

# PIONEER PERSPECTIVE

A publication of Pioneer Construction Company • January 2006

## Pioneer Constructs "Orthopaedic OR of the Future" at The Cleveland Clinic

The first of three prototype ORs equipped with the latest Stryker equipment and technology was showcased at the October Medical Innovation Summit held at The Cleveland Clinic.



"We consider this room the first step in an ongoing evolution in which we will continue to evaluate, learn and make further changes that will prepare us for the future."

**Dr. Jonathan Schaffer, M.D., M.B.A**

### Healthcare Hill in Grand Rapids

"It's exciting to see the incredible investment this community has made in the areas of healthcare and medical research. The people of West Michigan will no doubt be witness to amazing and even miraculous discoveries that will impact the wellbeing of the entire human race. It's hard to believe that it's happening right here in our own backyard."

**Tim Schowalter, President/Owner  
Pioneer Construction**

## Medical Office Building at Zeeland Community Hospital Shell Complete

The building's core and shell is complete and construction of nearly 35,000 square feet of medical office suites is now underway. The new medical office building is attached to the Zeeland Community Hospital currently under construction and scheduled to open in the spring of 2006. The Zeeland Community Hospital Family Life Offices will be among several tenants in the new medical office building with an opening to coincide with the new hospital.



Rendering of the  
Medical Office Building

In this issue...

**2** Choosing  
a Contractor

**4** Union Square  
Condominiums

**5** Amway Grand  
Plaza Hotel  
Entrance Completed

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## Pioneer Purchased by Tim and Barbie Schowalter

2005 has been an exciting year for the largest construction employer in West Michigan. In May, company president Tim Schowalter and his wife Barbie purchased the company from Thomas E. Beckering. "Successfully transitioning ownership of a family owned business into the fourth generation is no small feat," said Schowalter. "It takes a great deal of hard work and cooperation between the two parties to iron out all the details. What I appreciate most is the tremendous support and backing I've received throughout the process from all the loyal and dedicated employees of Pioneer. We have a solid foundation built over the past 73 years and we now have tremendous momentum for future expansion. We are committed to this community and blessed to be a part of such an exciting time in our history."

## Pioneer Sponsors Local Racecar Team During the 2005 Season

Car number 98 driven by Pioneer's own Bob Bliss could be seen screaming around the Berlin Speedway in Marne this summer. Bob has raced for 37 years and taken the championship in the Sportsman Division in 1986 and 1999. Bob Bliss has worked for Pioneer as a crane operator for over 33 years.

## Choosing a Contractor?

### The Importance of a Good Project Manager and Superintendent

Today's project owners are looking for contractors that Communicate and Collaborate well with the entire team. Savvy owners also know that the individuals that make or break a project are the contractor's Project Manager and on-site Project Superintendent. In order for a project to be well-managed, the project manager and superintendent must be highly effective communicators and true team players. Technical skills and

experience are a must, but the not-so-common traits of Responsiveness and Proactive Problem Solving are even more important to the success of a project. Before you make a final decision when selecting a contractor, first ask to meet the Project Manager and Superintendent who will be handling your project. You'll be glad you did.



# Pioneer

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Pioneer's own Bob Bliss and his pit crew

# Green Buildings

## GVSU Academic Building Complete

The New GVSU Academic Building is the latest "Green Building" constructed on the university's campus in Allendale, and it won't be the last. Earlier in the year, Governor Jennifer Granholm announced that all construction projects built using state funding are required to use Green Building techniques. Always staying one step ahead, Grand Valley had made the decision to go green back in 2004 because of their commitment to our environment. 85% of all construction waste materials were recycled on the project. Design Plus Architects of Grand Rapids was the designer.



GVSU Academic Building



GVSU Academic Building Interior

## Padnos School of Engineering at GVSU

Planning and Design is well underway on the expansion of the Padnos School of Engineering on Grand Valley's Pew Campus in Downtown Grand Rapids. The new three-story building will include 50,000 square feet of Engineering Labs, Computer Labs, Classrooms, and Faculty Offices. The building will ultimately be LEED certified by the US Green Building Council. Progressive AE of Grand Rapids is designing the new facility.



GVSU Padnos School of Engineering

## Verne Barry Place

The Dwelling Place has selected Pioneer Construction to build their new Verne Barry Place facility on Division Street in downtown Grand Rapids. The Dwelling place is a non-profit organization based in Grand Rapids focused on providing affordable housing opportunities. The new Verne Barry Place will be a LEED Certified Green Building. The new five-story building will include apartments, green roof patio, retail space and covered parking. The project also includes the renovation of three historical buildings which were originally hotels built in the early 1900s. Local architect DTS Winkelmann is leading the design effort.

Rendering of the Verne Barry Place



## News Briefs

### LACKS WAREHOUSE AND DISTRIBUTION PLANT

The 79,000 square foot addition for Lacks Industries at 4090 Barden SE in Kentwood was completed in May 2005, one month ahead of schedule.

**COMMERCIAL EQUIPMENT COMPANY** Currently underway with completion scheduled for February 2006, the 40,000 square foot facility for Commercial Equipment Company (W.S. Reed) is located on Walkent Drive NW in Walker.

**COVENANT VILLAGE** Final phase of Covenant Village begins, adding 82 new Independent Living Units.

**UNITED BANK** Pioneer breaks ground on new United Bank in Caledonia.

# Downtown Grand Rapids Urban Lifestyle Condos

## Union Square Condos Underway

Union Square Condominiums is the most recent of the tax-free Ren Zone living options in Greater Grand Rapids. The property is historically significant as Grand Rapids' main high school from 1875 to 1968 and features the original double banister stairways, 12 to 21-foot ceilings, hardwood maple flooring, and 12-inch thick windowsills. There are 160 custom units from which to choose at pre-construction prices ranging from \$95,000 (for a one-bedroom, one-bath) to \$320,000 (three-story townhouse with 20-foot windows and a balcony). There are also 20 new rooftop penthouses available that have been "piggybacked" onto the 100-year-old structure. For more information on these unique center city homes, call 98-UNION (988-6466).



Bedroom layout



Kitchen layout



Union Square living



Open space living

# Pioneer completes Cinemark 14 at Woodland Mall

Grand Rapids movie lovers now have 14 new screens to view the latest Hollywood blockbusters. The new 52,000 square foot, \$3.8 million Cinemark 14 Theater at Woodland Mall was completed in just over seven months and Pioneer was proud to be part of it.



Cinemark 14



Amway Grand Plaza Hotel Monroe entrance

## Amway 1913 Room and Starbucks

The Amway Grand Plaza Hotel underwent a major facelift this past summer, supervised by Pioneer Construction. The architects and designers achieved a look that resembled hotels built in the early 19th Century. The pavilion in front of the 1913 Grill — adjacent to the new Starbucks — has modern touches such as underground snow melt and old world elegance in the form of a protective canopy over the entrance.

## Spring Lake Country Club Expansion

The design-build team at Pioneer began preliminary design for the Spring Lake Country Club expansion in January of 2005. The first phase, a new outdoor dining area, was completed in May and ground was broken in November on the 4,500 square foot ballroom addition scheduled for completion in May 2006. The original Spanish Mediterranean-styled clubhouse was built in 1927. The new addition will complement the original architecture with tiled roofs, arched windows and stucco façade. Among many other improvements, the \$1.2 million expansion and renovation will double the size of the existing ballroom and provide banquet room seating for more than 400 people.



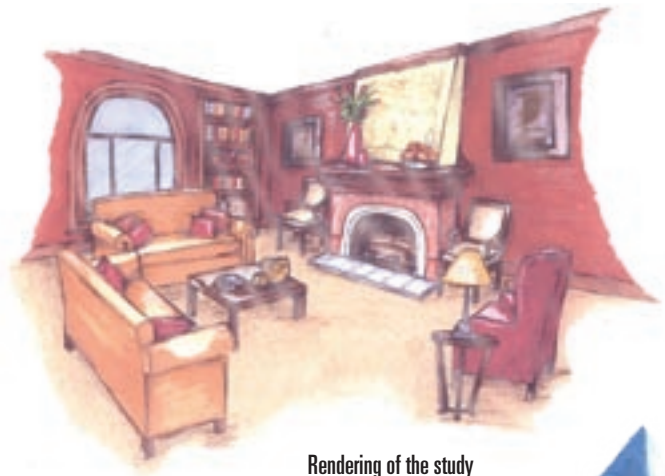
Rendering of Spring Lake Country Club

# Fitzgerald Condos

With the assistance of Pioneer Construction and Cornerstone Architects, Second Story Properties will restore a century old building (constructed in 1914) into 56 downtown condominium residences. The Fitzgerald is located in the heart of Grand Rapids' art and theatre district across from the spectacular Grand Rapids Public library. Amenities include covered parking, green roof, indoor swimming pool, exercise room, and many units with balcony views. The restoration of The Fitzgerald will begin in spring 2006 and is scheduled for completion in early summer 2007. Information on this property is available from Donna Dozeman at 616.458.5235.



Rendering of lobby



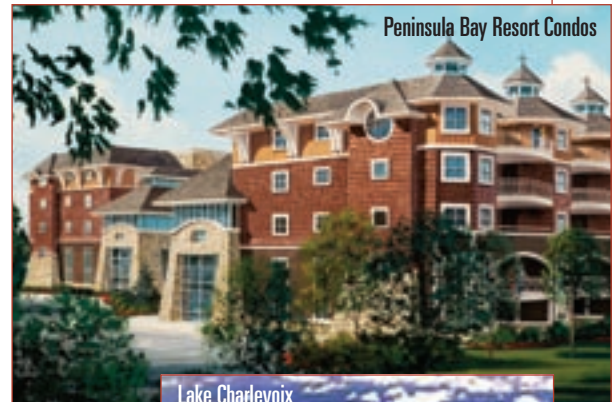
Rendering of the study



# Resorts/Vacation Condos

## Peninsula Bay

Peninsula Bay Resort Condos received five awards from the Home Builders Association of Grand Traverse Area. The Hot Tub is bubbling and condo owners are already enjoying the areas newest and most luxurious vacation resort on the fabulous sugar sand beaches of Traverse City. Where hotels once dominated the shoreline, there is a new wave of development along the East Arm of Grand Traverse Bay. For sales information call Judy Robinson with Coldwell Banker Schmidt Realtors at 231.995.7443.



## Boyne Beach Club

Boyne Beach Club on Lake Charlevoix is set to begin this winter with luxury units catering to boaters and skiers alike. The development will include a marina with approximately 100 slips. With Boyne Mountain just miles away, the condos provide a perfect winter retreat for those long snowy months in Michigan. And summers couldn't be better for boaters who like to navigate the pristine waters of Lake Charlevoix or take to the big lake with a summer cruise in the northern waters of Lake Michigan. For sales information contact James Lindsay at 1.800.748.0297.



## Pier 33 Marina Community

For those who love to boat the Chain of Lakes or shoot over to Mackinac Island for the day, a condo and slip at Pier 33 on the Cheboygan River is the place to be. Head upstream to Mullet Lake, Indian River, or Burt Lake for a day on the inland waters. For sales information contact Sandy Rose with Pier 33 at 231.597.8693.



## Marina Bay Phase II Begins

Demand for the condos at Marina Bay have paved the way for the second phase of construction to start this winter. Phase Two will include a community pool in addition to 18 new condos. Spring Lake and Grand Haven have long been a bastion for boaters who love to explore the coastline of lower Lake Michigan. It is a great launching point for trips to nearby harbortowns like Saugatuck, Holland, Muskegon, or Whitehall. For those with faster boats or more time on their hands, a boat trip to Chicago, Milwaukee, or the clear waters of Northern Michigan may be in order. Marina Bay provides luxury waterfront living for the active lifestyle. For sales information contact Steve Matthies with Remax at 616.842.2010.



# Zathura Premiere Benefits Hospice of Michigan

Pioneer was privileged to be a sponsor at the premiere of "Zathura," a movie adapted from a story by Grand Rapids native Chris Van Allsburg. Proceeds from the black-tie event — that included a silent auction — benefited Hospice of Michigan's pediatric program. A similar event sponsored by Pioneer in 2004 at the movie premiere of Van Allsburg's "Polar Express" raised more than \$1 million for Hospice of Michigan.

Many Pioneer employees are involved in the assembly and distribution of bicycles for local inner city youths. The bikes will be delivered on Christmas Eve day.



## Resurrection Life Church

The five-story addition to Resurrection Life Church will seat 4,000 and accommodate several new classrooms and areas for mechanical services. One of the more striking features of this project is the use of multiple exterior finishes — brick, exposed concrete, curtainwall, metal panels, and stone — to create a visually dramatic facade. Pioneer's average daily manpower on this job is 115 workers.

Resurrection Life exterior



Interior construction

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Phone: 616.247.6966  
550 Kirtland St. SW  
Grand Rapids, MI 49507  
[www.pioneerinc.com](http://www.pioneerinc.com)