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JOERIS

Benchmarks

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Ventura Plaza - changing the northwest skyline

You may have noticed a change on the horizon on the city's north side. A new addition to the skyline can be found on the Loop 1604 north access road between Blanco and Stone Oak. The new facility with the tall towers and metal trimwork will be known as Ventura Plaza.

Ventura is a 75,000 square foot, two-story upscale retail center. The facility will include restaurant space in addition to office space and various retail stores. The center includes three separate buildings and fronts the heavily traveled Loop 1604 access road.

Ventura Plaza features three 65 foot tall towers that make it visible from several miles away and give it a hallmark look. In addition, the facility's metal and brick finishes provide a distinct aesthetic that adds to its upscale appeal. The center has several other features that make it unique. These include two courtyard areas that provide a

respite from the center's activity and a glass elevator that provides beautiful views. In addition, the rear balconies and stairwells overlook the lush greenery of the Canyon Creek Golf Course. Views of the fairway and the horizon are a welcome change from the typical traffic jams offered by most retail centers.

Upon completion Ventura will boast three large tenants as well as several smaller stores. The large tenants will include a Liberty Mutual branch and a second Silo restaurant location. The original Silo, in Alamo Heights, has a tremendous following and the owners believe this second location will attract a similarly loyal clientele.

Ventura Plaza is being developed by the Fulcrum Property Group and was designed by Alamo Architects.





Giving Back - the San Antonio Alzheimer's Association Gary Joeris President Joeris General Contractors, Ltd.

Giving back to the community has always been a high priority for the local construction industry. As a close-knit group of friends and coworkers, we have always made the effort to give of our time and money to support those causes which help our communities and each other.

At Joeris, we support several organizations on an annual basis. One of our largest contributions is to the youth in the various county agricultural programs. We support numerous kids through the purchase of animals at many of the local livestock shows. In addition, we annually support our employees that participate in events such as the Komen Race for the Cure and the Leukemia & Lymphoma Society Golf Tournament. In addition, over the past several years we have adopted a charity to support through our annual holiday event - Starry, Starry Night. These have included Any Baby Can, Adopt a Solider, and Project Learn to Read.

Recently, we made the decision to 'step up to the plate' in a bigger way. Joeris is now the Grand Champion Sponsor of the San Antonio Alzheimer's Association annual Western Gala. The local chapter was a tremendous support to me and my family as my father suffered from the disease during the last months of his life. Now, it's our turn to give back and support them. This year's event was held May 20 at the Clyde Johnson and Sons ranch. If you would like information about how you can support this event next year or support the association in some other way, or if you need assistance for someone suffering from Alzheimer's please contact their office at 822-6449.

If I can ever be of assistance or, if you have any questions or concerns, please contact me at our main office (210-494-1638).

St. Luke's Baptist

The St. Luke's Baptist Hospital has been undergoing extensive renovations since its purchase in 2003 by Vanguard Health Systems. Joeris is currently completing renovations to the cardiac telemetry unit on the fifth floor as well as construction of a surgical suite designated for cesarean sections. This unit is being built on the second floor, adjacent to the current women's center. In addition to these projects, a renovation to the lobby area was completed. Joeris built a coffee bar that is incorporated into the lobby's new design scheme, offering visitors a more welcoming atmosphere to the hospital.

The design work for these projects was completed by the Gould Turner Group. St. Luke's is a part of the Baptist Hospital System.

Warren's Corner

A new look is in store for the corner of Loop 410 and Broadway. For years the corner was occupied by Scriveners, and later, Berings. In 2005, construction began on a completely new look for the corner with demolition of the old facility. The new look includes a branch of Wachovia bank and a new Chili's restaurant location. The Joeris team is building a new 41,220 square foot two-story retail and office center.

The new facility, to be named Warren's Corner, is being developed by the team at Development Strategies. The center was designed by Villa Park Architecture. The project is expected to be complete in late July, 2006.



Joeris Finalist in 'Best Places to Work'



Joeris was recently named one of 33 finalists in the San Antonio Business Journal's list of the 'Best Places to Work' in San Antonio. Companies were selected based on the results of anonymous surveys of company employees. Joeris is very proud of this award as it has always been our goal to not only satisfy our clients, but provide a pleasant and productive work environment for our employees. The top ten companies will be recognized at a luncheon in June and in an upcoming special section of the newspaper.

Market Report - Retail in San Antonio

As anyone who has lived in San Antonio for any length of time can tell you, 'this isn't the same town I grew up in.' Long gone are the days of driving around Loop 410, or 1604 for that matter, and seeing fields of wildflowers and cows. San Antonio has exploded - in population and development. As more and more people discover the hidden treasure that is San Antonio, construction has boomed in order to satisfy the demand for housing and related development. Much of that development has occurred within the retail segment, bringing to town new names such as Kohls, Nordstrom's, Neiman Marcus, Bass Pro Shops and many others.

According to the Associated General Contractors of America (AGC) Chief Economist, Ken Simonson, growth in the retail sector continues to rise in 2006. For the first two months of the year, shopping center construction saw a 61% increase. This is after a 40% increase for 2005. Figures in San Antonio are even higher. The Shops at La Cantera opened to grand fanfare and now Phase

II is under way. Just across the highway quick progress is being made at the Rim. The Santikos owned theater and Bass Pro Shops will open later this year and Best Buy already attracts significant traffic. When built out this development will include park and residential areas in a complete 'lifestyle' community. In the same northwest interchange, Regal Hills is in the planning stages for the corner just south of 1604. This one million square foot development will also include shopping, dining and entertainment venues.

The northside is not the only area seeing tremendous growth. With the influx of families from all over the United States and the resulting boom in the housing market, retail

can't help but follow. The residential boom is making its mark on the west and south sides of San Antonio. According to Jack Inselmann, vice president for the U.S. Central Division of Metrostudy - a leading provider of housing information, the west side accounts for about 30% of the new homes being built in our city. Two specific areas seeing fast-paced retail growth are the intersections of Culebra and 1604 and Potranco and 1604. Joeris is currently building an HEB Grocery Store at the Potranco intersection. The store is only the anchor in what will prove to be a high traffic retail center. In addition to these intersections, steady development is occurring all over the south and west sides. The [San Antonio Business Journal](#) reported just last November, a 33 acre tract at 1604 and W. Military was purchased by a New York based developer with plans for a 300,000 square foot retail center.

Joeris General Contractors continues to play a significant role in the building of San Antonio's retail developments. In addition to the HEB at Potranco, our team is developing retail near the HEB Plus on Zarzamora, building Warren's Corner at the intersection of Broadway and Loop 410, completing Ventura Plaza on Loop 1604 near Stone Oak and talking with developers about other projects still on the drawing board. We excel at the Fast Track schedules often required on these projects and have an excellent reputation for completing retail on time and being an integral part of the construction team. If we can assist with your project, please don't hesitate to call.



Construction Events

May

- 20 Alzheimer's Assoc. Gala (Johnson Sons Ranch, 6:30 pm)
- 25 North Chamber Small Bus. Leaders Awards Luncheon (11:30)

June

- 3 SAMCA Fishing Tournament (Corpus Christi)
- 8 AGC Expo (Airport Hilton, 1-5 pm)
- 9 Bubba Moeller Family Fundraiser (Alzafar Shrine, 6:30-midnight)
- 24 CANstruction Build (San Antonio Library)
- 29 ABC Membership Mixer (Retama Park, 5:30 pm)

July

- 24 ABC PAC Reception (Silo Restaurant, 6-9:30 pm)



Spotlight

Joeris Expands Ownership

Many of our friends and clients are probably aware that Joeris has been around for quite some time, since 1967 to be exact. The company was originally founded by Leo Joeris and Raymond Clauss and was later incorporated. Then, in 1999, the company became Joeris General Contractors, Ltd., a partnership. When Leo retired two years later, in 2001, ownership opportunities were offered to several employees. These included some of the senior project managers and long-tenured superintendents. Originally, the ownership group consisted of 10 employees.

In the five years since that original offering, the ownership group has expanded to its current number of 22 limited partners. We would like to congratulate and welcome our newest group of owners. They include Controller, Elva Rose; Project Manager, Mark Baublitz; and Contracts & Insurance Manager, Vickie Banks.

Joeris believes in the value of employee ownership and input. After all, our greatest asset has always been our employees. We work hard to find and hire only the best. We work just as hard to keep them. With employee owners that each have a stake in the success of our company, we can offer our clients a staff that is truly committed to the successful outcome of each and every project. Our ownership group will continue to grow, along with our company and our desire to establish long-lasting relationships with our clients.

Joeris Selected Contractor of the Year

Over the years Joeris has been fortunate enough to be honored by various industry associations and local and statewide publications. One such award is highly coveted among contractors - the American Subcontractors Association General Contractor of the Year. On February 23, Joeris received this award in front of a large group of friends and peers. It is the second time our company has received this honor. This night was truly special, however, because one of our most respected and beloved superintendents was also honored. Tony Shisk was selected by the ASA membership as the Superintendent of the Year for 2005. Tony has been with Joeris for almost 30 years and has been in construction most of his life. Our entire company was overjoyed to know that everyone else recognized Tony to be as good as we know him to be. We would like to thank the local ASA chapter and especially Heidi Davis for all they do for the local construction industry.



Tony Shisk



The Joeris Mission:
*Construction Excellence
Utilizing Employee Strengths,
Family Values and
Personalized Commitment.*

Newly Awarded

HEB Grocery Store #41

Potranco & 1604
80,000 SF new store
\$8,000,000

Fort Sam Houston ISD School Renovations

Fort Sam Houston Post
Additions and Renovations
to Middle and High Schools
\$18,800,000

In Progress

Sky Harbor Elementary School
St. Luke's Hospital Addition
Baptist Wound Unit
Baptist Emergency Corridor
Baptist Physical Therapy
Roosevelt High School
Canyon Lake High School
Shaenfield Road Middle School
South San Middle School
Churchill High School
Hardy Oak Middle School
Knoll Creek Middle School
Ventura Plaza Retail Center
HEB Plus Retail Development
Boerne ISD Elementary
Boerne ISD Middle School
Gruene Harley Davidson
Gustafson Stadium Renovations
Warren's Corner
St. Luke's Renovations