

Tungsten Corporation

A Single Source For Design-Build Construction Services



This custom home in the Dye Estates subdivision of Barefoot Resort was a Design-Build project for Tungsten. This home showcases a paver entry feature, separate entry on the right side for the additional suite, EIFS and stone exterior finishes with a dual column design & integrated trellis systems.

Tungsten is a rare-earth metal that strengthens other metals when alloyed with them. When David Victoria, Jr. decided to open his own company in 2007, he and his wife Angela tested different names and decided on Tungsten, "I liked the resiliency it represents," he said. The name has proven to be providential.



The rear of the home seen above from the 3rd hole of the golf course at Dye Estates. This fantastic elevation features two soaring barrel dormers with metal roofing and a sprawling veranda to take advantage of the views.



by Susan Roush

Tungsten Corporation is a rarity in the Myrtle Beach area, and the company's combined talents strengthen the corporation and the projects it takes on. As David said, "I feel we're the purest design-build company in town because we're the only ones dually licensed to do general contracting and architecture that I'm aware of. That is our passion design-build. We do a lot of bid work, but what sets us apart is that we have licensed professionals – engineer and

architect – that build." Clients benefit because construction can begin earlier. "We don't have to wait for things to go out to bid. We can focus on certain pieces, get the site development started, and get the foundation going while we're completing the design," David explained.

With every company, there is a backstory. For Tungsten Corporation, David Victoria's experiences culminated in the company's founding. David grew up in Pittsburgh, PA and crossed the state line to go to college. He graduated with a degree in architecture from Kent State University in 1997. After graduation, David went to work with Timbes Architectural Group followed by a stint with Mozingo & Wallace. Then he left the profession for a while to go back to college to study Theology. Even that diversion led him back to building.

The bible college was located on the former air base, and they had purchased an old bowling alley on the base that they wanted to renovate into a K-12 academy. David said, "Of



The interior living area of the Dye Estates' home has a cascading feature light below the interior 'Juliet' balcony, kitchen peninsula with a hidden overhead compartment for the projector, clerestory windows, a folding nana door, custom guard rails and stained concrete floors.

course everything was going to be done with volunteers, so they had a hard time finding a general contractor that would do it. We had a site contractor in our church who said that

if I would pass the builder's exam, he would add me to his license so we could do it in-house, and that's how I first got on."

When the academy was completed,



The members of the Tungsten team seen here in the company's conference room are President, David Victoria (2nd from right), Director of Construction, Chuck Cahoon (2nd from left), Vice President, Angela Victoria (middle), Bookkeeper, Kira Zwolinski (far right) & Project Manager, Patrick Ryan (far left).

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David went back to Timbes Architectural Group where he was primarily involved in construction administration for high-rise projects. “My grandfather and father are both [commercial] builders so it’s been in my family for years. It was a natural move from architecture to building.” David’s grandfather was the senior superintendent for the Reagan Building [and International Trade Center] in DC, and his father was a construction manager for the City Center development in Vegas.

Prior to forming Tungsten Corporation, David had to weigh staying in Myrtle Beach against moving to New York to be part of the historically significant Freedom Tower, later named One World Trade Center. Having made his choice, Tungsten Corporation, like others, had to tough it out during the lean post-2008 years. David said, “We got through the recession one job at a time. I would design it, manage it, and go in the field and supervise it. Things didn’t pick up around here until 2012 – 13 when we made our first hire, Chuck Cahoon.” Chuck is a former president of Chancel Builders and a former Regional Director for MB Kahn with a wealth commercial building experience. “He has been a blessing to the company and to us personally,” David said. At Tungsten Corporation,



A bar area @ 810 in Conway while it was under construction. This bar will serve the exterior seating and features a soffit that follows the bar layout which was eventually covered with reclaimed wood. This bar that opens to the exterior seating was finished with a concrete top, OSB and copper laminate facing.

PHOTO © CHUCK GEE

Chuck is the Director of Construction. There are now 11 employees including Angela Victoria who is the Vice President, two project managers, one admin assistant, and five superintendents.

Tungsten’s portfolio is diverse. It ranges from utilitarian aircraft hangars throughout the Carolinas, to a high school football stadium, large additions, small retail stores, and all manner of restaurant work. Tungsten Corporation recently broke ground on the Georgetown Center for Advanced Manufacturing.

Building Industry Synergy spoke with four of Tungsten Corporation’s clients and while their needs were

different, their praise of Tungsten and David Victoria was uniform: creative and great to work with.

Michael Siniscalchi is the owner of 810 Billiards & Bowling. Tungsten Corporation did the renovation of 710 Billiards & Bowling in North Myrtle Beach and the design-build of the new 810 Billiards & Bowling in Conway, slated to open in December.

Michael said, “With new construction you can’t really anticipate what kind of things are going to pop up and cause delays and costs, but Tungsten did a great job managing that and communicating well with me. David addresses everything head on with direct communication.” Michael added, “We’re a pretty unique model, and David’s ability to take a concept and turn it into a functional design was really great. I could just tell him, ‘here’s how many lanes I want, here’s how our business works, and this is what we need to do to operate successfully.’ He took that and figured out how to make it happen on our budget. In Conway, we were able to recess the foundation slab when we poured it. The lanes actually sit down into the slab so there are no steps.” The Conway 810 center is a boutique indoor/outdoor entertainment destination with full food and bar



810 Billiards & Bowling owner, Micheal Siniscalchi (right), talks with Tungsten Corporation owner, David Victoria (left), inside the Market Commons location. Michael said, “We’re a pretty unique model, and David’s ability to take a concept and turn it into a functional design was really great. I could just tell him, ‘here’s how many lanes I want, here’s how our business works, and this is what we need to do to operate successfully.’ He took that and figured out how to make it happen on our budget.”

PHOTO © CHUCK GEE



This billiards room @ 810 in Market Commons was completed with reclaimed wood features and LED tape light box accents.

PHOTO © CHUCK GEE



The jelly fish exhibit @ Ripley’s Aquarium was a Design-Build project for Tungsten. Tungsten was able to make use of an existing ramp in the facility & cylinder tanks on the left and anchor the view with a tank surrounded by a custom shroud. The other features that add to the whole experience are the curved walls, mirrors, black lighting and epoxy floor. The use of all of the mirrors creates a fascinating display.

service. The outdoor space includes a bar, patio and lounge seating. Bocce Ball courts and cornhole boards are available outside. Inside, there are 12 lanes for bowling, plus darts and other games.

Another entertainment venue that turned to Tungsten Corporation is Ripley's Aquarium. David Hill is the Director of Design & Development for Ripley's 96 attractions worldwide. He has a background in construction management. David said of Tungsten, "We have a very good relationship. They are a good group of guys. Dave always works with me whether it is on value engineering or cost issues; he always helps me out."

Tungsten Corporation did the design-build for the Jellies Exhibit, and designed the Penguin Exhibit, which entailed specifications for a 6,000 square foot addition that will also house eight new tanks. This exhibit is projected to open in November 2019. David Hill said, "We do a lot of breeding programs with jellyfish and rays. All three Ripley's Aquariums have to have housing for fish for acclimation and quarantine." Tungsten Corporation has just finished the design phase of the Marine



Tungsten was responsible for the demolition of the previous building @ this property located on Main St. in Conway in order to build the new Anderson Brothers bank. This project included a new retaining wall to accommodate the parking, a renovation including a simple gable roof with feature entries on both the front and back of the building. The bank was competed with metal roofing, painted brick, custom brackets, awning supports and a green wall, as well as custom millwork on the inside. This building ended up winning an award from Conway Downtown Alive.

Science Building for that purpose, which they will also build. Construction of the 33,000 square foot center is underway.

Among the numerous attractions, the Grand Strand has a competitive restaurant scene. Erez Sukarchi said, "I'm a restaurant guy – I build restaurants and David and I did a few projects together." Tungsten Corporation did the design for Good Time Charley's and Rooster's

Restaurant & Bar, both located at Broadway at the Beach. Erez added, "I got to know David, his creative talent, and him as a person so that's when I decided to use him A to Z for a bigger project." Erez owns Wicked Tuna in Murrells Inlet and had plans to open a second one on Ocean Boulevard. David did the design work and had everything ready to go, "Beautiful design, he came up with," Erez said. The project was subsequently put on hold by Erez, though he has other ventures in mind.

April Haskell is another person who appreciates David's creativity. She recalled, "We had purchased a lot in Waterbridge in Carolina Forest, and David was recommended by the sales office. We met with David and didn't look at anybody else; we liked David. He can think out of the box and that's what I liked about him. I didn't want what everybody else has in that community. I wanted something different without going way out there."

While the majority of Tungsten Corporation's revenue is from commercial work, David enjoys doing select residential design-build work. April said, "David is very talented, listened to what we wanted and came



The American Tap House completed project included a back lit reclaimed wood logo on the wall, faux wood beams and ceiling, custom liquor racks and an American flag built from glass bottles.



Tungsten completed this Design-Build residential home in the Burgess community. On the catwalk you will see clerestory windows, a large custom fan, a rod rail system with stained wood caps, custom cedar accents and Frank Lloyd Wright replica Four Seasons windows representing winter and spring.



The view looking straight down from the catwalk seen above.



Tungsten utilized a nice balance between clean modern lines and traditional materials on this residential home. The exterior finishes included sand faced brick, EIFS, Hardie siding, Hardie board and batten, as well as a mix of shingle roofing with metal accents and a custom front entry door.



The interior of the home seen above features a kitchen island with a gas cook top, entertainment sink and cable lighting system. There is a pocket sliding rear door for concealment, as well as custom built in shelving featuring an 'X' brace design, fireplace and cedar mantle.

up with a great design. His style is very artistic as well. He's not cookie-cutter – a lot of builders do well with that – but David's designs are different, and he will collaborate to put something unique together." David and his team also took the stress out of the build. April said, "He was easy to reach, you could discuss anything, and he made little details work. David never really said no to an idea."

All told, the combination of having a licensed architect, licensed civil engineer, and experienced project managers and supervisors is unbeatable for client convenience and overall quality control. ■

SECURITY & HOME AUTOMATION

Elevators, Accessibility Equipment, Security Systems & Home Automation Installation Has Become A Standard For Many Contractors, Property Management Companies & Homeowners In Today's Market

by Cynthia Mendenhall

Elevators & Accessibility Equipment were once considered luxury items in a home or business. In today's market these products are standard options for many home or business owners. As the process of adding accessibility equipment has been more refined over the years, the need for this service has grown. Likewise, Security & Home Automation are now becoming standard in many builder home packages. *Building Industry Synergy* interviewed two highly respected HGHBA members that were able to share their perspective and knowledge on these very important industries.

Home and business automation these days includes more and more ways to mechanically get into or around your home. The individuals at **Port City Elevator** in Castle Hayne, NC are the best resource to discuss accessibility needs. The company not only sells but also services residential elevators, platform lifts, dumbwaiters, stair lifts and other accessibility equipment for builders and homeowners. They also help small businesses, schools, churches, and private clubs acquire wheelchair lifts and LULA



The Port City Elevator corporate office @ 5704 Nixon Ln. in Castle Hayne, NC services the Horry & Georgetown area.

(limited use limited application) commercial elevators. There are many options when it comes to making life easier and safer.

Seth Newman noted some major trends Port City Elevator has noticed. The biggest change in the past few years is the huge increase in the number of house plans that either include an elevator or make allowances for a future elevator. "We're seeing more and more plans

(Continued on page 26)



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