



## Here's to a Busy Summer of 2016!

Happy June everyone! All of us at the Whayland Co., extend best wishes to all for a thoroughly enjoyable Summer of 2016. We hope you'll take full advantage of all the great things this wonderful area of the world has to offer during the warm weather months.

Take a trip to the beach, ride the rides at Funland, enjoy a slice of Grotto's or Nicola Pizza, attend your favorite local festival, take a drive along the coast. There's certainly plenty to choose from during the so-called "high season" in southern Delaware.

Things here at Whayland are also getting much busier with the onset of the summer season. We have large clubhouse builds ongoing at two of coastal Delaware's most prestigious communities, we've hired a new employee (read about that below) and there are lots of other jobs either ongoing or in the pipeline.

But that's what summertime is all about. So, let's enjoy it to the fullest!

Until next time...

Steve Hentschel  
President

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National Construction News

**Construction Up Thanks to Retail**

A strong retail sector has helped drive 2016 U.S. construction activity, with retail construction projects up 24.4 percent year-over-year. But overshadowing the good news is a cloud of economic uncertainty that has companies laser-focused on lean budgeting and smart spending decisions.

According to a recent report on non-residential construction activity, U.S. construction employment grew 4.7 percent in the first quarter of 2016 over the first quarter of 2015, with many workers engaged on retail projects. Concerns about China's steep economic deceleration, combined with a drop in U.S. gross domestic product (GDP) from 1.4 percent in the fourth quarter of 2015 to 0.5 percent in the first quarter of 2016, have made companies reluctant to invest.

For now, the market for commercial construction remains active. The report shows a strong first quarter with steady growth projected for the second quarter. The office, industrial and retail sectors are very active as companies continue projects that broke ground a year or two ago.

A hint of the economic clouds causing concern comes from a small decline in office construction.

[\*\*READ THE FULL REPORT HERE\*\*](#)

### Whyland News

The Whyland Co. is pleased to announce the addition of long-time project superintendent **Howard Twiford** to its southern Delaware management team.

Twiford will be the on-site person in charge of the new 37,000-square-foot clubhouse being constructed at the Peninsula on the Indian River Bay community near Oak Orchard. He began his new position on Monday, June 6, and will be overseeing the project until its expected completion later this year.



### Commercial Building Trends

Call it a retrofit or adaptive reuse, but many landowners and developers in the United States are choosing to forgo ground-up development, electing instead to adapt and reuse existing commercial buildings.

Work has already begun on the new clubhouse at [The Peninsula](#), with a grand opening expected before the end of the year. Once completed, it will provide beautiful views of the water and the golf course. Included in the clubhouse will be fine dining and banquet facilities, a golf shop and full-service locker rooms.

In urban locations where vacancy is scarce, using preexisting structures makes fiscal and timeline sense, noting that retrofitting can be more cost-effective and is typically faster.

Retail giants like Sears and Kmart continue to close locations across the U.S. leaving cities with sizeable chunks of available space, with around 100,000+ square footage per location.

Aside from the modern spaces, commercial construction can once again be made available for occupancy.

Additionally, more and more historical buildings and spaces are being used for energy-efficient green building retrofits.

If a structure is on a historical registry, there could be historic tax credits in place for those wishing to preserve original integrity or maintain character.

In southern Delaware, a perfect example of this modern trend is the old Ice House on Rehoboth Avenue in Rehoboth Beach, pictured above, which now serves as the city's museum.



### Past Project Showcase

This month in our "past project showcase," we take a look at Possum Hall in Georgetown, one of the finest small-town community theaters on the Delmarva Peninsula.

Run almost entirely by volunteers, this theater group has been around since 1973, but has only been in its current facility since 1985.

Here are some things you might not have known about it:

Thousands of people every year go through the historic building to relive the glory days of southern Delaware's most popular beach resort.

So, what do you think about this commercial construction trend? Let us know your thoughts.

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- The building that today houses Possum Hall was originally used to house youth sports programs.
- The major renovation that took place in 1999 cost \$800,000.
- Possum Hall is today a focal point for the arts and entertainment scene in Sussex County.
- Five main shows are traditionally performed at the theater each year, including an always popular Christmas show.

Join us next week as we turn back the clock and again take a look at one of the building projects that led to Whayland's success in years past.

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