

BUILDING **BEYOND MEASURE**



CHOATE
- CONSTRUCTION -

Reputation is Everything

beyond measure idiom

formal

: TO A VERY GREAT DEGREE

“A craftsman who is talented beyond measure.



Building Beyond Measure
means going exceedingly above what's expected.

It's taking what's typical and scaling it up. *The gold standard.*

At Choate, we're here to **build your vision with...**

// **Creativity**

// **Quality**

// **Safety**

// **Value**

...all beyond measure.

Our goal? To exceed your expectations to the greatest degree.



Millard Choate, founder, next to the first Choate Construction Company jobsite sign in 1989.



Dave Priester, Board Member, led the expansion of Choate into the Carolinas. Now, Matt Brewer (Left), President & CEO, leads the company & its employee owners into the future.



OUR STORY

Choate Construction Company was founded in 1989, in a basement, as our nation's economy headed into recession. Construction projects were few and far between, our employee roster small, and our "fleet" just one old truck.

We worked long hours. We tackled jobs other companies wouldn't. We took on projects from diverse industries. We delivered on our promises.

We laid a solid foundation.

The foundation we established has given us the rare opportunity to build structures beyond our wildest dreams.

To truly connect and partner with clients in ways that add value – to both their projects and their bottom lines.

To be given the chance to build families, businesses, communities, lifelong relationships – and our ever-growing family of employee-owners.

TO BUILD **BEYOND MEASURE.**





CHOATE FACTS



7 Regional Offices



550+ Employee-Owners



2024 Top Contractor in the Southeast



2024 “Top 400” Contractor



Coast-to-Coast Experience

FINANCIAL STABILITY

Choate maintains “Co-Surety” relationships with Fidelity and Deposit Co. of Maryland (a Zurich company) and Travelers Casualty and Surety Co. of America (a Travelers company).

Bonding Capacity

\$400 Million Per Project* // \$3 Billion Aggregate

**larger amounts are considered by the sureties*

A photograph of the Nashville skyline at dusk, with city lights reflecting on the water in the foreground. The sky is a mix of purple, blue, and orange. The city buildings are illuminated, and the water in the foreground shows vibrant reflections of the lights.

NASHVILLE & CHOATE


Choate Nashville, led by Matt Relick, builds on the company's extensive experience in Tennessee. Founder Millard Choate, a Nashville native, attended Father Ryan High School and Vanderbilt University. Recent projects include PNC Bank Regional Office, Tanger Nashville, Beaman Toyota, and LKQ Corporation headquarters. Choate's Tennessee work began 22 years ago with a Georgia Pacific distribution center, followed by notable projects like The Icon in the Gulch, Rhythm at Music Row, and various senior living, automotive, and corporate developments.

**WE ARE “TN PROUD” – PROUD TO LIVE
HERE, PROUD TO SERVE HERE, AND PROUD
TO BUILD HERE.**

MEET MATT RELICK & LOCAL LEADERSHIP OF CHOATE NASHVILLE!



**MATT RELICK,
VICE PRESIDENT,
DIVISION MANAGER**

 629.262.4301

MRelick@choateco.com

With 35 years of construction experience across a diverse mix of markets, Matt leads Choate Nashville's dedicated team of professionals and ensures all projects are built to the **GOLD STANDARD**.

“ BEING A BUILDER IS SUCH A REWARDING CAREER. IT'S NOT JUST ABOUT CONCRETE, STEEL, AND GLASS – WE ARE BUILDING PLACES WHERE PEOPLE LIVE, WORK, AND PLAY.



**JOE PELTON,
PROJECT EXECUTIVE**

 629.262.4301

JPelton@choateco.com


A thoughtful approach to understanding project needs and past experience in construction allow Joe to serve Nashville's clients with a dedicated touch.

“ Serving as a liaison between my construction team, our clients, and industry partners, I make certain the project team truly understands our clients' goals. a plan of success is always developed before we ever start construction.





Leveraging his 30+ years of experience, Ken proactively guides Choate Nashville's preconstruction team in building impactful relationships and helping clients navigate the booming Nashville market.

 629.262.4319


KBaumgartner@choateco.com

**KEN BAUMGARTNER,
DIRECTOR OF
PRECONSTRUCTION**

Lacie is an experienced, goal-driven relationship builder focused on fostering impactful partnerships in and around Choate's Nashville office. She serves as an excellent steward of current and potential clients' business goals, masterfully navigating the booming Nashville market.



**LACIE SIMONTON,
DIRECTOR
OF BUSINESS
DEVELOPMENT**

 629.262.4314

LSimonton@choateco.com

SOPHISTICATED OPERATIONS

SAFE PRACTICES

STEADFAST COMMITMENT





SOPHISTICATED OPERATIONS

The pace of progression in the world of general contracting is rapid. Proactive approaches and cutting-edge technology ensure sophisticated and smooth operations.

PRECONSTRUCTION STRENGTH | VIRTUAL TOOLS | AUTONOMY



Preconstruction Strength



Collaborative, Comprehensive

Whether the building program is fully defined or in its infancy stages, Choate's preconstruction team leads the industry in providing highly detailed bid estimates and scope clarity, ensuring a solid foundation from the start.

Leveraging the dedication only an interior-focused group can provide, nuanced but pivotal details are considered, such as developing schedules around long-lead materials to minimize facility impact or knowing where to look for smart value enhancement. No job is considered too small for a collaborative, comprehensive effort.



CRATE & BARREL NASHVILLE

Crate & Barrel Nashville encompasses 27,000 SF of interior renovations within two floors of Green Hills Mall. As the anchor store within the mall, the project includes a monumental staircase, interior elevator, and Crate & Barrel products with brand finishing wooden floors and walls.



27,000 SF



**SOPHISTICATED
OPERATIONS**



Reliably Autonomous



Leaving you to your day job.

A day in the life of a Program Manager or Facilities Manager is hectic; balancing a client's needs and expectations, overseeing a bustling office space, or unexpected fire drills – what isn't needed is the burden of hand-holding your contractor through their work.

Clear communication, risk mitigation, open and accurate reporting, and the ability to truly manage the project free our partners up to do their day jobs and provide the most tremendous value to your clients.



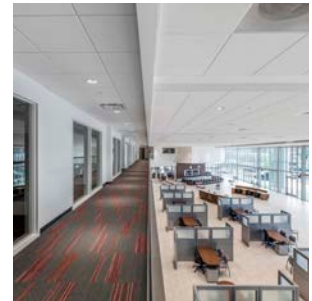
BEAMAN TOYOTA

Beaman Toyota houses multiple auto services under one roof, serving as an efficient one-stop-shop for clients. The 140,00 SF project includes three main sections: the main showroom and sales floor, service area and reception, and maintenance shop featuring 57-service bays with lifts. The second floor accommodates a large office suite, training rooms, and break areas for staff. A 48,000 SF parking deck provides easy access to the showroom and sales floor.

★ **2024 Award of Excellence, Tennessee General Contractor's Build Tennessee Awards**



140,000 SF





SAFE PRACTICES

Simply put, no project is a success if safety is compromised. Regardless of size or scope OneLife permeates all Choate jobsites.

ONELIFE | OCCUPIED SPACES | 100% ON-SITE SUPERINTENDENT



OneLife



No matter the project size.

Did you know a fall from the very first rung of a ladder can result in serious injury or death? Or a simple coring exercise can be deadly if a live, unexpected wire is hit?

Even in the world of interior construction, a strong safety program is nonnegotiable. Unlike other programs, Choate's OneLife safety identity is designed to give a face to the critical, personal decisions workers must make each day.

There is no room for error in occupied buildings, as safety incidents can not only disrupt multiple tenants but impact the reputation of the landlord or end-user. This is why, no matter the size or breadth of the job, a comprehensive and effective safety program must be implemented.





23,000 SF

SAGRADO EVENT CENTER UNITY HALL

Located on the Diocese of Nashville campus, the Sagrado Corazon Church welcomes its new event center, Unity Hall. Unity Hall is a modern space where the congregation can gather in fellowship, celebrate holidays, and break bread together. In addition to providing space for up to 1,000 people to gather, Unity Hall offers cooking and food preparation facilities, including outdoor grilling stations.

★ 2025 Award of Excellence, Tennessee General Contractor's Build Tennessee Awards



SAFE PRACTICES

Occupied Spaces

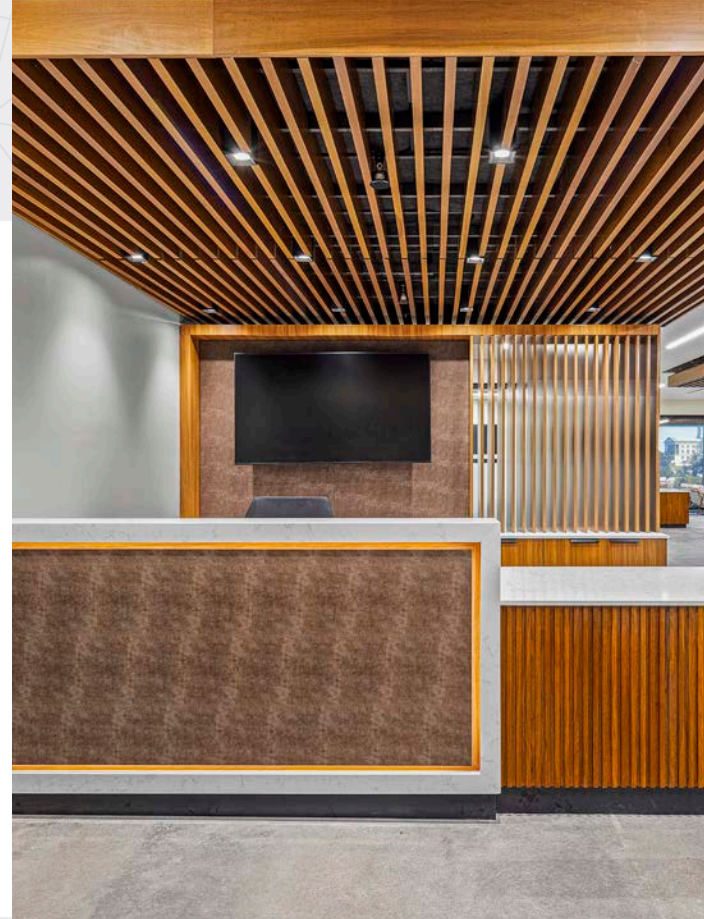


It tends to be close quarters in interior renovation.

Excellent relationships with key stakeholders are a given, but what about the surrounding building tenants? Landlords, designers, and engineers? We understand our involvement affects a reputation beyond just our own – when we're in your space, we are a reflection of you.

In an occupied space with other tenants nearby, sophistication and safety are key. Intrusions on other tenants by way of noise or dust are avoided by detailed coordination with building schedules, debris barriers and temporary protection, and continual cleaning.

Wayfinding and management of construction traffic and worker segregation are also critical to ensure a safe environment.



PNC BANK REGIONAL OFFICE

PNC Financial Services transforms its newly leased 9th-floor office in the Radius Building into a modern, efficient workspace. The remodel includes ergonomic workstations, collaborative areas, advanced tech-equipped meeting rooms, and enhanced amenities, all designed to boost comfort, productivity, and teamwork. Sustainable materials and energy-efficient systems reflect PNC's commitment to innovation, excellence, and environmental responsibility.

★ **2024 Award of Merit, Tennessee General Contractor's Build Tennessee Awards**



15,172 SF



SAFE PRACTICES



100% Dedicated Site Superintendent

A part-time superintendent is a full-time risk.

Coordinating the many facets of an ongoing construction project demands 100% attention, 100% of the time. Monitoring the quality of installed work, inspiring the OneLife safety culture, and providing an instant point of contact onsite cannot be relegated to Tuesdays and Thursdays.

This is why Choate has made the investment to ensure all projects are staffed with a fully-dedicated Site Superintendent.

Above all, our Superintendents ensure the OneLife culture does not falter onsite, even for a single hour.





TANGER NASHVILLE

Tanger Outlets Nashville, a 300,000-SF open-air shopping center, offers space for 70 brand-name retailers across seven buildings, as well as The Green, a central outdoor community space designed for events and activities. The center features a transformational collection of brands for Tanger, including sought-after lifestyle brands and global designs across a range of categories. Guests can also enjoy over 20,000 SF of locally and nationally acclaimed food and beverage options onsite, as well as a stage and screen in the manicured greenspace for tailgates or community events.

- ★ 2024 Award of Excellence, Tennessee General Contractor's Build Tennessee Awards
- ★ 2024 Excellence in Development, ULI Nashville



300,000 SF



STEADFAST COMMITMENT

Whether 500 or 500,000 square feet, our dedication does not waver.

PERFORMANCE AT ANY SIZE | INTERIOR EXPERTS | RELATIONSHIPS

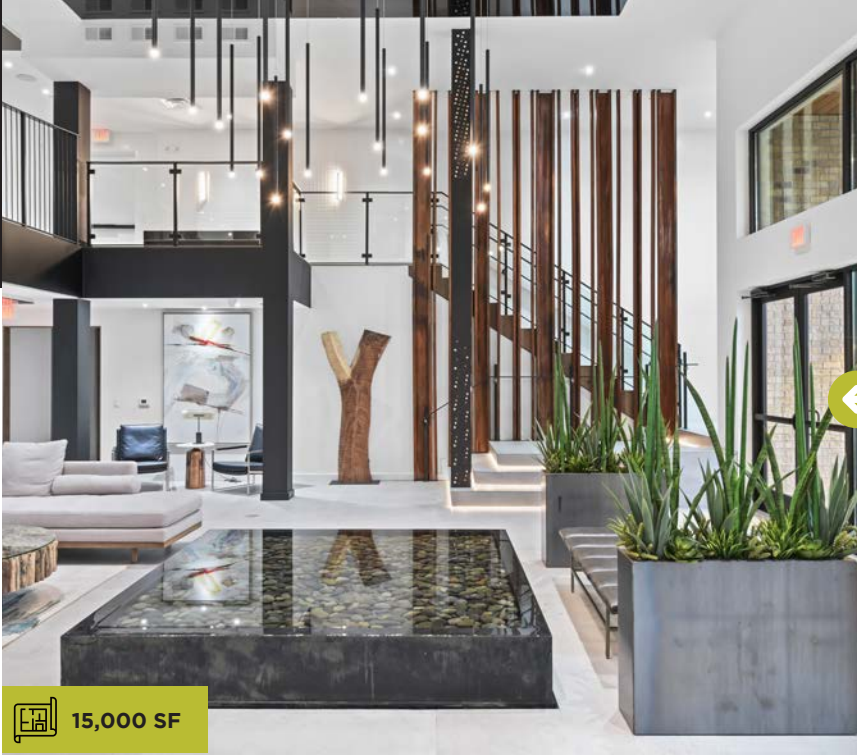



Performance at Any Size

Our largest interior project may be \$40 million, but in fact, our average interior project is \$750,000 with many being well below. How are we able to scale up and down, and do it cost-effectively?

We can scale up by leveraging the infrastructure of Choate's base-building experience. Things like risk management, quality control experts, and cutting-edge technology like Procore and HoloLens are uniquely accessible.

We can scale down by leveraging this infrastructure without the burden of overhead costs resting solely on the Interior division's shoulders, thus allowing us to be highly cost-effective.



 15,000 SF



LEGACY CLUBHOUSE COOL SPRINGS

Legacy Cool Springs Apartments houses the new and impressive, multi-story clubhouse with glass garage-style doors. The interior buildout features a professional fitness studio and gym with Matrix equipment, Peloton bikes, lockers, and mini refrigerators; Gaming lounge consisting of flat screen TVs, virtual golf simulator with putting green, mini bowling, billiards, foosball table, card table, and shuffleboard; and a conference room and individual work pods.



STEADFAST COMMITMENT

Dedicated Experts



A complete commitment.

From the finesse of working in occupied spaces, to the relationships with niche trade partners and the speed at which projects must be delivered... Commercial construction is, and should be, an all-in commitment.

Choate offers a dedicated team of construction specialists that focus solely on upfit, renovation, and buildout's.

Our repeat client rate of 96% represents those accustomed to the high caliber of work our teams consistently deliver.





LITTLE REY - WEST END

Little Rey is a fast-casual, Northern Mexican-inspired restaurant located in Nashville's West End neighborhood. The project involves a comprehensive renovation of a 4,850 SF existing restaurant space within a single-story building, transforming it into a vibrant casual dining venue. The interior renovation includes the creation of a prep kitchen, an order counter, a spacious dining room, and necessary restrooms to ensure patrons' comfort and convenience. Exterior enhancements feature modifications to the storefront and entryway, along with the restoration of the building's facade to enhance its aesthetic appeal.



4,850 SF

SOPHISTICATED OPERATIONS

Virtual Tools



Sophisticated Technology

The fast-paced world of construction requires details to come together perfectly the first time around. Fortunately, there is an arsenal of technology Choate employs that can ensure speed and value are maximized in every interior project.

3D LASER SCANNING

When modular office partitions are dependent on floor flatness, or building around existing mechanical, electrical, and plumbing (MEP) systems requires exact precision, an understanding of your existing as-built conditions is critical. 3D laser scanners allow precise capture of these conditions by recording all elements of an existing building and translating them into point clouds. These point clouds are then used in conjunction with Building Information Models (BIMs) to understand the new design within its existing context or to verify installed components.





3D CAMERA DOCUMENTATION - DRONEDEPLOY

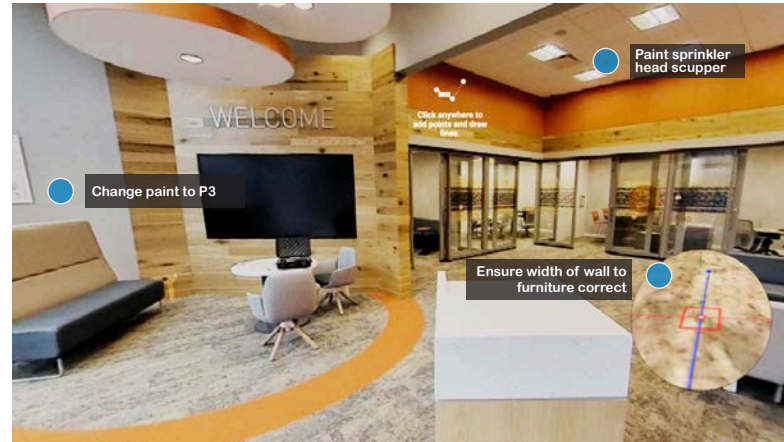
Long after the paint has dried and the keys turned over, knowing what's behind those walls may become important. Rather than playing 'Operation' on your drywall, the utilization of automated jobsite capture software during construction leaves teams with x-ray functionality so components like backing, MEPs, rebar, and AV cabling are located. This knowledge reduces risk and improves accuracy for future projects.

MODEL-BASED DIGITAL LAYOUT

Interior walls, lighting systems, soffits... Using model-based digital layouts, the exact placement of any building component can be determined in advance with watchmaker precision and the highest levels of quality control. Cutting-edge tools like QuickMark Layout allow optimization of the highest level of robotic accuracy.

VIRTUAL COMPLIANCE / PUNCH

Whether for social distancing or a remote client, Insta360 Studio makes virtual review and punch a breeze. High definition 360° images are viewed from a variety of perspectives with full markup capabilities.



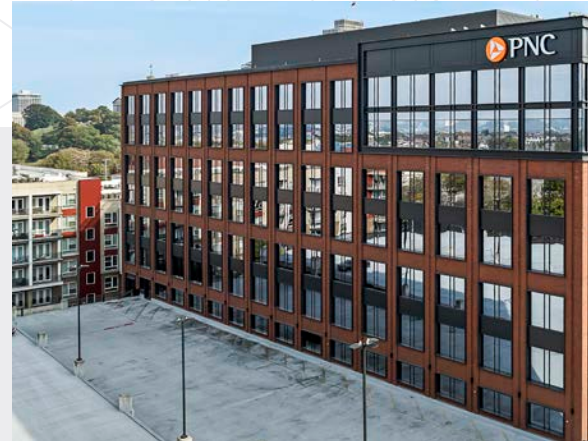
STEADFAST COMMITMENT

A Reputation to Count On



But don't take it from us...

We're ready to prove to you why our motto is "Reputation is Everything." Until then, here's what a few clients have to say.



"The Choate project team was instrumental in the overall success of our Beaman Toyota facility. Indeed, all of Choate's team members were eager to excel, and we enjoyed collaborating on the project. Choate's senior personnel were professional, courteous and dedicated. They worked as a team with Hudson Automotive Group, Calhoun Recourses, and our Architects and Engineers to ensure the project was built to our standard of excellence. We are truly pleased with the result of the Beaman Toyota project."

DAVID HUDSON, HUDSON AUTOMOTIVE, BEAMAN TOYOTA



From the very beginning, we knew there would be challenges as we explored new finishes and design concepts with incomplete drawing sets, while also attempting to incorporate material salvage for re-use. Throughout all phases of the project, Choate stepped up to deliver!

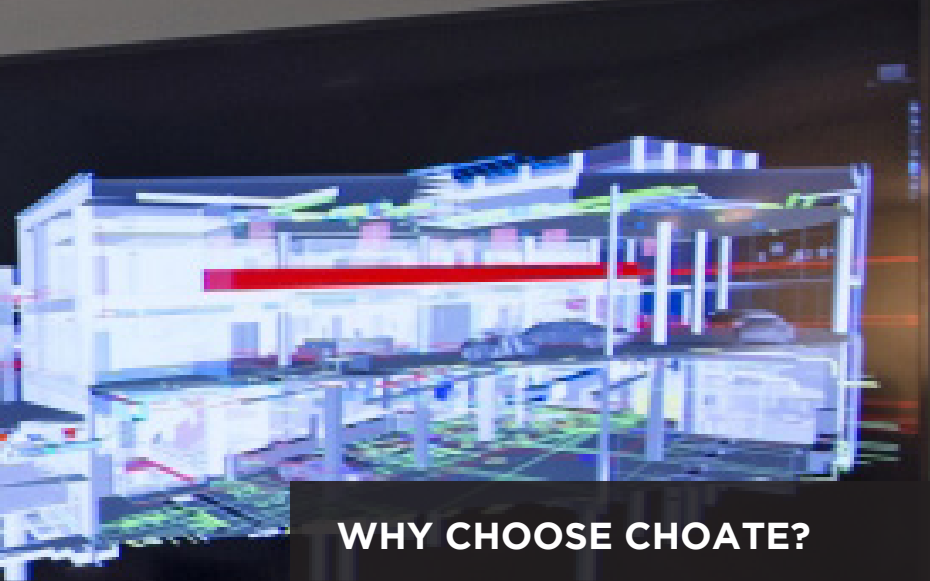
THOMAS OLSEN, PNC REALTY SERVICES DESIGN & CONSTRUCTION, PNC BANK REGIONAL OFFICE



“Choate’s team met a stringent schedule, overcame poor weather conditions, permitting requirements, critical timelines surrounding the church calendar and met other complexities along the way all while performing with a positive attitude.”

LUKE DOUGAL, CENTRIC ARCHITECTURE, SAGRADO EVENT CENTER - UNITY HALL





WHY CHOOSE CHOATE?

A CULTURE BUILT ON TRUSTED RELATIONSHIPS

When you choose to work with us, you choose more than our expertise and experience. You choose our rich culture – the values, vision, energy, standards, and mission that inspire us and ultimately drive the success of every project we undertake and every relationship we build.

That's Building Beyond Measure.



CHOATE

— CONSTRUCTION —

Reputation is Everything

www.choateco.com

ATLANTA | CHARLESTON | CHARLOTTE | NASHVILLE | RALEIGH | SAVANNAH | TAMPA

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