



**TEXAS BUILDING
BRANCH-AGC**

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May 21, 2012

Mr. Ford Taylor
Wm. Taylor & Co., Inc.
220 Kelly Drive
Waco, Texas 76710
Via: Ford@WmTaylorCo.com

Dear Mr. Taylor:

We are very pleased to officially notify you that **Cherrywood Apartments** has won first place in this year's AGC Texas Building Branch's Outstanding Construction Awards (OCA) competition in Category (RMF). The projects were judged by a distinguished six member panel of professionals involved in the construction of projects throughout Texas.

The AGC Texas Building Branch will present the award for this project at our 35th annual convention to be held July 19-22 at the J.W. Marriott Resort, near San Antonio. The Awards Dinner will be held on Saturday evening, July 21st.

One NEW addition this year is that we will gathering to take photos of all winners at 4 pm, so as to speed up the dinner program. This will be followed by a tequila tasting at 5 pm and the actual dinner at 6 pm.

We invite you to join us for the entire convention and receive your award in person. Information about the convention and registration can be found on the AGC Texas Building Branch website at: <http://www.agctbb.org/> by accessing the "Convention" link. We have attached registration forms for the convention, and for the "dinner only" as well.

Again, congratulations! We look forward to seeing you at the J.W. Marriott. Hotel reservations are due June 25th and will fill quickly. Please make your reservations promptly!

Sincerely,

Rene Garcia, Chairman
AGC TBB Board of Directors

cc: Central Texas Chapter; AGC of America

*P.S. Please fax your reply to the Texas Building Branch at 512.478.1618
Please note this is NOT your registration, but merely a winner's attendance confirmation.*

YES, we *will* be attending the convention *and* the awards dinner.
The following individual(s) will be in attendance to accept the award.

NO, no one from our firm will be able to attend the dinner.

Please fax THIS page to 512.478.1618 or email to TGarza@agctbb.org by 11 June.



Wm. Taylor & Co., Inc.

Cherrywood Apartments

Residential: Multi-Family
Design Firm: Cameron Alread Architect
Owner: PK Construction Co., LLC

West

The modernization of Cherrywood Apartments, located in West, Texas, is a wonderful example of how precise construction scheduling and coordination can merge together producing a quality product in a very short time frame. This project required the total modernization and complete renovation of forty four (44) existing apartment units and a management/leasing office.

The original building was constructed in the early 1970's and needed to be updated throughout and have current efficiency standards put in place. Although this complex is privately owned, Federal funding (through the USDA) and TDHCA requirements mandated many upgrades of site amenities, exterior facade including replacement of windows and doors, all interior finishes, HVAC equipment, electrical fixtures, plumbing fixtures and kitchen appliances.

This modernization was unique in that it required the renovations to take place while the complex was 100% occupied. This required diligent and rigorous scheduling of trades' activities ensuring that exact completion dates were met.

Although the overall project schedule and construction agreement provided for up to twelve (12) months, the actual renovations of eight buildings were started and completed within a seven-week time period.

