

PM CONSTRUCTION CO. NEWSLETTER

Ideas & Information

Winter 2013



Pictured above left: Portland Nutrition Corner. Right: The tectum acoustical cloud ceiling at Elevation Burger. Inset: Elevation Burger signage.

The Finishing Touches

In October 2010, PM Construction began construction on Western Avenue Crossing in South Portland, Maine, a 35,500-square-foot strip mall with twelve “vanilla” shells. A vanilla shell is a broad term meaning that, while the exterior of the building is completed, the landlord leaves the interior space finished only to a minimal level. This leaves the space more flexible, depending on who might become the tenant, as each has different needs.

Western Avenue LLC left the interior shell completely open, not knowing how much space each tenant might require. When they began leasing the tenant spaces, the landlord continued to work with PM Construction to perform the work that had been negotiated in the leases as “landlord’s responsibility.” Tenants then often find it expeditious to also hire PM Construction to finish their space. That is exactly what took place at Western Avenue Crossing.

One of the first stores to be completed was the 1,500-square-foot retail space for Portland Nutrition Corner (PNC), a locally owned and operated vitamin and sports nutrition supplement retailer. This was a basic retail tenant fit-up consisting of open front space, with a storage area and bathroom in the back. Drywall, ceilings, flooring, painting and electrical is about all that was needed by this tenant.

Next came Gentle Dental, which took 2,000 square feet to create one of four locations in Maine offering general and cosmetic dentistry. They needed a reception area

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Project Spotlight

Western Avenue Crossing Tenant Fit-Ups

South Portland, Maine

Project Team

PM Construction Project Manager: Mike White

Portland Nutrition Corner

Architect: PM Construction in-house
design-build

PM Construction Superintendent: Tim Rivard

Gentle Dental

Architect: Grant Hays;

Equipment layout: Benco Supply

PM Construction Superintendent: Tim Rivard

Elevation Burger

Architect: Arc Design

PM Construction Superintendent: Tim Yarnish

Scottrade

Architect: Grant Hays; Final permit set
developed from Scottrade prototype drawings

PM Construction Superintendent: Scott Reinert



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Pictured above left: A patient room at Gentle Dental. Center: Gentle Dental's winding hallway. Right: Scottrade.

Finishing Touches... *from page 1*

and six exam rooms along a winding corridor. A kitchen/staff room and bathroom were also added. PM Construction worked with Benco Supply, which did the equipment layout, then Grant Hays provided the final construction documents to complete the job.

Elevation Burger, where "ingredients matter," is more than just your average burger franchise. Brought into the area by two local businessmen, this tenant took 2,600 square feet for a counter service restaurant with an open kitchen, and storage and bathrooms in the back. Finishes here were more complex, including the patterned tile walls and open ceiling concept with acoustical tectum cloud ceiling (see photo). Including underground plumbing and slab pour, this space was fit up in approximately eight weeks.

Most recently, we completed Scottrade, a national chain of investment offices with over 800 branches. This space had prototype drawings that Grant Hays used to layout according to their specifications and secure permits. We created office space with a reception area, a conference room and bathrooms. Scottrade opened at the end of October.

PM Construction Co. performs a wide variety of projects. If you want to work with an experienced, full-service contractor on your next project, large or small, please give Laura Blanchette a call at 207-282-7697.

Happy New Year!

The new year is traditionally a time of reflection, when we appreciate the good fortune we have and look back on what we may have left behind. It is also at time to look ahead and set our future goals. At PM Construction, we are thankful for our dedicated, hardworking staff, outstanding building team partners and, of course, our loyal clients, who are the heart and soul of our company and the very reason we exist.

On behalf of the entire PM Construction team, we hope you had a safe and healthy holiday and wish you a new year filled with happiness, hope and great opportunity.



We're doing our part. *This newsletter is printed on environmentally-friendly paper—50% recycled, using 25% post-consumer waste, and is composed of a mixture of fibers from certified forests, post-consumer recycling processes and fibers from other controlled sources.*



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