hottest venues.

JPI's development partner, senior vice president and lead developer **Matt Brendel**, project manager **Dallas Meade** and superintendent **Victor Baltrunas** delivered that lifestyle to North Texas. The team collaborated with architecture firm **O'Brien & Associates' Richard Nordyke** and **Jack O'Brien** to create the Jefferson Las Colinas, a 6.6-acre Class A, urban development located in Irving's Las Colinas area.

JPI broke ground on what Brendel describes as a "highly-amenitized community catering towards the upper-end, renter-by-choice" in Oct. 2013. The 386-unit apartment community was completed two years later, and while many aspects – including working with the city of



The Jefferson Las Colinas' rotunda's programmable LED lights can be color coordinated for specific occasions.

Irving – went smoothly, the project was not without its challenges.

"Over the last year, we've had quite a bit of rain, which impacted the schedule of the project," Brendel says. "Another challenge was getting electric delivery coordinated in a timely manner. Also, there's definitely a shortage of labor in the market today, but we were able to overcome that with our tenure and the relationships we have with our subs."

The finished result shows no signs of struggle. Along the street frontage, JPI exclusively utilized quality masonry materials including NevilStone, stucco and brown metallic-sheened porcelain tile that complements the context of the Irving Convention Center across the street.

"We've also implemented a lit rotunda on the southeast corner of the community," Brendel says. "It has programmable LED lighting so you can change

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Fete of engineering



JQ's CEO Stephen H. Lucy, PE, (center), was the recent recipient of the Distinguished Graduate Award, presented by the Zachry Department of Civil Engineering at Texas A&M University (TAMU). Lucy graduated summa cum laude from TAMU with a Masters in Civil Engineering, has been a professional engineer since 1987 and is active in many civic, academic and construction organizations. -mjm

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School in Fort Worth, and South Side on Lamar in Downtown Dallas. It is currently working on several notable projects, including Dallas/Fort Worth International Airport, Terminal D's new parking garage, Fort Worth's True Worth Resource Center and the new Neiman Marcus at Clear Fork in Fort Worth. Clients include **Adolfson & Peterson, Rogers-O'Brien, Hill & Wilkinson, Turner Construction, JE Dunn, Flintco, Fort Construction, SEDALCO, and Muckleroy & Falls**, to name a few.

"We are enthusiastic about the opportunities in our sector," Franklin says. "The economy in the mid-south states is booming, especially in North Central Texas because this region is so economically diverse. As major companies relocate here, their impact is huge. Ramon Franklin is proud to be on many of the construction teams that are making that happen."

With more than 150 employees in Texas and Oklahoma offices, Ramon Franklin installs premium commercial roofing, architectural sheet metal, aluminum composite panels and insulated metal wall panels and offers waterproofing services. -mjm



President and COO Denver Green

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outdoor learning centers. Under the team name "The Sustainers," they often run marathons together, and at the moment, the company is competing in an eight-week "Biggest Loser" weight loss challenge.

"One of our five core values is 'Work hard, play hard,'" Strong says. "We want

employees to bring their best to the office, bring their best to their work and we want them to play hard too. We really try to encourage people to be healthy, be active, be outside, give back to the community and support the environment."

CIS Group is a Dallas-based engineering, construction and sustainability firm. -mjm



"The Sustainers" enjoy running marathons together.

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Each unit pampers residents with 10-ft. ceilings, Porcelanosa backsplashes, granite countertops and stainless steel appliances.

the color however you want; if it's Christmas you can have it green, if it's breast cancer awareness month, it's pink; we can light it up for different seasons of the year."

The spacious 10,000-sf clubhouse features a combination of ceramic floors, granite and onyx countertops, maple cabinets, and a show-stopping stone water wall to divide lounge spaces.

While the finishes are sure to appeal to high-end customers, the arrangement of the units is what offers residents a truly unique living experience. Brendel explains that this was a "wrap-style project" with all of the units wrapping around a central parking garage, yielding multiple exterior leisure areas.

"In a typical wrap deal, you may have two courtyards," he explains. "We were able to plan the site in a way that allowed five courtyards and each of them are programmed in a separate way."

Each courtyard offers a different luxury leisure experience. One courtyard has a resort-style pool water feature and grilling area with a covered cabana. Between that and the clubhouse is "The

Cave," with seating, an outdoor kitchen area and televisions. The "Zen Courtyard" has a guest fire pit with fire glass and Adirondack chairs. A smaller courtyard offers a more active area, with a concrete Ping-Pong table next to a fire pit. The fourth courtyard provides soothing green space with an outdoor chess set, artificial grass and plenty of space for outdoor movie nights. The fifth courtyard is a beer garden with trayed picnic tables for ice and drinks, outdoor games like washers, a brick wood fire pizza oven and a grilling area.

Much like a hotel, residents access their units through air-conditioned, carpeted interior corridors. The units have 10-ft. ceilings, vinyl wood plank flooring, Porcelanosa backsplashes and granite countertops. Select units have separate showers in addition to the bathtubs, and all residents have the option to install Elfa shelving into their walk-in closets.

While most of the buildings are four-story, one boasts a fifth-story "V.I.P. level," with exclusive access for that floor's residents and amenities including NEST thermostats and cell phone-programmable LED lighting.

Brendel says the location, too, makes the project unique. Located near the intersection of Northwest Highway and Las Colinas Boulevard, residents are just a stone's throw from adventure.

"It's the closest community to the orange DART line Irving Convention Center station connecting to DFW Airport and it's walkable to the Irving Music Factory that is under construction," he says.

With the project complete, the positive feedback from both the client and those who call Jefferson Las Colinas home has been rewarding.

"Jefferson Las Colinas is a successful project and it has a lot to do with the general contractor and architect as well," Brendel says. "This project is at top rent, out-performing the market. The community has really absorbed the units quickly with an extremely favorable response."

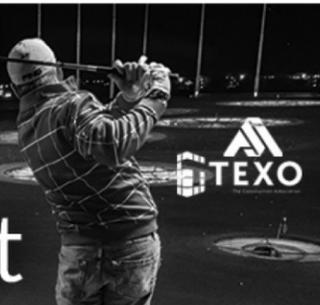
Irving-based JPI is a national builder, developer and investment manager of Class A multifamily assets. -mjm



2016 Events

January 28	Lunch Meeting @ Las Colinas CC
February 5	Texas Lien Laws Seminar
February 11	Top Golf Tournament in partnership with TEXO
February 18	PAC Event at La Cima Club Las Colinas
March 2-6	ASA National Convention in Miami
March 24	Lunch Meeting @ Las Colinas CC
April 22-23	Bass Tournament in partnership with TEXO
April 8	Killer Clauses in Contracts Seminar
April 27	Lunch Meeting- Location TBD
May 14	Poker Run for Texas
June 9	ASA Awards Night
July 14	ASA Split Happens Bowling Tournament
July	Sales Tax Seminar
July 27	Lunch Meeting @ Las Colinas CC
August 19	Clay Shoot @ Alpine
August 25	Lunch Meeting @ Las Colinas CC
September	Lien & Bond Claim Seminar
September 22	Lunch Meeting @ Las Colinas CC
October	Killer Clause Seminar
October 17	Golf Tournament
November 10	GC Night @ Eddie Deen's Downtown
December 1	Holiday Open House @ ASA & Blanket/Coat Drive

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