

pharetta, Ga.-based **The Highlands Cos.**, the owner and developer of the property. The 17.8-acre condo community was completed last month. Viera is a 38,000-acre mixed-use development in Brevard County.

A joint venture of **Tower Realty Partners** and New York-based **Praedium Funds** bought a portfolio of properties in Longwood for \$13.75 million. The portfolio consists of seven single-story office/flex and industrial buildings containing 130,887 rentable square feet. The properties sit on more than 11.5 acres on State Road 434 near the Orlando Regional South Seminole Hospital. Ronald J. Rogg, senior vice president at **CB Richard Ellis**, and Ray Hayhurst of **Lat Purser Associates Inc. GVA**, negotiated the deal. Tower Realty will lease and manage the properties.

Construction

Core Construction finished the 61-unit first phase of the Artisan Club Condominiums in the Artisan Park development in Celebration. Construction of the 302-unit luxury condo community is estimated at \$52 million.

Kissimmee-based developer and general contractor **Thomas Chalifoux** plans a \$30 million-\$35 million mixed-use development in Poinciana Office & Industrial Park. He purchased the 22.75-acre site at the corner of Poinciana Boulevard and Robert McLane Boulevard for \$2.73 million from **Avatar Properties Inc.**, developer of Poinciana. Preliminary plans call for a mix of retail, professional office, office warehouse and small businesses, according to Chalifoux, who heads up **Chalifoux Management Group**. He is also a member of the Osceola County School Board. Chalifoux has been developing commercial and retail projects in Osceola, Orange and Seminole counties since 1978.

The Daytona Beach office of **ACI Construction Services Inc.** completed construction management services for the \$18 million David C. Hinson Sr. Middle School for the **Volusia County School Board**. ACI's contract called for demolition of several existing buildings and construction of 170,000 square feet of new facilities to accommodate 1,200 students at the Daytona Beach campus. Daytona Beach-based **Hawkins and Hall Architects** designed the project.

The Orlando-based Florida division of **Clancy & Theys Construction Co.** is handling \$12.1 million of exterior and interior renovations at Orlando International Airport's Airside I and Airside III terminals. The company already completed \$2.7 million of hurricane repairs at Airside II. The work at Airsides I and III involves new roofs and interior fin-



Supply and demand

The Home Depot's recent buyout bid for **Hughes Supply** has not altered plans for Hughes' new Kitchen & Bath Collection showroom on North Orange Avenue in Orlando. The facility will be the 42nd showroom for the plumbing division of Hughes Supply.

McCree Architects & Engineers Inc. designed the two-story, 8,000-square-foot project, and construction began in November. Completion is scheduled for June.

The outlet will cater to the retail market and will feature more than 50 fully functional vignettes. Each of these mini-kitchens and baths will have unique mill-

work, extensive tile designs and borders, flooring, wood molding, plumbing fixtures and appliances.

Orlando-based **Hughes Supply Inc.** (NYSE: HUG) was founded in 1928 and is one of the nation's largest wholesale distributors of construction, repair and maintenance-related products, with more than 500 locations in 40 states. Last month, Atlanta-based **Home Depot** (NYSE: HD) made a \$3.47 billion bid to buy out Hughes Supply. If approved, the deal would double the size of the Home Depot Supply division, which serves home builders, professional contractors, municipalities and maintenance professionals.

ishes. The architect is **C.T. Hsu + Associates P.A.** Completion is scheduled for October. **Clancy & Theys** broke ground on the new \$9.8 million, three-story, 50,000-square-foot **DeLand City Hall and Municipal Complex**. **C.T. Hsu + Associates P.A.** is the architect for the project. The facility will be built adjacent to the new police station and will include city council chambers, administrative areas for city managers and staff, permitting and inspection departments, conference areas and lobby areas for public assembly. **Clancy & Theys** will also build a 2,000-square-foot bunkhouse addition to the **DeLand Fire Department's** facility on an adjoining site. Completion is scheduled for November.

LeCesse Development of Altamonte Springs started development on the **GrandeVille** at Cascade Lake, a 276-unit apartment community in Rochester, Minn., near the Mayo Clinic. Construction will be completed next year. **AmSouth Bank's** Orlando office provided construction financing. Rochester-based **Weis Builders** will build the project, which is LeCesse's third venture in Minnesota. **Weis Builders** constructed both of LeCesse's earlier Minnesota projects. LeCesse is also developing **GrandeVille** at Greenwich, a 300-unit luxury apartment community in West Greenwich, R.I., as part of the **Centre of New England**, a 450-acre master-planned development on Interstate 95 in central Rhode Is-

land. Construction began in November and is expected to be completed in 2007. **Key Bank's** Orlando office provided construction financing. The project is LeCesse's second in Rhode Island.

The Orlando office of **M.J. Harris Inc.** completed construction of **Brooksville Regional Hospital**. The construction team included **Health Management Associates**, **HHCP Architects**, **GRG Consulting Engineers**, **The J. Nichols Group**, **Karen Nicholson Hackler Inc.**, **W.P. Hickman Systems**, **Coastal Engineering Associates Inc.**, **ECOS**, **AEC Inc.**, **Wilson Miller**, **PSI** and **Stanley D. Lindsey & Associates Ltd.** **M.J. Harris Inc.** is a construction services company based in Birmingham, Ala.

Construction manager **Turner Construction Co.** started site development for a new high school in Poinciana. The school is designed to accommodate 2,400 students in grades 9-12. Land is being cleared on a 60-acre tract between Poinciana Boulevard and Pleasant Hill Road for the new \$40 million school, which is scheduled to open in August 2007. The land came from **Avatar Properties Inc.** through a land swap with the **School District of Osceola County**. The school is designed by **SchenkelShultz Architects**, patterned after high schools the firm designed in Celebration and Harmony, with changes such as three-story classroom buildings rather than two-story buildings. Space is available to add an-

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