

Art & Science

THE COMMUNITY TECTONICS QUARTERLY

New Digs & Expanded Services Community Tectonics & Construction Plus Form Strategic Alliance

Community Tectonics has decided to break new ground. The growing firm needed more space and, at the same time, a strong relationship was growing with Construction Plus, Inc., a well-respected construction firm in West Knoxville. Both companies were attracted to the benefits that effective construction management offered their clients.

"Sandy Loy and I had talked about partnering to provide comprehensive construction management services to CT clients," recalls Don Shell, president of Community Tectonics. "There are so many advantages in quality, cost savings and scheduling when you single-source the entire building process, from concept and design to completion and the final punchlist."

So, guided by a shared vision, Shell

joined with Loy, president of Construction Plus, to create and deliver their 17,000-square-foot corporate office building along Pellissippi Parkway. The two firms worked closely to pilot the new construction management process, which has helped them to cut costs and reduce schedule time.

Community Tectonics will grow from about 5,000 square feet to 12,000. Construction Plus will occupy the upper level and double its space.

The building features large, open work areas for architecture, engineering, interior design and marketing, as well as a spacious conference room, design library and storage room. The two companies benefit financially by sharing resources like warehousing,

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architecture • planning • interior design

Tectonics: The Art and Science of

Current Projects



Walker Valley High School

K-12 Schools:

Bledsoe County Additions/Renovations
 Bradley Central High School Renovations
 Claiborne County High Schools (2)
 Cleveland High School Additions/
 Renovations
 Cleveland Middle School
 Coffee County Schools
 Creekwood High School, Dickson County
 Dickson County High School Renovations
 Grace Christian Academy Addition
 Greene County ADA Renovations
 Harrison-Chilhowee Academy Renovations
 Houston County High School
 Jasper Elementary School, Marion County
 Manchester City Schools
 Monroe County Renovations
 Pikeville Elementary School, Bledsoe County
 Richard Hardy School Addition/Renovation
 Sevier County Additions
 Sumner County High School
 Sweetwater High School Addition
 Sweetwater Primary School
 Trigg County, KY Renovations
 Trousdale County High School
 Tullahoma Middle School
 Walker Valley High School, Bradley County
 Waterville Elementary School,
 Bradley County
 Whitwell Elementary School,
 Marion County

Higher Education:

Johnson Bible College Chapel Addition
 Johnson Bible College Dorm Addition
 Johnson Bible College Global Technology Center
 Johnson Bible College Miscellaneous Campus Improvements
 Johnson Bible College Myrtle Hall Adaptation
 Lee University Dorm
 Mississippi State Technical Community College, Magnolia Campus Career Center
 Roane State Community College Infrastructure Replacement
 Roane State Community College Cafeteria Improvements
 U.T. Masonry Repair, Phase Two
 Walters State Community College Ballfield/Water Feature
Religious:
 Beaver Ridge United Methodist Church
 Central Baptist Church, Bearden Additions/Renovations
 First Baptist Church, Kingston Addition
 New United Church, Chattanooga, Master Plan
 Spring Hill Baptist Church Master Plan
 West Metro Church of Christ Master Plan, Atlanta
 Westmore Church of God Master Plan, Cleveland

Community/Commercial:

Angelton Travel Plaza, TX
 Clinton Utility Board
 Church of God Children's Home Maintenance Facility
 Coca-Cola Addition/Renovation
 Community Tectonics/Construction Plus
 Corporate Office
 Haraf Residence
 Legacy Properties Condominiums
 Leibrock Residence
 Powell Systems, Inc.
 Shell Residence
 U. S. Post Office Renovations
Medical:
 Columbia Surgery Center
 Dandridge Family Practice Center
 Gambro Healthcare, NJ
 PDI Dialysis Center, Michigan
 Roane Medical Center Geriatric/Psychiatric Unit
Interior Design:
 Advanced Therapeutics Office
 Cleveland Middle School
 Columbia Surgery Center
 CT/CPI Corporate Office
 First Baptist Church, Sevierville
 Jasper/Whitwell Elementary Schools
 Walker Valley High School
 Waterville Elementary School



First Baptist Church, Kingston
 (Photo courtesy of Merit Construction)

of Creating Structures That are Both



Cleveland Middle School



Sumner Valley High School

Summer Hummer Scramble

For the twelfth year in a row, Community Tectonics will host the Summer Hummer Scramble in conjunction with the Superintendents' Study Council in Gatlinburg, Sept. 23-26. The popular golf tournament will take place at Eagle's Landing Golf Club in Sevierville on Tuesday, September 25.

"This is a great way to show our appreciation for the fine superintendents and directors of schools across the State of Tennessee," says Don Shell, Community Tectonics president. He notes that these educational leaders seem to enjoy fellowship with the architects and contractors who serve them.

The day's activities begin with lunch, followed by a round of golf and an awards presentation at dinner. Team awards include first, second, and third places, highest score, and longest putt. Individual awards include longest drive and closest to the pin. In addition, the tournament includes a putting contest.

Last year, the dinner was prepared by the Walters State Community College culinary arts program. It was so well received that they will prepare the awards dinner again this year. For more information, call 865/637-0890. (More information will be mailed prior to the tournament.)

"The employment of an architectural firm with strategic planning skills is too important to not employ the best. Community Tectonics is one of the few organizations in the Southeast that not only serves as an 'Architectural Engineering Firm' but also as true 'Educational Planners and Visionaries.'"

Mark Beal, Director
Houston County Schools

K-12 Schools Calendar of Events

Community Tectonics sponsors and/or participates in many activities related to Tennessee K-12 schools:

Jan. 22-26- Tennessee School Board Week

Mar. 24-27 - NSBA 61st Annual Convention, San Diego

April 9-10 - Southeast Superintendents Meeting, Fall Creek Falls

April 24 - Superintendents Meeting Maryville
May 31-June 1-TSBA School Facilities Workshop, Nashville

June 20-22- Upper Cumberland Leadership Conference, Fall Creek Falls

July 27-28- Summer Law Institute, Gatlinburg

Sept. 4- Southeast Fall District Meeting, Bradley County

Sept. 6- Southwest Fall District Meeting, Jackson-Madison County

Sept. 10- Northeast Fall District Meeting, Hamblen County

Sept. 11- East Fall District Meeting, Blount County

Sept. 13- South Central Fall District Meeting, Maury County

Sept. 17- Northwest Fall District Meeting, Weakley County

Sept. 18- Delta Fall District Meeting, Covington

Sept. 20- Upper Cumberland Fall District Meeting, DeKalb County

Sept. 23-26- Superintendents' Study Council, Gatlinburg

Sept. 27- Mid Cumberland Fall District Meeting, Wilson County

Nov. 11-13 - TSBA Annual Convention, Nashville

Testimonials

"After visiting many schools in Tennessee and in other places of the Southeast, I am convinced that Community Tectonics is the premiere school architectural firm in the Southeast."

Claude Swafford, Chairman
Marion County Board of Education

"Community Tectonics has designed two schools for Marion County that I feel are two of the finest facilities I have had the pleasure of being involved with over my 33 years of public education."

Fred M. Taylor, Superintendent of Schools
Marion County Board of Education

"To me, the thing that makes this firm different is the ability they have to ensure a building is nice to look at as well as being functional."

Mike Dalton, Director of Schools
Maryville City Schools

Functional and Visually Pleasing.

From Start to Finish

Alliance Benefits School Projects

Two school systems in Tennessee, in the early stages of constructing new facilities, are already reaping the benefits of a new construction management alliance between Community Tectonics and Construction Plus. Claiborne County Schools and Sweetwater City Schools are both breaking ground on new schools this summer, and they both have identified benefits as a result of the tight relationship between their architect and construction team.

Don Shell, president of Community Tectonics, says that this new alliance with Construction Plus, a highly respected construction firm headquartered in Knoxville, allows his firm to continue on a dedicated track of continuous improvement. "We're building on the master builder concept," Shell says. "This enables us to work together throughout the design and construction of a building to provide the client with the best value for their dollar."

Sweetwater Primary School

For example, at Sweetwater Primary School, the alliance was able to deliver eight different pricing scenarios, based on a variety of construction techniques. This data was then presented to the school board to help them make well-informed decisions for the new school that will serve 600 students, providing much needed relief to the rapidly growing school system.

"We've been very pleased with our

experiences with Community Tectonics," says Dr. Keith Hickey, director of schools for Sweetwater. "Even on our earlier small projects, we always had the feeling we got their attention. They treated us like we were a multi-million dollar project."

Regarding the construction management alliance, Hickey says the tight relationship delivers an aesthetically pleasing, practical building at a good price. He notes that Community Tectonics' work on the Sweetwater Junior High School's renovations and additions won the Tennessee School Boards Association's School of the Year Award in 1999. "When you work with Community Tectonics, you get the personal touch along with a professional product," Hickey concludes.

Claiborne County Schools

The construction management alliance also teamed up on a project for Claiborne County Schools, which had decided to build two high schools with similar floor plans. Franklin High School and Frontier High



Franklin High School

School are both designed for a core capacity of 1,000 students. Pairing the design for the two buildings delivered tremendous cost savings while also allowing for programs unique to each school and expandability at both schools.

Sandy Loy, president of Construction Plus, notes one tangible benefit of working

closely with the architect in the early stages of design. By changing the grading on the site and using a tiered approach, he says that the team was able to cut costs by approximately \$1 million. In addition, by tackling two schools at once, the school system receives the design on the second school for half-price.

"This alliance serves us well," says Troy Poore, the building coordinator for Claiborne County Schools. "The architect and contractor are on the same page from the beginning. They want to accomplish the same things. The right hand always knows what the left hand is doing," he says.

Construction Management Benefits

Jim Coykendall, vice president of Community Tectonics and the project architect for the Sweetwater project, highlights the major benefit of the new alliance with Construction Plus. "With this approach, we deal with real drawings and real numbers from the beginning, not 'best guesstimates,'" he says. "This tight relationship allows things to happen quickly. The early input helps to control costs."

Loy agrees, saying, "Through our alliance with CTI, we are empowered to invest the appropriate amount of time to help the owner make well informed decisions. As a team we can manage and build your project in the most timely, efficient and professional manner while producing superior quality and value."

"Teamwork makes the construction process enjoyable and gratifying. CTI's goal, to provide superior service, makes the process fun again. The options we provided Sweetwater, for example, were a direct result of what happens when design and construction professionals drop their walls and develop the level of trust in each other required to find a synergistic solution. The service as a whole is greater than the sum of the parts. Working with Jim to provide that level of service to 'our' client was exciting."

Crye Heads Expanded Engineering Move

A hassle-free construction process. That is the goal for all clients at Community Tectonics, says Don Shell, president. To ensure that is delivered, the firm has expanded its engineering capabilities by adding a mechanical engineering department.

“This move means better service and greater value for our clients, including advantages in scheduling, coordination and design quality,” Shell says. Community Tectonics already offers a diversified range of services that includes architecture, of course, as well as structural, civil and interior design capabilities.

Jon Crye heads up the new department. As director of engineering, Crye brings 16 years of experience in

Crye says. “Community Tectonics’ high standards are transferred to mechanical engineering, and projects are handled more efficiently.”

Crye holds a bachelor’s degree in mechanical engineering from Tennessee Technological University and a Tennessee professional registration in mechanical engineering. He has worked on projects for Knox County Schools, Maryville City Schools, Cleveland City Schools, Lee University, Sevier Medical Center, First Baptist Church of Cleveland, Pellissippi State Technical Community College and TVA Hydro Facilities.

He is supported by Eddie Bruce, senior mechanical systems designer, who has more than 25 years of experience in mechanical engineering, and Chris Brown, mechanical systems designer, who has nearly 12 years of experience.

Crye says he chose Community Tectonics primarily because of the strong leadership he’s witnessed over the past decade. “It was their long-range goal-setting and visioning that sold me,” he says.

“This move means better service and greater value for our clients, including advantages in scheduling, coordination and design quality.”



Lee University Dormitory

mechanical engineering and management. He has worked closely with Community Tectonics over the years and has attained significant expertise with school, commercial and healthcare projects.

Crye explains that mechanical engineers design the heating, ventilation and air conditioning (HVAC) systems, along with plumbing and fire protection. “By bringing this capability in-house, Community Tectonics clients receive a better end-product, as a result of daily interaction between the architects and engineers,”



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utilities and infrastructure, and reception area. Together, the two companies employ approximately 54 people.

With its unusual roofline, triangular gables and dramatic use of glass, the structure is a showcase for the two firms along the main Knoxville-Oak Ridge corridor. One of the most striking touches is a large, oval stained-glass window featuring the Community Tectonics logo. An open house celebration is scheduled for July 29, and everyone is invited to attend.

Loy says that the new building is a perfect example of the benefits of tight construction management, which coordinates all phases of work on a building. "We never heard our architect partners say, 'You should have known,' because we had proper sequencing and reality checks throughout the project," he says.

When it comes to working with Community Tectonics, "A lot of magic has happened here," Loy says with a smile. "Ninety-five percent of firms and/or trades couldn't do this. It would be war immediately."

Shell agrees. He recalls first meeting Loy at an executive network meeting and discovering their common interests and values. "We started exploring a strategic alliance, a team to

design and build, and we decided to test the concept on our new building," Shell says.

"The construction industry is changing," he continues. "Community Tectonics is currently working with construction managers on seven school projects.

This alliance allows us to take that methodology one step further and deliver even greater advantages by single-sourcing the process for our clients."

As to the new building, Shell has this to say: "This new facility will embody both our name and our philosophy. We have created a functional and visually pleasing structure, representative of the definition

of 'tectonics.'

"This building is not a culmination of our firm's hopes, dreams and aspirations. Rather, it defines our new vision, as we seek opportunities to better serve our clients of the twenty-first century. It will house a team that values our clients' visions and demonstrates with integrity our commitment to quality."



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