



# Construction News

**A Bob Moore Construction, Inc. Publication**

## Developers Bring New Industrial Facilities to North Texas



**Mercantile Partners  
Opens the Doors  
on Three New  
Warehouses in  
Fort Worth**

See page 2 for all of the details



**New Distribution Center Debuts in Waxahachie  
for First Industrial Realty Trust**

See page 3 for more information

**Bob Moore Construction Project Earns QUOIN /  
AGC Summit Award for Construction Excellence**

More information on page 4

## Three Distribution Centers Opened at Mercantile Center

**M**ercantile Center, owned and operated by Mercantile Partners, L.P., is a 1300-acre business park offering commercial properties within five minutes of downtown Ft. Worth. The park recently expanded with three buildings, Mercantile Distribution Centers 11, 12 and 13 (MDC 11-13).

**“The superintendents and project managers are always cognizant of the schedule, budget and quality . . . This attitude is what separates Bob Moore from other contractors and has made it a partner in our development.”**

**Hal Hardister  
Mercantile Partners**



Bob Moore Construction was general contractor and Hardy McCullah / MLM Architects was the architect for MDC 11-13.

“After achieving 100% occupancy in our existing industrial buildings the push began for additional speculative space,” said Hal Hardister, Director of Development for Mercantile Partners. “Bob Moore was chosen because of its ability to maintain the budget

and adhere to an aggressive schedule.”

MDC 11 offers 137,500 SF with 22 dock doors for receiving and shipping. MDC 12 and 13 provide 121,700 SF and 26 dock doors each.

With this project now complete, Bob Moore Construction has delivered 24 buildings and finish-outs for Mercantile Partners since 1991.

“Bob Moore continues to be an integral partner in our business park,” said Hardister. “The superintendents and project managers are always cognizant of the schedule, budget and quality. This attitude is what separates Bob Moore from other con-



tractors and has made it a partner in our development, not just a service provider.”

“Since 1991 we’ve built more than 2.4 million SF in Mercantile Center,” said Phillip Bell, President of Bob Moore Construction. “Mercantile Partners has consistently been a superb client and business partner, and we look forward to many more years of continued success working with them.”

## First Industrial Realty Trust Opens New Distribution Center



**F**irst Industrial Realty Trust, Inc. (NYSE: FR) is the nation's largest provider of diversified industrial real estate, with more than 90 million SF of properties and a total market value topping \$4 billion.

In 2005 First Industrial Realty Trust had the opportunity to expand their Texas properties with a new distribution center in Waxahachie, just south of Dallas. They worked with Bob Moore Construction to create a dramatic new 201,500 SF building.

The new distribution center features 26 loading bays and a 32-foot ceiling height. A lobby / break area welcomes visitors in the northeast corner. Space is available for up to 182,000 SF of building expansion. Various infrastructure additions were also required, to include extending gas lines by more than a mile, putting in city sanitary sewer and water lines and building two streets.

"The tenant is looking forward to getting in and starting operations," said Dana Schmidt, Development Manager for First Industrial Development Services. "We're very pleased with the building as well."

The Waxahachie Distribution Center is the latest collaboration between First Industrial Realty Trust and Bob Moore Construction.

"We currently have several ongoing projects with First Industrial Realty Trust and we always enjoy the opportunity to work with first class

professionals like Dana Schmidt," said Ed McGuire, Vice President of Construction for Bob Moore Construction. "Experienced developers really help to make a project go smoothly and this project is a case in point. I'm confident our future projects with First Industrial Realty will be just as successful."

"It was an excellent experience working with Bob Moore Construction," said Dana Schmidt. "The superintendent, Ray Garcia, was great. Every developer likes it when you get one call a week from the jobsite with an update rather than four calls per day about problems. It was just a very smooth project. We've worked with Bob Moore in the past and hope to do more together in the future."

"It was an excellent experience working with Bob Moore Construction . . . We've worked with Bob Moore in the past and hope to do more together in the future."

**Dana Schmidt**  
**First Industrial**  
**Development Services**



## From President Phillip Bell: Now an Award-Winning Project

**T** rammell Crow Company's Air CargoCentre™ III and AirFreight & LogisticsCentres™ was the featured project in our Winter 2006 newsletter. Since that issue was released, I'm pleased to announce this project has received QUOIN / AGC's prestigious Summit Award for Construction Excellence.

I couldn't be more proud of our team members on this project. Senior Project Manager Kyle Whitesell, Superintendent Steve Barrons and Safety Director Dino Sideris did a superb job, working in one of the most challenging environments imaginable. They completed the project with no injuries, no incidents, on time and in budget, and the client is very pleased with the buildings.

At the same banquet where the Summit Award was presented, Dino Sideris was also rec-



ognized as part of QUOIN's Safety Leadership Resource Group, which received AGC's national award for the best PR campaign. As a result of the group's campaign there have been no fatalities at north Texas jobsites since August 2005; OSHA estimates that this campaign has saved a dozen lives so far.

Dino's involvement with the QUOIN safety group means that his expertise is now improving safety for thousands of workers around the state, and not just the workers at our jobsites. We're excited that he is having that kind of

impact on the entire community.

Congratulations to everyone involved with these awards - I trust you'll agree, the honors are well deserved.



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**"Delivering quality construction projects, on time and in budget, since 1946."**

### About Bob Moore Construction

A proud recipient of the QUOIN / AGC General Contractor of the Year Award, Texas Construction Magazine's Best of Award and QUOIN / AGC's Summit Award for Construction Excellence, Bob Moore Construction has been one of Texas's most respected commercial construction companies since 1946. Our portfolio includes a wide range of buildings, from warehouses, flex-tech buildings and distribution centers to office buildings, call centers and retail stores. Whether we are providing general contractor, design/build or construction management services, our goal remains the same: to deliver quality construction projects on time and in budget. Thanks to this philosophy of customer service, Bob Moore Construction is now celebrating our 60th Anniversary in 2006.

GeneralContractor.com is the best source of information about the company, its projects and more. The website is updated regularly with press releases, newsletters, completed project write-ups, jobs bidding information and construction articles. The site features an extensive listing of construction industry links; if you would like to have your company included in these links, please contact Jeff Schaefer at [jschaefer@generalcontractor.com](mailto:jschaefer@generalcontractor.com).

For more information about Bob Moore Construction, visit

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