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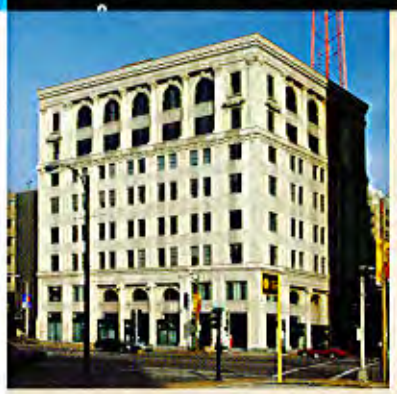
WESTERN CONSTRUCTION GROUP
America's Master Craftsmen in Building Restoration and Preservation



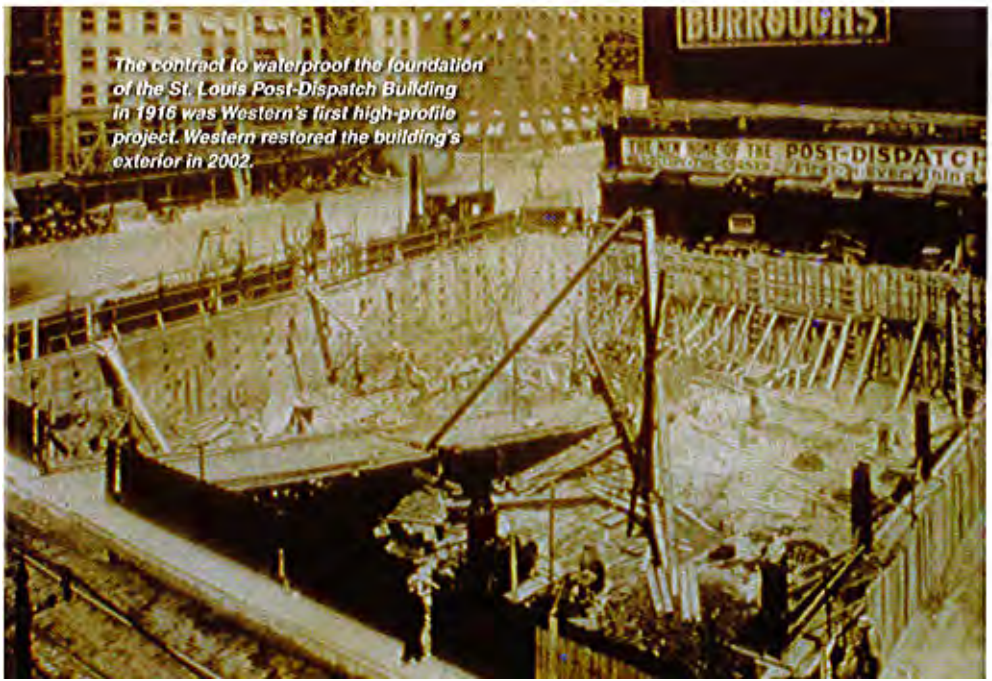
Celebrating 90 years of Craftsmanship

When construction began on the St. Louis Post-Dispatch Building in 1916, Western Waterproofing had been in business one year. The contract to waterproof the foundation of the 8-story building was a big one for the company. Not only did it represent a significant amount of work, it was also a high-profile job. The prospective tenant — the *St. Louis Post-Dispatch* — was the leading newspaper in the 6th largest city in the United States. St. Louis was booming, and Western's founders, George Bishop, Sr., and Ben Many, were hoping their new company could ride the wave of that growth and succeed.

Fast forward to 2005. St. Louis has grown, and so has Western. The single office in St. Louis has expanded to offices in 34 metropolitan areas nationwide. Four other companies have joined the original Western Waterproofing Company: Brisk Waterproofing Company; Harry S. Peterson Company; Western Restoration and Waterproofing; and Western Roofing and Insulation.

The *St. Louis Post-Dispatch* long ago moved to much larger quarters. The structure built in 1916 is now known as the *old* St. Louis Post-Dispatch Building, and was converted to condominiums in 2002. And fittingly enough, Western craftsmen played a key role in readying the building for its new life. This time, their task was to repair and restore the building's limestone-and-granite exterior, which had been damaged when a metal exterior curtain was installed in the 1960s.

Ninety years after Western's founding, it is among the nation's largest specialty contractors and is the #1 commercial masonry restoration company in the U.S., according to *Engineering News Record*. The company is in its third generation of family ownership and management. And it's not uncommon to find families with a second-, third- and even a fourth-generation working for Western and its member companies.



The contract to waterproof the foundation of the St. Louis Post-Dispatch Building in 1916 was Western's first high-profile project. Western restored the building's exterior in 2002.

"Being a family business has caused us to think long-term in our decision-making," said Ben M. Bishop, Jr., grandson of George N. Bishop, Sr., and president of Western. "This is a volatile industry with a lot of ups and downs. We hang in there for each other, whether it's an employee with a family emergency or a branch that has a bad break. We're in it for the long haul."

Looking at business in terms of decades instead of quarters is appropriate for a company that has been instrumental in restoring some of America's most famous structures. From the Capitol Building in Washington, D.C., to the Transamerica Pyramid in San Francisco, from the Field Museum in Chicago to the San Jacinto Monument outside Houston, the positive impact made by Western and its member companies can be seen clearly.

"As a family, and extended family, we have the pleasure of looking at some of America's most visible landmarks and commercial buildings and saying, 'We made that happen,'" Bishop commented. "There is nothing more rewarding."

Celebrating 90 years of Craftsmanship

Straw brims instead of hard hats? Light bulbs suspended from a dangling cord? Seems safe to say OSHA hadn't been created when this worksite snapshot was taken.

The dapper gentleman at right is Western Waterproofing co-founder Ben Many.

The comfort of clientele visiting corporate offices has been a priority from the beginning. The proof is as close as the strategically positioned spittoons in this early-1930s photo of Western Waterproofing "Headquarters and Club Room."

At left: Western craftsmen remove exterior facing to get the "inside story" before beginning restoration in this late-1930s shot. While in-depth inspections continue to be a Western strength, today they come complete with harnesses and scaffolding! Above: A "state of the art" compressor…and one proud operator Joe Dudley, a long-time Western employee.

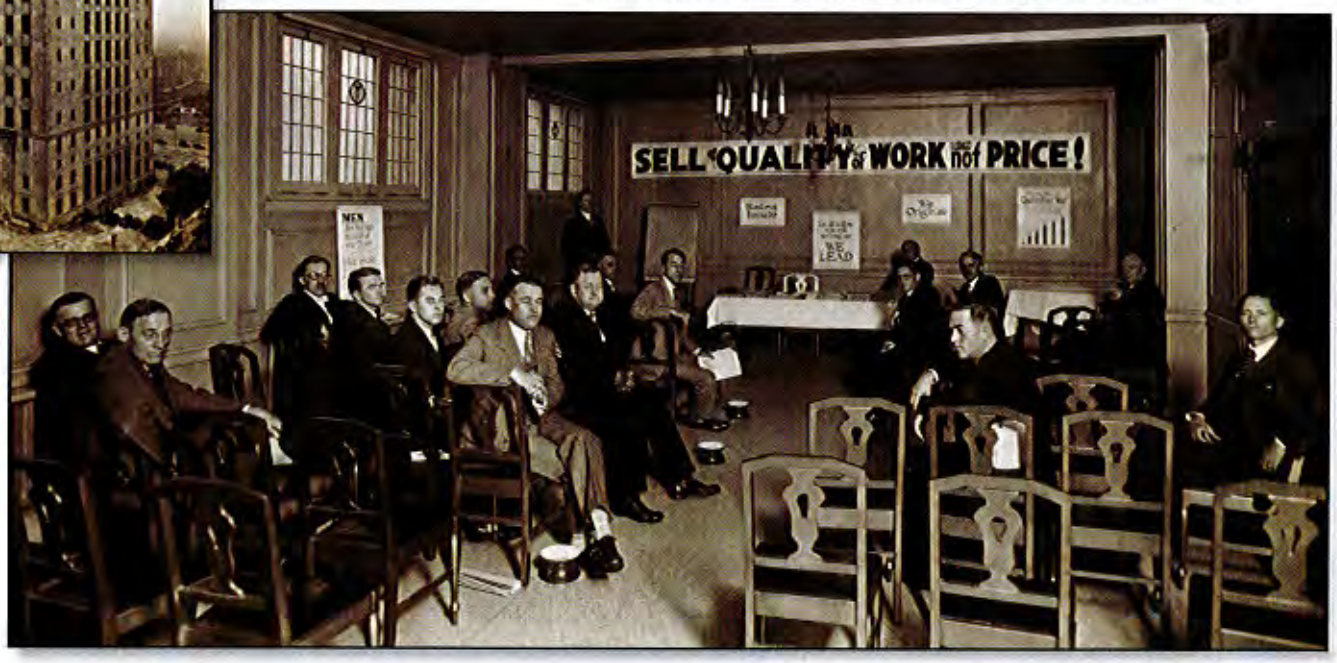
Western craftsmen at work outside a tavern in St. Louis. Legend has it, at days end, a fair amount of "work" took place inside such fine establishments.

Always at the technological forefront, a Western worker applies gunite on the foundation of the Standard Oil Building in St. Louis.

Hand shovels and horsepower came together in 1923 when Western prepared the foundation of the Atlanta Biltmore Hotel.

A high-profile project for Western in St. Louis came with construction of the Civil Courts building, completed in 1929.

In the "some things never change" department, Western representatives at this 1926 sales meeting in St. Louis are reminded that quality craftsmanship, not price, is a key to long-term success. This philosophy was the foundation that Western was built on. Directing this value in the early years was Ben Many, seen at the head table and George Bishop, Sr., seated in the audience, the company's co-founders. Now, about those spittoons…



Denver Club Building Receives 50-Year Face Lift

At 24 stories, the Denver Club Building is certainly not the tallest along the Mile High City skyline. Nor is the light-colored brick with its curtain wall of windows particularly dramatic by today's architectural standards. *But make no mistake*: this is a facility frequented by movers, shakers and policy-makers. The current mayor favors its racquet courts, and the Club's chapel was built to honor President Dwight D. Eisenhower.

Western Waterproofing's Denver branch was recently invited by building manager Corum Real Estate Group to clean and recaulk the exterior of this prominent 17th Street structure. The task would entail removing 50 years of dirt and pollutants from 45,197 square-feet of exterior brick … by hand. Given a strong working relationship with Corum that's included work on its own Denver Tech Center headquarters, branch manager Joe Dougherty's team was most happy to accept.

A two-crew approach allowed the project to proceed quickly. While one Western team tackled the brick cleaning, control-joint recaulking and exterior brick repair, a second concentrated on the window painting. The exterior metal window frames received two coats of a fast-clad urethane. The top-coat color was selected by the owner to compliment the cleaned brick surface. Application of a sealant in December 2004 signaled the six-month project's conclusion.

"This is not one of your typical buildings when it comes to rigging," notes branch manager Dougherty. "The main structure — the first 17 stories — is all office space. Then the next four floors house the Denver Club's facilities.

"Given the multiple levels to conquer and safety concerns, the owners installed the building's own permanent outrigging devices. The fact that we were able to make use of those was significant."

Owner: *Denver Club Building Investors, L.L.C.*
Corum 518 Investors, L.L.C
Engineer: *Wiss Janney Elstner Associates, Inc.*

PROJECT TEAM
Branch Manager: *Joseph A. Dougherty*
Project Manager: *Joseph A. Dougherty*
Project Superintendent: *Randy Conte*

With more than 45,000 square-feet of brick in need of cleaning and a soaring window wall in need of paint, Western advised a two-crew approach.

"Tension Headaches" Resolved at IUPUI Parking Structure

When the initial scope of work was set for restoring the IUPUI Vermont Street Parking Structure in Indianapolis, Western Waterproofing Company's task list focused primarily on surface repairs. The five-level, cast-in-place, post-tensioned beam-and-slab garage was entering its fourth decade of service, and signs of stress were clearly evident.

But this would prove a classic example of problems being deeper than what met the surface. An extensive engineering study of the 100,000 square-foot facility had revealed varying degrees of chloride penetration in the 5.5 inch-thick slabs. "To maximize the owner's expenditure of funds," explains Western branch manager John Kennedy, "a *smorgasbord* of repair and preservation strategies was developed to cater to the specific areas."

Several of the ramps had chlorides at such a level that the engineer and owner chose to completely remove and replace the slabs. Meanwhile, Western tackled the remaining ramps — repairing surface spalls, routing and sealing slab cracks, injecting epoxy into cracked beams and replacing expansion joints. Ramps exhibiting moderate levels of chloride intrusion were treated with corrosion inhibitors, and then waterproofed with silane sealer and urethane deck coating.

"Given the evidence," Kennedy continues, "the engineer had included an allowance for repairs to post-tensioned slab tendons, should they be found." *They were.* Concrete removal in areas previously patched revealed 15 broken tendons. Western crews successfully spliced in new tendons and stressed them to the desired level. Repaired areas were then patched using specified polymer-modified mortars.

The IUPUI project was completed in two phases to accommodate the University's class schedule. An accelerated Phase I, completed during the summer session of 2003, encompassed the full-slab replacement by the general contractor, as well as all concrete beam and slab repairs by Western. Phase II, completed during the summer session of 2004, included application of urethane deck coating by Western.

When concrete removal revealed 15 broken tendons, Western crews successfully spliced in new tendons, stressed them to specified levels and repaired surface areas with polymer-modified mortars.

Owner: *Trustees of Indiana University*
General Contractor: *F. A. Wilhelm Construction Co., Inc.*
Architect/Engineer: *Fink, Roberts & Petrie, Inc.*

PROJECT TEAM

Branch Manager: *John M. Kennedy*
Project Manager: *Mark Antoskiewicz*
Project Superintendent: *Joe Jones*

Rochester Revels in Plummer Building Restoration

When the credits roll on the revival of Rochester's beloved Plummer Building, the names will include librarians and historians as well as artisans and craftsmen. It's a creative collaboration to bring the city's most prized landmark back to its 1929 beauty. The goal is to spend four careful years restoring what 75 years of extreme Minnesota weather — and some unfortunate "remodeling" — has diminished.

Western Waterproofing's work began in 2002 on the north and south faces of the building's lower portions. Mortar was removed from the brick and terra cotta and repointing completed.

At the same time, samples of terra cotta were removed and shipped to Boston Valley Terra Cotta where molds were made and replacement pieces — more than 400, in all — crafted to match the original. The removal of terra cotta also allowed inspection and repair of the building's steel structure for the first time in three-quarters of a century.

Key to the building's renaissance is the replacement of the original terra cotta cupola (lantern) structure at the top of the bell tower, site of a 56-bell carillon. The cupola had been replaced with a stainless steel structure in 1938 to accommodate an aircraft beacon. With the original drawings and assistance from Mayo Clinic research librarians, the signature element has been returned.

As interesting as the project is by nature, repair logistics have made it even more so, notes Western's project manager Al Nelson. "Mayo has confirmed that Rochester is the third windiest city in the United States, and we agree. We've had winds up to 40 miles per hour some days — enough that we couldn't work."

There's also the Plummer Building's downtown location, making pedestrian safety strategies as critical as those for workers 20 floors above. The site does not allow for the typical project trailer, so a small 10 by 12 foot shed has been constructed in the adjacent alley. Moreover, given project constraints, material had to be hoisted with a material hoist from the alley.

The work agenda for 2005 includes repairs to the east and west faces of the lower portion, along with some balcony repair. New terra cotta pieces will be installed on the parapet walls. Come November, the final touches will be added.

And an entire city will celebrate.

More than 400 replacement pieces of terra cotta were crafted using molds made to match the originals. Removal of damaged terra cotta allowed the first structural inspection in 75 years.

Owner: *Mayo Foundation*
Engineer: *Building Consulting Group, Inc.*
Keith Pashina, Principal Engineer
Steve Talafous, Associate Engineer
Ryan Riley, Structural Engineer
Mayo Clinic Project Manager: *Steve Grosland*
Mayo Clinic Construction Manager: *Dave Eide*

PROJECT TEAM
Division Manager: *Mike Mercier*
Branch Manager: *Al Nelson*
Superintendent: *Mike Tripp*

Western Debuts New Web Site

Craftsmanship has been the hallmark of the Western Construction Group since the company's inception. The term implies skill in time-tested restoration methods. It also means Western has remained abreast of new technology in construction, as innovative techniques and materials take their places alongside traditional methods.

Western recently redesigned and upgraded its Web site as part of this commitment to using the best technology available in the construction field.

"It's our first step to making communication among our customers, partners and branches as seamless as possible," said Ben M. Bishop, Jr., President and CEO of Western. "The site makes it easy to locate up-to-date information on specific kinds of services we offer, as well as particular types of projects we've worked on."

For example, searching project profiles by "concrete restoration" will find case histories involving concrete, including parking decks, bridges and stadiums. Or the user can search by building type — for example, "parking deck" or "stadium" — which will yield profiles of projects involving a range of services used to repair those structures.

Branch locations are easy to locate as well, and each individual branch page features projects for that location.

"We've always believed that clear communication is the key to good project management," Bishop explained. "Our goal is to evolve our Web site into a tool that makes collaboration as easy as possible."

The new Web site can be accessed at **www.westerngroup.com**.

Promotions from "Inside" Reflect Western Strength

While most companies seek to advance from inside their workforce, few find the depth of experience necessary to do it consistently. Western Construction Group does...on both counts. It is with excitement and appreciation we recognize the following individuals on their recent respective promotions:

Jeff Kelley
Chief Operating Officer

Michael Bishop
Vice President of Contract Administration

Michael Mercier
Division Manager/ Division 2

Ken Resinger
Division Manager/ Division 11

The following were promoted to Branch Managers:

Matt Dutrow
San Francisco, Calif.

Alan Nelson
Minneapolis, Minn.

Jamie Gaumnitz
Seattle, Wash.

Thomas Sheehan IV
Birmingham, Ala.

Eric Birch
Tulsa, Okla.

Mark Bill
Cincinnati, Ohio

Western Marks 90th Anniversary With Name Change and New Look

WESTERN Construction Group

America's Master Craftsmen in Building Restoration & Preservation

The Western Group is now the Western Construction Group. Western's member companies — Western Waterproofing Company, Brisk Waterproofing Company, Harry S. Peterson Company, Western Restoration & Waterproofing Company, and Western Roofing & Insulation Company — will retain the same names.

"It isn't a dramatic name change, but it is important," explained Ben Bishop, Jr., President and Chief Executive Officer. "We feel it states more clearly who we are and what we do."

"We've come a long way since 1915 when my grandfather George N. Bishop, Sr., and great-uncle Ben Many launched their waterproofing company in St. Louis," Bishop continued. "Today, we offer a range of restoration services and act as general contractor on many projects. We wanted our name to reflect that."

The Western corporate logo has been updated to reflect the change; Western's member companies also have new logos that are tied closely to the new corporate identity.

"We want to be sure our customers understand that national scope of our services," Bishop said. "Our member companies and branches have always worked closely together, sharing expertise and, at times, even personnel. Now our corporate identity shows that close connection."

WESTERN Waterproofing Company — Member-Western Construction Group

BRISK Waterproofing Company — Member-Western Construction Group

HSP Harry S. Peterson Company — Member-Western Construction Group

WESTERN Restoration & Waterproofing Co. — Member-Western Construction Group

WESTERN Roofing & Insulation — Member-Western Construction Group

Staten Island Memorial Pays Tribute to 9/11 Fallen

When the World Trade Towers fell on September 11, 2001, they took with them the lives of 267 residents of Staten Island, N.Y. On September 11, 2004, a soaring, twin-winged memorial designed by architect Masayuki Sono and titled "Postcards" was dedicated in a ceremony attended by more than 3,000 family members and friends of the fallen, officials of the City of New York and scores of workers involved in the memorial's creation.

Among those gathered to pay tribute were members of Brisk Waterproofing Company's Ridgefield, N.J., branch office. These craftsmen — some whose lives were personally touched by the tragedy — had helped design and install the 267 granite profiles and plaques honoring the victims.

"Being part of this was a very personal thing for us," confirms project manager Jim Barton. "We had worked with Bovis (Lend Lease) in the past, and they were clearly looking for a resource to help value-engineer the project as it proceeded. Brisk is known for 'thinking on our feet.'"

The firm's flexibility and fast thinking proved particularly valuable as the original 20-day window for plaque and profile installation grew shorter with designer changes. Ultimately, Brisk would complete their work in only 16 days. Adding to the complexity of the challenge was the site, itself — next to the water and small enough so that each facet of work had to be carefully sequenced with other trades.

Awarded the New York Construction *Best of 2004* Annual Award, "Postcards" is constructed of fiberglass and granite. The fiberglass was made in Portsmouth, R.I., and the granite was quarried and cut to size in Victoria, Brazil, and further detailed in Barrie, Vt. Each of the 40-foot wing-like walls features a 30-foot long window displaying the 267 victim plaques and profiles. Placement of the memorial affords a dramatic view north toward the site of the World Trade Towers in lower Manhattan.

Owner: *City of New York*
Construction Manager: *Bovis Lend Lease*
Designer: *Masayuki Sono*

PROJECT TEAM
Branch Manager: *Jim Rogers*
Project Manager: *Jim Barton*
Superintendent: *Jim MacNamara*

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