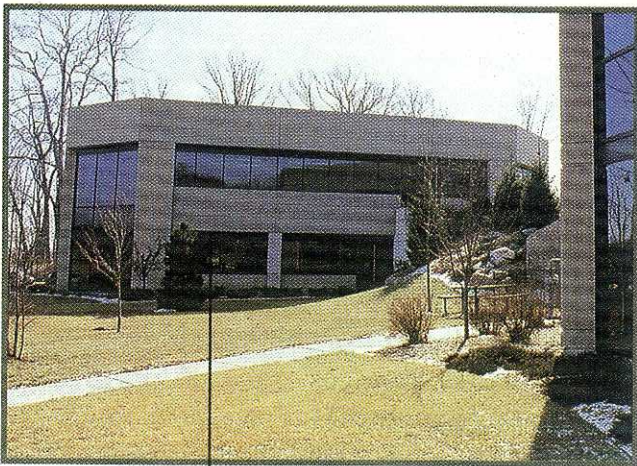


WHICH TWIN IS THE “METAL” BUILDING?



A

One of these mirror-image offices was built conventionally—the other used pre-engineered building systems and cost \$100,000 less

In 1988, Indiana developer Don Steininger asked an architect friend to design

the keystone building for his newly established Midwestern Office Park in Fort Wayne.

“We wanted to set the tone for the park, and I was quite pleased with what he came up with,” says Steininger. The design was put out for bid and constructed by conventional methods.

The completed two-story, 24,000-square-foot building served its purpose well, presenting such an appealing image that two years later a prospective tenant, GTE Yellow Pages, wanted to lease the top floor of another just like it. There

B

was only one catch—the deal was off unless Steininger could have the

new building ready for occupancy by June 1.

“It was the end of November,” recalls Steininger. “Even if we had asked the original architect to just flop his plans, we never could have finished on time by putting it out to bid. So I went to Russ Felderman.”

Felderman, of Felderman Construction, a Butler Builder® in Fort Wayne, had just completed several buildings in another development for Steininger. He also had introduced Steininger to the efficiency of using a design/build approach