

Don Burden & Associates, Inc.
10947 Alder Circle
Dallas, Texas 75238

*Building Texas'
Future Since 1975...*

Plumbing • HVAC • Process Piping

DBA
Don Burden & Associates, Inc.
Mechanical Contractors

Chief Executive Officer: Don Burden • President: Butch Burden • Secretary/Treasurer: Sue Hartwell
10947 Alder Circle • Dallas, Texas 75238 • 214-343-4093 • Fax 214-341-8284
www.donburdeninc.com

LETTER FROM THE PRESIDENT

With all the news of a national recession, now that we have completed the first quarter of 2008 we can honestly say that Don Burden & Associates is not experiencing a recession at all. We recognize that some of the construction industries, especially residential, have slowed. We, however, were fortunate enough to have secured additional projects in late 2007 that will help carry us through the publicized "slow down".

While there is no question that the economy is off to a slow start this year, DBA is still seeing a steady flow of construction bids in the market. The architects and engineers are busy which indicates there is still plenty of new work in the pipeline. If there is a slow down, I would challenge you to look around the metroplex. There are more tower cranes gracing the skyline than I have ever seen.

We have already secured a

couple of new projects since the first of the year with several other irons in the fire. Much of our current workload is in healthcare with a few office buildings scattered among our current project list as well. The healthcare industry is a field for which we continue to see growth. This growth corresponds directly to the massive population growth that the metroplex and its suburbs are continuing to experience.

With the cost of raw materials constantly increasing for one reason or another, it is also extremely important that we continue to seek new ways, or refine old ways, to save money on our projects. One method is for our project managers to secure the equipment and materials early in the project to avoid a subsequent price increase. Occasionally, these early purchases will also require that we take early delivery.

I still think the biggest gamble we face is with the labor force. We at DBA take great pride in the fact that we foster a "family" atmosphere that creates an employee loyalty that will allow us to make it through tougher economic times. We have been very fortunate to have been blessed with a great nucleus of people that do a fantastic job for us. Because of their performance, we have been able to recognize at least a 10% growth for the last several years and expect to continue this trend.


Butch Burden
President

Please address any inquiries to:

Don Burden & Associates, Inc.
Attn: Jill Burden Carter
10947 Alder Circle
Dallas, Texas 75238
(214) 343-4093 • Fax (214) 341-8284
jcarter@donburdeninc.com

Mechanical Contractors

2008

DBA

DON BURDEN & ASSOCIATES, INC.

Constructing Texas' Future Since 1975...



33-ACRE MULTI-PHASE DEVELOPMENT & MAJOR MEDICAL CENTER DOMINATE INTERSECTION

For the past year, Don Burden & Associates has been occupying locations on two of the four corners of Park Lane and Central Expressway. Several months ago, you could have easily spotted two of our trailers on the Northwest and Southeast corners and eight or nine tower cranes from the freeway. The two projects, the Park Lane Project, developed by Dallas-based Harvest Partners, and the North Central Medical Center, owned by United Surgical Partners have taken over the immediate skyline.

The site of the Park Lane project was long occupied by several office and retail buildings that were known as NorthPark III & IV - a state-of-the-art complex in the 1970s and into the early 80s. By 2000, however, the outdated buildings were mostly unoccupied and ignored. When complete, Park Lane will encompass 3 million square feet, including more than 700,000 square feet of retail, restaurant and entertainment space; 340,000 square feet of office space; 325 multi-family units and a 230-room luxury hotel with 88 condominiums. With a prime location directly across from the recently expanded NorthPark Center, it is well positioned to dominate the market and compete with the highly successful Uptown Area. Quick access to the DART rail system, Central Expressway and

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2000 McKinney
Dallas, Texas

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Northwest Highway only add to the value of the location.

Anchor tenants already include Whole Foods (at 90,000 square feet), Sports Club/LA (at 78,000 square feet) and the Valencia Hotel. The anticipated completion of the hotel and the Park Lane project will be in the Spring 2009.

On the flip side of the intersection, the site of North Central Medical Center was long an empty field that begged for development. Now big things are happening there in the medical construction field. The

first phase opened in September of 2006 and included a second location for the Baylor Sammons Breast Imaging Center. The second phase saw a new ABC national award-winning diagnostic imaging center (The Carrell Clinic) open, in addition to several physician offices.

Phase III of the North Central Medical Center, the orthopedic surgical practice and weight loss surgery program was recently completed. During this phase, the existing duct work serving Operating Room #1 was disconnected from the existing air handling unit and connected to a new air handler. This all had to take place within a one week span including making the unit operational. This unit also served two other operating rooms that were under construction which required us to have all the finishes in place to guarantee the filtration system would not be compromised. Completing this project required continual night and weekend shifts to allow the service at the center to be uninterrupted. With the completion of Phase III, projects totaling \$50 million and 250,000 square feet have been completed.

These projects total over \$680 million and reinforce the argument that redevelopment in the inner city is a vital part of the growth of Dallas' economy. □

DBA Recognized for Going the Extra Mile



Cleburne Surgical Center
Excellence In Construction Award Winner

Construction Magazine. Then, we were awarded an EIC Merit Award by the North Texas Associated Builders and Contractors for our work on the Cleburne Medical Center. Finally, DBA was featured in an article in *Construction Today* in December of 2007.

Contractors keeps us at the forefront of the market. The North Central Surgery Center and the Park Lane projects which are currently under construction are just two of the most recent DBA projects that are in Phase II and III of a multi-phase constructions.

In 2007, Don Burden & Associates was recognized by several entities as striving for excellence in the Merit Shop Mechanical Contracting business in North Texas. First we were named once again to the Top Specialty Contractors in Texas by Texas

With 125 employees and sales in 2007 of \$24,000,000 million, we may not be as big as some of the other contractors, but we are considered one of the major mechanicals servicing North Texas. Our long list of repeat clients as both owners and General

Further, by participating in construction organizations throughout Dallas and continuing to nurture the commitment and respect of our employees we see a long and bright future.

2007 PROJECT REVIEW

EMPLOYEES DEDICATED TO DBA'S SUCCESS

In 1989, Wayne Thomas was hired as the Warehouse Foreman for Don Burden & Associates. A valuable employee, Wayne quickly showed his worth. As the first with solutions to many of the jobsite delivery problems, he is always available when we need him. It was a natural progression to see him eventually take over the purchasing for DBA. With 19 years under his belt with DBA, he knows the ins and outs of the purchasing business and constantly strives to make the material purchasing and delivery more efficient and cost effective. Wayne also has the responsibility of making sure that the machinery and truck fleet are serviced and ready to use in a timely fashion.

In 2003, Wayne also took over as the Safety Director for Don Burden & Associates. This seemed a natural fit since he was already in charge of making sure the deliveries to the jobsites ran in a timely fashion. His duties included inspecting the

jobsites for potential safety hazards, coordinating safety training and keeping track of employees safety hours. He also kept up with changing OSHA regulations so that we remained in compliance of any new policies. In March of this year, we came to realize that the ever-evolving scope of the OSHA/safety environment required one dedicated employee to handle all safety-related issues. As a result, Ariel Cruz was promoted to Safety Director and will be assuming all the safety responsibilities for DBA.

Congratulations Wayne for 19 years of service and we look forward to many more.



Frisco Medical Center - Professional Office Bldg.
Owner: Land Plan Development
Contract Amt: \$1,150,158
Size: 83,810 SqFt, 3-Story Professional Office Building

Cleburne Surgical Center
Owner: Synergy Properties Group
Contract Amt: \$500,878
Size: 8,260 SqFt, 1-Story Surgical Center

Park Lane Block C
Owner: Harvest Partners
Contract Amt: \$3,973,961
Size: 1,002,100 SqFt Office Building

University of Texas Southwestern Medical Center- 5th, 6th & 7th Floor Finish Out
Owner: University of Texas Southwest Med Ctr
Contract Amt: \$1,415,496
Size: 53,000 SqFt

North Central Medical Center
Owner: United Surgical Partners, International
Contract Amt: \$1,862,797
Size: 28,140 SqFt Medical Center

8343 Douglas Avenue
Owner: Lincoln Property Company
Contract Amt: \$1,774,409
Size: 145,042 SqFt, 7-Story Office Building

North Central Medical Center - Surgery Area
Owner: United Surgical Partners, International
Contract Amt: \$702,584
Size: 20,140 SqFt Surgical Area

Park Lane Block D/F
Owner: Harvest Partners
Contract Amt: \$1,018,013
Size: 170,809 SqFt Office Building & 566,981 SqFt Parking Garage

Saint Ann Court
Owner: Harwood International
Contract Amt: \$4,441,782
Size: 318,623 SqFt, 7-story Office Building



Ambulatory Surgical Center
UTSW Medical Center, Dallas

The DBA Team

- Don Burden**
Chief Executive Officer
- Butch Burden**
President
- Sue Hartwell**
Secretary/Treasurer
Accounts Receivable
- Office Staff**
- Chris Beck**
Sheet Metal Estimator/Detailer
- Danny Bohannon**
Sheet Metal General Foreman
- Jill Burden Carter**
Business Development
- Ariel Cruz**
Safety Director
- Chip Davis**
Senior Project Manager
- Chris DiFloria**
Estimator
- Shani Ellerman**
Piping Detailer
- Ray Hamilton**
Senior Project Manager
- Harold Hughes**
Sheet Metal Estimator/Project Manager
- Ron Lazard**
Sheet Metal Detailer
- Darlyne Martinez**
Receptionist/Accounts Payable
- Roger Moore**
Project Manager
- Tony Roe**
Preconstruction Services/Project Manager
- Wayne Thomas**
Purchasing
- Superintendents & Foremen**
- Ed Alford
- Donnie Barrow
- Bruce Begley
- Terry Cheek
- Jack Goggans
- Gary Harkrader
- Bob Hochrein
- Shannon Osborn
- Dwayne Raye
- Mark Sinkler
- Chris Whittaker