

# **CONSTRUCTION PACKAGE OFFERING**

**Specially Prepared for:**

**Owner-Builders at Sugar Mill Center at Mill Town**

Prepared By:



**Phone: 682-8787**



# SPECIALTY GENERAL AND SUGAR MILL CENTER AT MILLTOWN



As a prospective buyer at Sugar Mill Center, the time is fast drawing near to for you to act on your opportunity. An important part of your “gearing-up” is refining your bank-financing arrangements and settling on a building contractor.

By invitation, **Specialty General** is pleased to offer its renowned general contracting services to all buyers at Sugar Mill Center at Mill Town at special discounted prices.

Operating under Contractor’s License #BC-21444, Specialty General has been constructing fine industrial buildings in Hawaii since 1997. Specialty General is an expert in all industrial construction types including tilt-up concrete, CMU block masonry and steel warehouses with office-finishes that range from highly-refined to utilitarian. Over the past five years we have been especially active in Mill Town Center Business and Industrial Park, where we have built numerous purposed-designed industrial facilities for our happy customers. Thumbnails of our projects at Mill Town Center and other recent projects are noted on page 2.

At a time of rising construction costs our streamlined organization and highly experienced firm maintains a lower overhead than “the big guys” and so we can easily tailor your new facility to meet your budget.

Here is a generic sampling of what we are currently prepared to offer you for a brand new turn-key project. \*

Sample Lot Size (SF)	Warehouse Area (SF)	Finished Mezz. Off. Area (SF)	Paved Yard/Parking Area (SF)	Landscape Area/Setbacks (SF)	Construction Type	Est. Cost/SF *
20,000	11,000	1,100	7,500	1,500	Metal	\$90
					CMU	\$108
					Tilt-up	\$109
40,000	22,000	2,200	15,500	2,500	Metal	\$87
					CMU	\$99
					Tilt-up	\$99
80,000	44,000	4,400	32,500	3,500	Metal	\$85
					CMU	\$92
					Tilt-up	\$90

(\*All quotes are estimates only and are subject to refinement depending on market conditions at time of our hiring, any soils or other on-site issues and the specific features incorporated into your project facility.)

These figures typically would include our working with your architect during planning and permitting.

If you like we can also provide these other services via our third-party strategic alliances:

- Architectural Services
- Space Planning
- Finished Landscaping

We expect and want you to shop around for the best price for the best end-product you can find and we are confident that you will find Specialty General to be your best choice. Please call me today at 682-8787 to arrange a time for us to get together soon.

Sincerely,  
John A.L. Smith  
President

## SPECIALTY GENERAL PROJECTS AT MILL TOWN CENTER

### 1. JADE FOODS

**Address:** 94-476 Koaki Street  
**Facility Size:** 12,000 SF  
**Construction Type:** Metal-skin on steel frame  
**Date of Completion:** 2001

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### 2. NORMAN-WRIGHT MECHANICAL

**Address:** 94-449 Koaki Street  
**Facility Size:** 21,000 SF  
**Construction Type:** Metal-skin on steel  
**Date of Completion:** 2003

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### 3. TRI-WEST

**Address:** 94-440 Koaki Street  
**Facility Size:** 23,000 SF  
**Construction Type:** Concrete tilt-up  
**Date of Completion:** 2005

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### 4. INDUSTRIAL PROJECT UNDER CONSTRUCTION:

**Customer:** Pacific Gloves and Services LLC  
**Location:** Mill Town Center – Phase II  
**Facility Size:** 13,000 SF  
**Estimated Completion:** December, 2006