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What's old is new

Matt Ezell, owner of *South Texas Building Partners*, and **Keith Webster**, project manager and estimator, are thrilled they had a big hand in helping recycle an old, dilapidated building into a renovated space for another business.

Ask anybody who has lived in Corpus Christi for any length of time about the Hygeia Dairy Company and they will know exactly what you are talking about. For many years, milk was gathered from area farms and trucked to the dairy plant, where it was packaged into plastic containers made on site and shipped out to stores and customers.

But the buildings had not been used in almost 25 years when STBP got the job to renovate it for another well-known name in town, Lundquist. The Lundquist name had been associated with cars – selling them and various offshoots from that. Now, Lundquist Paint and Body has moved into the 40,000-sf space.

That experience has been so rewarding for STBP that they want to search out and find other opportunities to turn something old into something new.

"When you do something like this, you can get added value for your clients," Ezell says. "And, it's green."

He points out with the cement tilt walls and other features of the building,



Matt Ezell and Keith Webster are proud of this project that recycled an old dairy plant into an auto body and paint shop.

the owner has gotten a new home with good bones for a lot less than he would have spent today building the same space.

"Wind is not going to blow these walls down," Webster added, referencing the coastal tendency for hurricanes.

Both Ezell and Webster worked for another construction company in Corpus Christi. Ezell started STBP in December 2011.

"It was time to be able to take responsibility and authority for my work," he says.

Webster had decided to start a company back up he owned previously that focused mainly on residential.

"I talked to Matt and it went from there," he says.

Now, STBP does about 92-93 percent commercial construction, although Ezell and Webster say they would consider doing high-end, custom residential.

"It's not our focus, but we'll look at it," Ezell says.

In two years, STBP has contracted 88 projects and are proud to say that every job has resulted in a happy customer.

"Word of mouth is important," Ezell says. "If we make everybody happy, they'll spread the word."

Both men feel lucky to have landed in Corpus Christi and South Texas (Ezell is from Lake Jackson and Webster is from Sulpher Springs).

"We have a great team here," Ezell says. "Everybody at STBP is part of the team. It's a family atmosphere." –cw

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