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US construction starts to slip back in 2020 but decline will not be anywhere near the level of the Great Recession: Dodge

Charlotte Mecklenburg Library unveils design for \$100 million new main library; CM seeks trade contractor prequalification applications



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NORTH CAROLINA CONSTRUCTION NEWS

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Publisher's Viewpoint



Mark Buckshon, publisher

I'm sure many readers are looking forward to the Christmas holiday break, after an intense year with challenges associated with growth and success – labor shortages, and competing demands for subtrades and suppliers. As well, in the classic combination of crisis and opportunity, the storm damage from hurricanes and flooding has created plenty of work for the industry – notably the \$1.7 billion in military construction projects as the US Navy rebuilds from Hurricane Florence.

Dodge Data & Analytics predicts things will slow down somewhat in 2020. The good news is that the economists there aren't projecting a hard-landing recession; in part because of all of the work in the pipeline that has yet to start or reach the completion stages. The slower pace may give you the opportunity to catch your breath, though.

I've been watching major longer-range trends that promise to reshape the industry, namely the increasing importance of modular and factory-built construction, and integrated technologically focused design and construction systems. Artificial intelligence also will redefine much of our industry.

Despite these changes, however, this is a time of year when we can slow our business pace somewhat, and spend more time with our families. I will need to think how I will delegate responsibilities (or somehow manage directly the production of the next issue), while I am in the South Pacific and Australia/New Zealand on a vacation from mid-January through early March. Although your holiday and vacation plans may not be quite as adventurous, I hope you'll enjoy the season, and your New Year will be both happy and prosperous.

Mark Buckshon is president of the Construction News and Report Group of Companies, which publishes North Carolina Construction News. You can reach him by email at buckshon@ncconstructionnews.com.

Happy Holidays

US construction starts to slip back in 2020 but decline will not be anywhere near the level of the Great Recession: Dodge

North Carolina Construction News staff writer

The chief economist for Dodge Data & Analytics offered an outlook for the US construction industry in 2020 on Oct. 31, and his perception is that there will be a decline in most sectors – but this slowdown will not be a severe crash and, in part, is caused by a skilled labour shortage.

"The recovery in construction starts that began during 2010 in the aftermath of the Great Recession is coming to an end," said Richard Branch at the 81st annual Dodge Outlook Conference in Chicago.

"Easing economic growth driven by mounting trade tensions and lack of skilled labor will lead to a broad based, but orderly pullback in construction starts in 2020," Branch said. "After increasing 3% in 2018, construction starts dipped an estimated 1% in 2019 and will fall 4% in 2020."

"Next year, however, will not be a repeat of what the construction industry endured during the Great Recession. Economic growth is slowing, but is not anticipated to contract next year. Construction starts, therefore, will decline but the level of activity will remain close to recent highs. By major construction sector, the dollar value of starts for residential buildings will be down 6%, while starts for both nonresidential buildings and non building construction will drop 3%."

The pattern of construction starts for more specific segments is as follows:

The dollar value of single family housing starts will be down 3% in 2020 and the number of units will also lose 5% to 765,000 (Dodge basis). Affordability issues and the tight supply of entry level homes have kept demand for homes muted and buyers on the sidelines.

Multifamily construction was an early leader in the recovery, stringing together eight years of growth since 2009. However, multifamily vacancy rates have moved sideways over the past year, suggesting that slower economic growth will weigh on the market in 2020. Multifamily starts are slated to drop 13% in dollars and 15% in units to 410,000 (Dodge basis).

The dollar value of commercial building starts will retreat 6% in 2020. The steepest declines will occur in commercial warehouses and hotels, while the decline in office construction will be cushioned by high value data center construction. Retail activity will also fall in 2020, a continuation of a trend brought about by systemic changes in the industry.

In 2020, institutional construction starts will essentially remain even with the 2019 level as the influence of



public dollars adds stability to the outlook. Education building and health facility starts should continue to see modest growth next year, offset by declines in recreation and transportation buildings.

The dollar value of manufacturing plant construction will slip 2% in 2020 following an estimated decline of 29% in 2019. Rising trade tensions has tilted this sector to the downside with recent data, both domestic and globally, suggesting the manufacturing sector is in contraction.

Public works construction starts will move 4% higher in 2020 with growth continuing across all project types. By and large, recent federal appropriations have kept funding for public works construction either steady or slightly higher – translating into continued growth in environmental and transportation infrastructure starts.

Electric utilities/gas plants will drop 27% in 2020 following growth of 83% in 2019 as several large LNG export facilities and new wind projects broke ground.'

In his presentation, Branch provided a word graph indicating that construction executives currently believe the skilled labour shortage is their greatest impediment to growth. However, there are other factors and risks, including increased trade tensions and monetary policy challenges, that could add to economic stresses in the months ahead.

Charlotte Mecklenburg Library unveils design for \$100 million new main library; CM seeks trade contractor prequalification applications

North Carolina Construction News staff writer

Charlotte Mecklenburg Library has unveiled the designs for its new \$100 million, 115,000-sq. ft. main library in Uptown Charlotte.

Rodgers Leeper is accepting job specific trade contractor prequalification applications until Dec. 9 for the Charlotte Mecklenburg Library Support Services Center Renovation project. Click to link to their website.



The renderings show five levels above ground and one below, two outdoor terraces, an extensive active lobby, a vendor-operated café, advanced technology capabilities including two immersive theaters, collections spread throughout the building, flexible meeting space and rooms, a revamped Robinson-Spangler Carolina Room, a main entrance on North Tryon, and more, the library says in a news release.

Snøhetta is the design architect, with Clark Nexsen as architect-of record. Rodgers Leeper will lead the construction management team.

The library will break ground on the new building in early 2021 and is scheduled for completion and opening in early 2024.

"The new main library will be an architecturally-distinctive, state-of-the-art, technologically-advanced knowledge center and public commons, where everyone in our community can access the resources of a



21st century library, use them to learn and grow to the best version of ourselves, connect with others and participate in the public life of our community," library CEO Lee Keesler says in a statement.

"This will be the gateway to a re-imagined North Tryon street corridor, and a catalyst for additional re-development to be announced surrounding our block. The new main library helps further our mission to improve lives and build a stronger community by strengthening public engagement, supporting economic opportunity and connecting community resources."

The new main library project will be a public-private partnership. Mecklenburg County has committed \$65 million and the associated build-out of an offsite support services center to house non-customer facing activities at the existing Main Library.

Meanwhile, The Charlotte Mecklenburg Library Foundation's [CommonSpark](#) campaign will raise \$50 million for the new main library, plus an additional \$20 million for library system needs. Total public and private funding for the project is \$135 million. For information, visit <https://www.cmlibrary.org/future-main-library>.

"The new main library will be a remarkable place and space where the entire community can gather as it has since the original Carnegie Library opened at this site in 1903. The Library Foundation invites our entire community to invest in the next generation of readers, leaders and learners," says Jenni Gaisbauer, executive director for the Charlotte Mecklenburg Library Foundation.

New Main Library design details

The library has been designed to provide flexible spaces to meet demand for print and digital information and reading materials, public co-working spaces, and meetings, events gatherings, and other specialized uses. The building is designed to be expansive and inviting, opening itself up to the surrounding city and offering a diversity of integrated spaces that allow it to



function as a place for knowledge and exchange. Each level is designed with a specific thematic focus:

- Lower Level: houses a pre-function and event space;
- Level 1: includes the two main entrances as well as a café entrance, lobby, café, immersive theater area, reading zones, and self-service checkpoints;
- Level 2: features the welcome and orientation center for new and recent Mecklenburg residents, with a job training center and counseling services space, along with the core technology and makerspace offerings, including a technology center, computer lab, digital visualization lab, and recording studios. There is also an outdoor terrace which offers views up and down Tryon Street and connects to the street life

below;

- Level 3: houses the bulk of the collections and offers soft seating for reading and research overlooking Tryon and 6th streets, along with staff space;
- Level 4: showcases the revamped Robinson-Spanbler Carolina Room, and features the library's special collections and an immersive theater and staff space;
- Level 5: houses the destination reading room, a writer's studio and porch, and an outdoor terrace which serves as a reading, programming and meeting space with a unique view of Uptown Charlotte, along with administrative offices; and

The new construction includes energy-efficient lighting, flooring, furnishings and fixtures with a low environmental impact, and energy-efficient heat and air conditioning.





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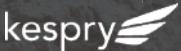
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Soldier to electrician

Start your next chapter at Griffin Electric

North Carolina Construction News special feature

At Wayne J. Griffin Electric, Inc. (Griffin Electric), people are the company's most valuable asset. A leading electrical subcontractor throughout New England and the Southeast for over four decades, the company believes that recruiting, hiring, and maintaining a dedicated workforce is the key to exceeding the expectations of its clients.

Since the start of the company, it has been the expertise and competence of these individuals that has allowed Griffin Electric to maintain the highest standards and given the company the opportunity to earn new and repeat business on projects in markets ranging from commercial, educational and municipal to medical, industrial and retirement/residential.

As part of its ongoing outreach, the company strives to recruit military veterans. With a number of current Griffin employees who previously served in the U.S. Armed Forces working in various capacities and leadership roles, the company knows first-hand how skilled these men and women are in exhibiting the readiness to take on any challenge.

Veterans embody selflessness, hard work and teamwork, the innate characteristics that align seamlessly with the Griffin Electric culture and standards that the company has come to expect from its employees.

When military personnel complete their service requirements, the thought of transitioning into a completely new career can be daunting. Much of the skills, training, and experience that veterans have acquired can translate into a successful and sustainable career in the trades.

Griffin Electric offers a supportive



environment to help these veterans start their new pathway to success, which begins with the company's free in-house Apprenticeship Training Program. For more than 25 years, the program has prepared hundreds of men and women for rewarding careers in the electrical trade.

The program is accredited by the National Center for Construction Education and Research (NCCER) and designated as an approved training site by the U.S. Department of Veterans Affairs. Many Griffin apprentices and electricians grow with the company and even advance into foreperson, estimating, and project management positions.

Throughout the Apprenticeship Training Program school year, classroom and hands-on instruction take place in the 27,500 sq.-ft. of dedicated training space that is part of



Griffin Electric's headquarters in Holliston, MA, and on-site at each of the company's regional offices in Raleigh-Durham and Charlotte, NC; Pelham, AL; and Duluth, GA.

In addition to 600 hours of classroom instruction, Griffin's apprentices benefit from on-the-job learning, where they earn excellent wages and benefits while gaining 8,000 hours of practical field experience under the supervision of a licensed journeyperson. Through employment with Griffin Electric, and satisfactory participation and progress in its Apprenticeship Training Program, eligible veterans may also receive a monthly stipend from the VA through the Post-9/11 GI Bill to help meet the cost of everyday expenses.

Earlier this year, veterans and veteran representatives were among the attendees at a career information session as part of an open house at Griffin's headquarters in Holliston, MA. Participants had an opportunity to learn more about the company and its Apprenticeship Training Program, tour the facilities, and observe current apprentices and instructors engaged in training. The company's recruitment efforts are not only an important part of building a committed workforce, but also exposes different audiences to the potential benefits of a career as an electrician or telecom technician.

Veterans have an exciting opportunity to start their next chapter at Griffin and build a bright future – it's not just a job, but a career. For more information about Griffin Electric and its employment opportunities, please visit www.waynejgriffinelectric.com, call its recruiting hotline at 800-421-0151, or email your resume to fieldrecruiting@wjgei.com.

Navy to execute \$1.7 billion Hurricane Florence recovery plan at NC military bases

North Carolina Construction News staff writer

Naval Facilities Engineering Command (NAVFAC) Mid-Atlantic, on behalf of Marine Corps Installations East, has initiated acquisition of \$1.7 billion in Hurricane Florence-related new major military construction (MILCON) at Camp Lejeune, Marine Corps Air Station (MCAS) New River and MCAS Cherry Point, NC.

Carolinians Associated General Contractors (CAGC) and the North Carolina Military Business Center (NCMBC) encourage businesses to engage in this work as prime and subcontractors, designers and suppliers, NCMBC and CAGC report in website news postings.

More than 800 facilities at Camp Lejeune, New River and Cherry Point sustained damage during Hurricane Florence, requiring a \$1.2 billion repair and a \$1.7 billion replacement program. NAVFAC is acquiring the repair work in FY (Fiscal Year) 2019 and first quarter FY 2020, which began on Oct. 1, 2019.

NAVFAC has initiated acquisition of the \$1.7 billion MILCON work, which includes 31 design build projects in seven contract packages, which NAVFAC will award in fiscal year 2020 (which ends Sept. 30, 2020). NAVFAC will award each package to a single prime contractor.

Packages include:

Package 1: Five projects at MCAS Cherry Point, including seven buildings - one headquarters, one security building, one maintenance facility, two fire stations, one academic facility and one range operations facility, estimated at \$175-\$225 million.

Package 2: Seven projects, including 14 headquarters facilities buildings at Camp Lejeune. Total estimate for Package 2 is \$175-\$225



Interior damage caused by Hurricane Florence is shown at the Provost Marshall Office facility at Marine Corps Air Station Cherry Point in November. The building is incapable of being occupied. Roughly 800 buildings at Marine Corps Base Camp Lejeune, Marine Corps Air Station New River and Marine Corps Air Station Cherry Point were damaged during the storm. (Photo by Allie Erenbaum, originally published in Camp Lejeune Globe in January, 2019)

million.

Package 3: Three projects, including five buildings – one renovation and three new training facilities and one new warehouse Camp Lejeune. Package estimate is \$275-\$325 million

Package 4: Two bridge projects at Camp Lejeune, including a movable bridge over the Intracoastal Waterway and a railway trestle over the White Oak River. Package estimate is \$125-\$175 million.

Package 5: Seven support and applied instruction projects at Camp Lejeune, including nine buildings – two first stations, three headquarters, one mess hall with parking garage and two academic facilities, estimated at \$275-\$325 million.

Package 6: Three projects at Camp Lejeune's Stone Bay area, including two headquarters and one academic facility, estimated at \$50-\$100 million.

Package 7: Four projects at MCAS New River including a barracks, academic building, a CH-53K and a C-12 hanger, each with associated facilities. Total estimated bud-

get is \$425-\$475 million.

NAVFAC will use a "two-phase" selection process for each package. Phase one responses for packages 1, 2 and 4 were due Nov. 8, with announcement of "down-select" to three contractors expected in December or January. Packages 3 and 7 are in "pre-solicitation," with packages 5 and 6 expected soon – with responses due in December and "down-select" announcements in January.

The NCMBC will partner with CAGC to inform members about the status of these solicitations through direct email and www.ncmbc.us, and to host consolidated "teaming forums" for the three contractors selected to proceed to Phase 2 for each package.

"CAGC and the NCMBC encourage all general and specialty contractors, designers and suppliers to monitor these opportunities, to engage in teaming events and to actively partner with contractors the Navy selects to execute this \$1.7 billion in work at North Carolina bases," the statement says.

New law significantly modifies indemnification in construction and design contracts

By Paul E. Davis
Special to North Carolina Construction News

This summer, the North Carolina General Assembly re-wrote the primary statute governing the enforceability of indemnity provisions in construction and design contracts. The legislation, signed into law by Gov. Roy Cooper on July 8, 2019, both expanded and restricted the permissible scope of certain indemnity agreements.

House Bill 871 (ratified as S.L. 2019-92) amended N.C. Gen. Stat. §22B-1, North Carolina's "anti-indemnity" statute.

The legislation added new subsections to §22B-1 that (1) render unenforceable agreements requiring design professionals to defend others for claims arising from the designer's actions; and (2) authorize award of attorneys' fees.

Duty to defend

It is common in contracts in the construction industry that one party (indemnitor) will expressly agree in its contract to "indemnify and hold harmless" the other party to the contract (indemnitee) for damages the indemnitee incurs from claims brought against the indemnitee by a third party arising from actions of the indemnitor. For example, a designer may agree in its contract with the project owner to indemnify the owner for damages in the event a third party is injured and sues the owner for damages caused by the designer's alleged negligence.

Commonly coupled with this obligation to indemnify is the duty to defend. The duty to defend is distinct from the obligation to indemnify. Whereas the obligation to indemnify essentially requires the indemnitor to reimburse the indemnitee for losses, damages and ex-



penses the indemnitee incurs from claims by a third party as a result of the indemnitor's actions, the duty to defend requires the indemnitor to provide the defense for the indemnitee from third-party claims.

Under the amended statute, design professionals can no longer be contractually required to defend other parties to their contracts. A contract's indemnity agreement may still be drafted to require the designer to indemnify others, but the duty to defend has been declared "against public policy, void, and unenforceable."

This prohibition applies only to certain design professionals; and it does not apply to others in the construction industry such as contractors, subcontractors or suppliers.

Attorneys' fees

The focus of much of the commentary in the industry on the amended statute has been on the prohibition of requiring design professionals to defend others against third-party claims. Of equal or perhaps greater significance was the addition of a new section to the statute, §22B-1(d), that expressly authorizes an award of attorneys' fees in the context of indemnification.

Entitlement to recover attorneys' fees is regulated by statute and is permissible in only limited circum-

stances. Prior to this amendment, the anti-indemnity statute did not address whether an agreement to reimburse an indemnitee for its attorneys' fees incurred in defending third-party claims was enforceable. The statute was silent on this issue. The amended statute now expressly validates indemnity agreements that require the indemnitor to reimburse the indemnitee for the indemnitee's attorneys' fees incurred in defending against claims brought by third parties that are based on the indemnitor's actions.

This new section applies to all parties in construction and design contracts. Therefore, although design professionals may not be required to provide a defense to an indemnitee, there is now a statutory pronouncement validating contractual indemnity agreements that require design professionals (along with contractors, subcontractors and suppliers) to reimburse other parties to their contracts for the indemnitees' attorneys' fees incurred in defending against third-party claims.

Effective date

The amendment to the statute became effective on Aug. 1, 2019, and applies to contracts "entered into, amended, or renewed" on or after that date.

It is not clear why the General Assembly opted to vary from the commonly used effective date for legislation affecting contracts - that the effective date of the legislation is a certain date and applies to contracts "entered into" on or after that date. This amendment's much broader affective trigger date (contracts "entered into, amended, or renewed") presents the opportunity to review existing open contracts and determine whether it would be in one's interest to amend or renew these contracts to take advantage of this statutory change. Beyond the obvious and common amendments to a contract, there is disagreement in the industry as to what constitutes a renewed or amended contract. For example, in this context, does the execution of a change order render a contract "amended?" Does a change to an existing design or construction contract that makes a change only to the contract's indemnity provision constitute an "amended" contract where the change to the contract was made solely for the purpose of taking advantage of the amended statute?



Paul Davis is a construction lawyer with Conner Gwynn Schenck PLCC, based in Raleigh. He has studied and briefed virtually every aspect of construction contract law and concentrates his practice in the areas of construction arbitration and litigation and contract drafting and negotiation for public and private clients, including general contractors, construction managers, and subcontractors. He can be reached by email at pdavis@cgspllc.com or by phone at (919) 789-9242 (Ext. 2343).

ASSOCIATION NEWS



LaChase Construction, Watson Electrical win major ABC EIC awards

LeChase Construction took home the General Contractor Project of the Year award for the Duke University Crowell quad residence hall renovation and Watson Electrical Construction Company received the Specialty Contractor Project of the Year award for the Union Station restoration and renovation - phase II project, at the annual Associated Builders and Contractors (ABC) Excellence in Construction awards ceremony on Nov. 7.

See the complete list of winners here.

Associations lobby for Cash Abated Bond (CAB) to resolve capital spending funding disputes

A coalition of 12 organizations has urged Gov. Roy Cooper and the General Assembly to resume negotiations on capital spending before time runs out for this year.

"With the Senate making moves to close down the session for 2019 this month, numerous issues have been left unresolved, including authorization for more than \$1.3 billion in non-transportation construction spending," The Carolinas Associated General Contractors (CAGC) say in a statement.

The dispute that appears to be holding up the funding is a difference between the legislature, which wishes to implement a "Pay-Go" program to achieve the desired projects, and Gov. Cooper, who prefers to seek voter approval for bonds to finance the work.

The compromise, the associations believe, is what they call a Cash Abated Bond (CAB), a "hybrid approach that blends the best of both approaches."

The concept is simple. Voters authorize the full construction program over a period of 6-10 years for instance, essentially authorizing the sale of bonds; however, the Legislature may infuse cash into the construction program annually, which then decreases the bond obligation by that amount provided. Essentially it's a reverse line of credit for the state.

In a note to members, CAGC outlines the concept and seeks members' assistance to "help lobby your State representatives to come up with a solution to the stalemate. We ask our members to contact their House and Senate representatives and make them aware that this coalition has offered a compromise and request they support action on authorizing capital spending before the end of this year. You can find your legislative representatives at this link:

<https://www.ncleg.gov/RnR/Representation>.

CAGC Young Leaders refurbish Catherine's House in Operation Give Back

The Carolinas Associated General Contractors (CAGC) Young Leaders group recent spent a day at Catherine's House in Belmont — supporting the organization that provides shelter for women and children in transition from homelessness.

The young leaders spent the day painting and refurbishing three bedrooms through the Operation Give Back program, CAGC reports on its Facebook page.

"Young leaders have a strong passion for making a difference in their communities," the group reported.

Here are some projects and opportunities reported on in ncconstructionnews.com in the last couple of months.

Crescent Communities to build "Creative Office" in University Research Park

Crescent Communities says it is building a four-story 158,000 sq. ft. Class-A creative office community in Charlotte's University Research Park.



Escent Research Park is located on a 20-acre site near the intersection of West Mallard Creek Church Road and David Taylor Drive in the University submarket. The developer says it is pursuing LEED, Fitwel and WiredScore certifications.

Site work commenced in October, with an anticipated delivery in early 2021. BB+M Architecture is the project architect and ColeJenest & Stone is the civil engineer. Choate Construction has been selected as the general contractor.

"We see a void in the market-

PROJECTS AND OPPORTUNITIES

place for first generation creative office space in the growing University Research Park area of Charlotte," said Sagar Rathie, vice-president with the commercial business for Crescent Communities. "Escent Research Park will provide a dynamic working environment that fosters connection, collaboration, and creativity in the second largest employment center within our region."

The developer says it previously developed five office communities in the University Research Park, as well as three multifamily communities totalling nearly 1,150 residences.

Crescent Communities CEO Todd Mansfield outlined in a statement the company's active commercial development portfolio, including two additional office-centric, mixed-use communities in Charlotte: Ally Charlotte Center, a 26-floor mixed-use office tower and a 5-star, 381-room JW Marriott currently under construction in uptown Charlotte and slated to deliver in the first half of 2021. 101 North Tryon is a 20-story Class-A office tower located in the heart of Charlotte's central business district and is currently undergoing capital improvements. Also under construction are a number of significant industrial projects consisting of more than one million sq. ft. across the Southeast.

Friends Homes to begin construction projects in Greensboro



Friends Homes is preparing to begin major residential construction projects in Greensboro.

The project on its campus at Guilford College Rd. and Friendly Ave. includes the expansion of Friends Homes West that will add villas, townhomes and cottages, and one-story townhomes at Friends Homes Guilford, *News & Record* reports.

The west campus will include 11 3-bedroom cottages, eight 2-bedroom townhomes and three buildings that will contain 54 villa apartments. All the apartments and homes, ranging from 1,400 to 1,900 sq. ft., will feature open floor plans, granite counter tops, stainless steel appliances and multiple views. Plans call for 20 townhomes, some 2-bedroom units and another type of 2-bedroom units with a den to be added to the Friends Homes Guilford campus.

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Plans also include an expanded wellness center with more fitness options and a new sports court at Friends Home West. In addition, a new bistro, a pizza oven and an outdoor dining area are planned for the Friends Home West campus.

Friends Homes is managed by The Presbyterian Homes, a non-profit corporation serving approximately 2,000 seniors in North Carolina.

Construction begins on mixed-use development in Hickory



Neill Grading and Construction and Lat Purser & Associates announced the beginning of construction on a large mixed-use development in Hickory's Startown Corridor.

The first phase of the Preston Ridge Development represents a \$31.6 million investment in the community with a multi-tenant commercial building and 172 residential apartments. The first phase is scheduled to open in summer 2020. The development will offer restaurant, retail, and service businesses along with one, two, and three-bedroom apartment floorplans ranging from 675 to 1,317 sq. ft.

Amenities include pet-friendly community with onsite dog washing station; salt-water pool; full community kitchen for hosting year-round socials; co-working and lounge area with large-screen TV in common area; fitness and yoga rooms; walking trails just steps from the property; package delivery lockers for residents.

In addition, the developers of Preston Ridge are collaborating with Catawba Valley Community College to establish a location for its School of Cosmetology and reserving a portion of Preston Ridge apartments exclusively for CVCC students.

Contractor breaks ground on Elizabeth City project

Miami-based FRONTIER Companies says it has broken ground on a new development in Elizabeth City, North Carolina at 3875 Conlon Way near the Walmart Supercenter.

FRONTIER's development division is expected to complete the ground-up development in 2020, providing a turn-key retail center to each of its tenants, the contractor said in a statement. FRONTIER's building division is managing all construction aspects of the project.

The 7,367 sq. ft. retail center is set to include a Great Clips hair salon, an Aspen Dental, and a T-Mobile outpost. The plaza is being built on a 64,000 sq. ft. lot and will include 67 parking spaces.

Skanska to build new surgical tower in Chapel Hill

Skanska says that it has signed an additional \$207 million contract with University of North Carolina Hospitals to build a new surgical tower in Chapel Hill.

The 31,100 sq.-ft., seven-story tower will house surgical spaces, including 24 operating rooms, 56 pre-and post-operating rooms, and 56 intensive care unit rooms for recovering patients, families and guests.

The tower will tie into the existing facility on multiple levels, while improving the main patient entry and current hospital logistics with two new pedestrian bridges.

Construction is underway on the project and is expected to be completed in August 2022.

Lock7 plans mixed-use building in Raleigh

Lock7 Development has unveiled

plans to build a mixed-use building in Raleigh.

The developer recently closed a deal to purchase a vacant property for the mixed-use building in the Glenwood South neighborhood on Peace St. between Glenwood and North Boylan avenues downtown, *The News & Observer* reports.

The four-story building will offer 24 condo units and feature 1,500 sq. ft. or more of retail space. It will have one- to three-bedroom condos of varying prices, sizes and layouts, and will have a rooftop terrace and parking.

Construction is set to begin in early 2020 and be completed sometime in 2021.

Florida developer plans 32,000 sq. ft. shopping center in southwest Charlotte

A Florida-based development company says it has purchased six acres in the Berewick area of southwest Charlotte with plans to break ground on a 32,000-sq. ft. shopping center.

Konover South closed the \$4.8-million deal on Oct. 11, and plans to start construction on the Freeman Crossing retail center in early 2020, according to a statement from the developer.

The property is on Steele Creek Road near Interstate 485, across from Starbucks, Walgreens and Harris Teeter. The new retail center also will be less than a mile from Charlotte Premium Outlets, *the Charlotte Observer* reports.

The property is Konover South's first purchase in North Carolina. The company also owns shopping centers in Florida and Ohio.

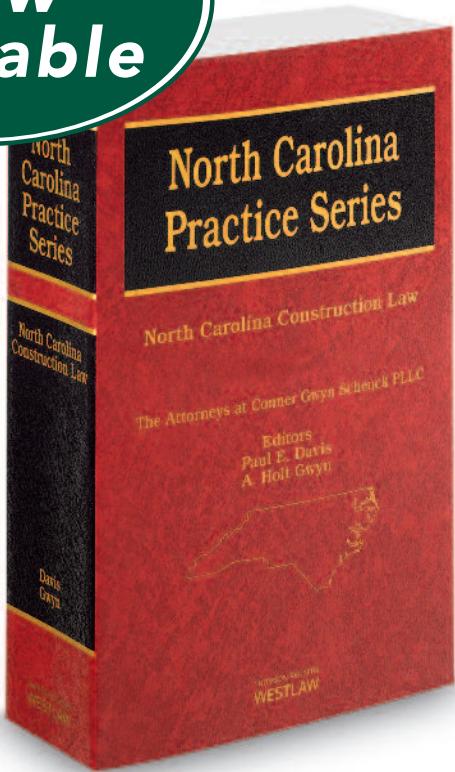
Konover South CEO David Coppa said in a statement he expects the shopping center to include a steak restaurant, banking, cellular and healthcare services when it opens in 2021.

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