



# Austin Chapter AGC

*Outstanding Construction  
Awards & Installation of  
Officers Banquet*

January 20, 2012

AT&T Executive Education and Conference Center

# Program

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- ◆ Welcome
- ◆ Dinner
- ◆ Installation of 2012 Officers and  
Recognition of Chapter Leaders
- ◆ 2011 Outstanding Construction Awards

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# 2011 Outstanding Construction Awards

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**Category: Building 1 (\$0—\$2 Million)**

**General Contractor: Braun & Butler Construction, Inc.**

**Project: Academy of Oriental Medicine at Austin New Campus**

**Architect: Steinbomer Bramwell & Vrazel, Architects**

The most challenging aspect of this 8,700 square foot demo and remodel was the rigid time frame for completion before the start date for spring classes. To the owners and staff, the feng shui of the buildings was very important. This impacted the design of the buildings, the direction the rooms face, and the colors selected for the finishes. The owner also had some oriental artifacts that were enclosed in some of the walls to bring them good luck. Careful pre-planning with the owner and architect allowed Braun & Butler to finish this project on time and under budget.

Support from the following AGC Subcontractors/Suppliers:

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Hull Supply Co., Inc.  
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# 2011 Outstanding Construction Awards

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**Category: Building 2 (\$2 Million—\$5 Million)**

**General Contractor: Chasco Constructors**

**Project: Real del Lago**

**Architect: Cornerstone Group Architects**

The Real del Lago project involved development of a 3-story 23,000 square foot multifunctional building located on the Hill Country terrain of Lakeway, Texas. The building, accentuated with Mexican Hacienda styling by Cornerstone Group Architects, was separated into 4 distinct areas including a bottom story parking garage, first floor retail, second floor office, and a 2-story restaurant with an 1,800 square foot deck situated on the north side of the building that provides a spectacular Hill Country view. Difficulties encountered on this project included the large elevation change that made staging a challenge, as well as unique materials of limited availability that required delicate handling, including feature doors from Mexico and Honduras. Phasing of the project was also critical in order to complete the restaurant shell side ahead of the other areas in time for a simultaneous building Certificate of Occupancy and restaurant grand opening. With a very knowledgeable and communicative team, Chasco was able to accomplish all tasks assigned.

Support from the following AGC Subcontractors/Suppliers:

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Northstar Fire Protection of Texas, Inc.  
ThyssenKrupp Elevator Co.



# 2011 Outstanding Construction Awards

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**Category: Building 3 (\$5 Million—\$10 Million)**

**General Contractor: Workman Commercial Construction Services, Ltd.**

**Project: St. John Neumann Catholic Church**

**Architect: STG Design**

The new sanctuary for St. John Neumann Catholic Church is a 37,000 square foot, two-story, building in West Austin. The construction site is located immediately adjacent to the existing church campus, school facility, priests' home, and a high traffic two lane road. There are many unique aspects to this project ranging from ownership, structural and architectural design, exterior and interior finishes, as well as numerous change orders that added to a complicated construction schedule and sequence.

The structure of the Sanctuary building is particularly unique as it is a hybrid of structural steel and concrete masonry units. The centerpiece of the church is a 72' diameter by 60' high dome that shall receive a fresca currently being prepared in Italy. The approach Workman took to build the dome was to support the structure on an engineered scaffold in the middle of the building.

The exterior is a combination of native Central Texas stone and plaster. The original scope of work did not include all of the finishes however and a significant portion of interior finishes were added by the Owner during construction. The stone flooring was engineered and fabricated in Mexico. It took 8 - 12 months for the stone to arrive, causing Workman to resequence the construction schedule many times.

Support from the following AGC Subcontractors/Suppliers:

Hull Supply Co., Inc.



# 2011 Outstanding Construction Awards

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**Category: Building 4 (\$10 Million—\$30 Million)**

**General Contractor: The Beck Group**

**Project: Welch Hall 1929 East Wing Renovations**

**Architect: Taniguchi Architects**

The University of Texas charged the design and construction team with providing modern, innovative lab spaces while highlighting the historic beauty of Welch Hall - a building first built in 1929. Among the challenges for the Beck Group: updating fire ratings of the original walls; matching stile and rail doors from 1929 with new custom doors that meet the fire ratings of the laboratories; hazardous material abatement; lead paint discovery and removal that impacted both the budget and schedule; addressing mold issues; and last but not least, restoring the rare center-pivot style, steel-frame exterior windows thereby preserving the historic beauty of Welch Hall. As with many project on the UT campus, the average transient student population of the building was roughly 10,000 people per day. In addition to the occupants throughout the other portions of the building, there were occupants in the wing of the building that was being renovated as well.

Support from the following AGC Subcontractors/Suppliers:

Austin Architectural Graphics, Inc.

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# **2011 Outstanding Construction Awards**

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**Category: Building 6 (Over \$75 Million)**

**General Contractor: Austin Commercial, L.P.**

**Project: W Hotel & Block 21 Residences**

**Architect: BOKA Powell**

The new 37-story W Hotel and Block 21 Residences includes 251 hotel rooms, 159 private residences, 25,000 SF of street level restaurant and retail space, 10,500 SF of meeting room space, seven bars, office space, three levels of underground parking, and a 2000-person recording studio/music venue and new home for KLRU's "Austin City Limits." The entire project sits on 1.8 acres and fills a full city block..

This project was approached as several separate projects in one: the hotel and condominiums making up the tower portion; the podium made up of lobbies for the hotel, condominiums, and offices; and the venue space for ACL Live. Each of these sections were constructed simultaneously with flexibility to meet the Owner's requirements. Because the project is located in the middle of a dense, urban, downtown district, logistics were a challenge. The construction team had to move all building materials on a just-in-time basis because there was no laydown area onsite. Surrounding streets had to be kept open for traffic at all times. Two residential towers were already in place nearby, and it was imperative not to disturb their residents.

Building Information Modeling (BIM) was utilized by Austin Commercial to coordinate mechanical, plumbing and electrical trades in a 3D model to reduce RFIs, eliminate rework, and improve the quality of the systems installation. The early detection of spatial conflicts that BIM revealed allowed the design team, Austin, and subcontractors to clearly understand potential problems, how to solve them, and how to update the model and construction documents to reflect the change. Even with numerous challenges, the building structure was completed ahead of schedule.

Support from the following AGC Subcontractors/Suppliers:

APAC Texas, Inc.  
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Mitchell Time & Parking  
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Rockford Business Interiors  
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# 2011 Outstanding Construction Awards

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**Category: Design Build 2 (\$10 Million—\$30 Million)**

**General Contractor: Solis Constructors, Inc.**

**Project: Chapel Complex & Religious Education Facility**

**Architect: Graeber, Simmons & Cowan, Inc.**

Located on Fort Hood, this Government/MILCON project consists of the design and construction of a 32,900 SF Army Standard (COS) Design Chapel Complex and 10,000 SF Religious Education Facility to accommodate from 600 to 1,200 attendees. The facility includes classrooms, training areas, media centers, multimedia presentation areas, restrooms, administrative offices, Chaplain Corps command support areas and outdoor recreation areas. This project presented a number of difficulties and extenuating circumstances outside those normally encountered in design/build construction including those from design, location, materials and more. A few worth mentioning include the inherent difficulties in contracting with the USACE and constructing Military facilities, significant input from the end user not typically allowed in Military Construction due the high profile nature of the project, an aggressive project delivery schedule desired by the end user, and the manufacturing schedule of unique structural steel elements required for the roof structure.

In addition to this being a showcase project for the USACE as the largest Standard Design Chapel facility ever constructed, it was also the first new facility for the Fort Hood Garrison Army Chaplain Corps in more than 30 years. The Military Command reduced the already aggressive total performance time by 30 calendar days prior to award. Through careful scheduling of design and construction described above this difficulty was successfully overcome. The entire project delivery team was required to collectively buy into the delivery schedule and only the most experienced and capable individuals were assigned to work on the project.

Support from the following AGC Subcontractors/Suppliers:

A.D. Willis Company, Inc.  
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# 2011 Outstanding Construction Awards

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**Category: Design Build 3 (Over \$30 Million)**

**General Contractor: The Beck Group**

**Project: GreenVax**

**Architect: The Beck Group**

GreenVax is a first of its kind, plant based vaccine production facility. This new 128,000 SF Vaccine Production Facility consists of 99,000 SF of at-grade processing and support areas, 8,500 SF of Level 2 office and 20,000 SF of mechanical mezzanine. The facility is located on an approximately 8-acre site in Bryan, Texas. The primary structure consists of precast concrete walls and columns with double tee mezzanine and roof members. The majority of the surfaces are sealed on the interior and finished with various epoxy coatings. High bay rack systems carrying multiple levels of plant trays and large interior and exterior tanks are located on the concrete slab on carton form. Design criteria resulted in 581 piles supporting approximately 100,000 SF of 10-inch thick concrete slab at grade. The expansive soils in this area forced the design team to use a slab on carton form system. The normally wet climate caused the project team to want to have the building roof in place prior to placing carton forms on grade to minimize the risk of losing an area of carton forms due to excessive moisture or rains. Leaving out the slab until after the precast erection allowed the project team the most possible time to develop and refine the process flow and layout.

The Owner and Texas A&M desired that the facilities' exterior complement and meet the quality standards of the adjacent Texas A&M Health Science Center Campus. This requirement led the team to focus additional resources on the detailing, fabrication, and installation of the three primary exterior systems, precast panels, curtain wall and masonry veneer. The project team had a 12 month construction duration requirement, from the first day of construction until substantial completion. The first day of construction was April 5, 2010. Substantial Completion was issued on March 30, 2011. As with many items in this project, the project team was able to allow the owner the most time to refine the scaling of this first of its kind at this scale facility.

Support from the following AGC Subcontractors/Suppliers:

Austin Materials and Handling Company, Inc.  
Baker Drywall/Triangle Plastering - Austin  
Central Texas Reinforcement, Inc.  
Chamberlin Roofing & Waterproofing, Ltd.  
CMC Rebar - Austin  
ThyssenKrupp Elevator Co.  
TXI (Transit Mix)



# 2011 Outstanding Construction Awards

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**Category: Health Care 1 (\$0—\$10 Million)**

**General Contractor: Rogers-O'Brien Construction Company, Ltd.**

**Project: Williamson Surgery Center, Round Rock, Texas**

**Architect: PhiloWilke Partnership**

Guided by the company vision statement, Rogers-O'Brien successfully delivered a state-of-the-art ambulatory surgery center designed for quality outpatient care in a modern, patient-friendly setting. The project scope consisted of a 14,500 s.f. build out of a new Ambulatory Surgery Center on the 2nd floor of the Williamson County Medical Plaza. The center includes four (4) operating rooms, a pre-op area, and a post-op care area.

The primary keys to the project's success were coordination and communication. The complexities of this project entailed working with other tenants throughout the building to ensure that everyday operations were not interrupted during normal business hours. An additional contractor unassociated with Rogers-O'Brien was performing finish out work prior to the start of our process, which created a need for close coordination between the contractors and building management, tenants, visitors/patients, subcontractors, and suppliers. Rogers-O'Brien planned activities around the tenant's needs and worked nights and weekends to ensure that work was completed as scheduled. Various outside parties included in the activity coordination ensured that all operations went as planned.

Working in a health care facility is different from working in any other environment. It involves a specialized level of expertise not typically encountered on a commercial construction project. Most renovation and construction projects are carried out in or near patient care areas, which makes it critical for anyone involved in a project to have a detailed understanding of the health care setting.

The original project schedule had been set for seven months. The project team's unwavering commitment, effective communication, and proactive approach resulted in completion of the project in only six months and the successful delivery of a beautiful new surgery center to our client, United Surgical Partners International, in time for their grand opening in March 2011.

Support from the following AGC Subcontractors/Suppliers:

Austin Acoustical Materials, Inc.

Austin Glass & Mirror, Inc.

Central Texas Drywall, Inc.

Flooring Solutions, Inc.

Hull Supply Co., Inc.

Strong Electric, LLP



# 2011 Outstanding Construction Awards

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**Category: Interior Finish-Out 1 (\$0—\$500 K)**

**General Contractor: Workman Commercial Construction Services, Ltd.**

**Project: Dell EDG Photo Studio**

**Architect: CTA Architects**

The Dell EDG Photo Studio/Lab was created as a class A Photo and Video lab for development and creation. The 11,200 sq/ft space houses a Photo Studio, Daylight Studio, Makeup and Dressing Area, Production Department, Video Lab, Editing Room, Employee Lounge and Break room Facilities. The project was a complete renovation of the South West quadrant of a fully utilized and active building. The project was under a tremendous schedule restraint due to the displacement of the employees. The project required extreme hours and unusual construction techniques as this was to be the showpiece for marketing and development. As the demo began the entire construction zone was encapsulated, to minimize the construction debris infiltrating the local computers and highly sensitive equipment in the adjacent areas. All HVAC units were placed in full exhaust mode to eliminate any possible of dust issues. Workman's ability to work closely with Dell deterred any disturbance of the hundreds of employees as this space required dry fall painted ceilings and epoxy floors; which typically create irritants. The overall project was completed within budget and on schedule.



# 2011 Outstanding Construction Awards

**Category: Interior Finish-Out 2 (\$500 K—\$2 Million)**

**General Contractor: Sabre Commercial, Inc.**

**Project: Pet Relocation**

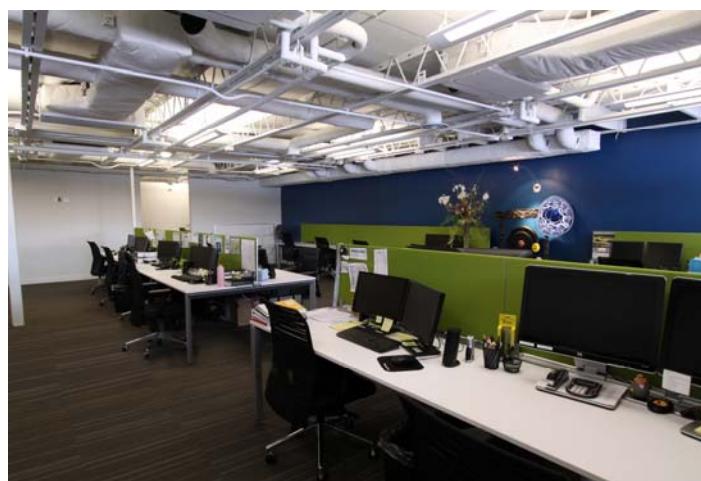
**Architect: Black & Vernooy Architects**

The owners of petrelocation.com enlisted Sabre Commercial's help when they decided to invest in a two story building downtown and move their growing business headquarters from Spicewood to Austin. The new building is one block off of Congress and 6th Street, and it is designed to attract and retain talented pet relocation specialists. The 10,000 SF renovation included a large "open office" concept with 24 individual workstations. The main entry to the building off of 7th street was remodeled and a new reception area was created. A new staff lounge, a recreational area, an arcade with vintage arcade games, a mail room, and a large conference room were also a part of the build out. The existing restrooms were brought into compliance with the latest accessibility standards. A parapet wall was added around the building to make the architectural lines blend with the adjacent Driskill Hotel and will also give Pet Relocation the opportunity to have a future roof deck for employees. The existing roof was completely torn off and replaced with a new TPO roof. The building HVAC and electrical systems were replaced as well.

Sabre Commercial had to work hand in hand with the downtown area coordinator in order to schedule the demolition of the existing roof and the existing HVAC equipment. Deliveries of new materials and equipment also had to be scheduled during after-normal business hours. Sidewalk protection was installed around the building for two months to ensure the safety of passersby. The construction budget was a moving target from the projects inception in early 2011 to actual construction start in August 2011. Sabre was able to maximize the value of the limited construction budget by sorting through various wants and replacing them with scope that would make purchase of the building worthwhile. The goal to have all Pet Relocation employees moved in during the first week in November was achieved, despite the best efforts by Mother Nature to rain once or twice a week when readying to demolish the existing roof.

Support from the following AGC Subcontractors/Suppliers:

Hull Supply Co., Inc.  
Flooring Solutions, Inc.



# 2011 Outstanding Construction Awards

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**Category: Interior Finish-Out 3 (\$2 Million—\$5 Million)**

**General Contractor: Structura, Inc.**

**Project: Meridian Charter School**

**Architect: 1113 Architects**

This \$3.5 million project began in summer 2011 and was completed at the end of summer 2011. For the project, Structura renovated 55,000 square feet of existing industrial building space into the new charter school, which serves students from kindergarten to eighth grade. The company built classrooms, a gymnasium and a cafeteria as well as renovated the existing building into new administrative offices. Also, Structura completely demolished and gutted the existing HVAC, Electrical and Roof systems to replace them entirely. Structura was able to accomplish this project in just under three months. It took three to four weeks to get all of the demolition work done, and crews worked nights and weekends for the fast-paced reconstruction project located in Round Rock.

The project challenge came from the size and scope coupled with the short schedule. But Structura was up to the challenge. As the school's founder noted, "The field guys were a very impressive group of people both as businessmen, as a team, and as individuals. The work had to be done in 90 days...so we were counting on Structura to make it happen and they did. We take people through our building now that it's completed and we have been told that the bar has been raised for Charter Schools. And a lot of that has to do with the construction quality. Structura's work was very high-quality. I was impressed. It was a very pleasant experience."

Support from the following AGC Subcontractors/Suppliers:

G & R Electrical Construction, Inc.  
ModernCrete Concrete Design, LLC  
Rockford Business Interiors



# 2011 Outstanding Construction Awards

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**Category: Interior Finish-Out 4 (Over \$5 Million)**

**General Contractor: Balfour Beatty**

**Project: Fulbright & Jaworski**

**Architect: Gensler**

The fast track 72,267 SF renovation of 3 ½ floors at 98 San Jacinto for the international law firm of Fulbright & Jaworski by Balfour Beatty Construction (formerly SpawMaxwell in Austin) with design by Gensler was completed in 21 weeks, and is the culmination of a 10-year relationship between the general contractor and the law firm, which also includes a recently completed 60,000 SF restack at the law firm's San Antonio office.

The stunning views of Ladybird Lake and the ever-changing Austin skyline seen from the 11th floor Conference Center and Reception area are a dazzling backdrop to this finely appointed space. The distinctive glass spheres of the Bocci chandelier interwoven through the interconnecting grand staircase that descends to the 8th floor “produce a glow reminiscent of small candles floating within spheres of water.” Other space programming elements include 12 satellite libraries spread throughout the 3 ½ floors; two video conference rooms; and a 20'x60' multi-purpose conference room divisible by an STC-rated operable partition for maximum flexibility and privacy. Conference room accents include oil rubbed bronze door and window frames, walnut veneer paneling, and laminate glass.

The project logged 60,505 man hours without a recordable safety incident, supporting the global Balfour Beatty initiative of Zero Harm.

Support from the following AGC Subcontractors/Suppliers:

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ICON Plumbing, Heating and Air, Ltd.

Kinney's Commercial, Inc.

Marek Brothers Systems, Inc.

Otis Elevator Company

Patriot Erectors, Inc.



# 2011 Outstanding Construction Awards

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## Category: Specialty Construction

**General Contractor: Austin Canyon Corporation**

**Project: United Heritage Credit Union - Manchaca Branch Remodel**

**Architect: Clarke Mente Architects, Inc.**

The remodel of the Manchaca Branch of United Heritage Credit Union comprised the complete exterior renovation and interior remodel of the entire 11,000 square foot, one story facility. The program, design and construction requirements were predicated on the fact that the branch, being one of the busiest branches for the Credit Union, was of such significant importance to United Heritage that the work would need to be performed while the facility remained operational and full services could be offered to the Membership.

One of the main motivating factors that lead to the exterior renovation was the fact that the building was incurring water damage via penetration through the exterior building envelope. Both the exterior and interior remodeling was also performed in an effort to update the facility and bring the building into standard with the new branding and Architectural image of the Credit Union.

The exterior work included the complete removal of masonry veneer and sheathing, modifications and repairs to the fenestration, mold remediation and complete replacement of glazing, sheathing, air barrier, masonry and plaster finishes. Modifications were also made to portions of the metal roofing, gutters, collector boxes and downspouts to insure adequate flow of roof drainage. Additionally, the exterior work included a complete renovation to the landscaping so as to allow the building's new image to be more visible from the street.

The interior work was based on a seven phase construction sequencing and completely coordinated with City of Austin Permitting and Inspections departments, Architects, Owners and Subcontractors. Temporary barricades and traffic flow routes were adjusted throughout the course of the work to insure safe conditions and adequate access to Credit Union services and the work was performed pursuant to a schedule that prioritized the needs of the Client.

The project was a complete success for the Owner, Architect and Contractor as a team and, from a construction point of view, demonstrates the highest level of partnership, professional construction practice, integrity, quality and service to the Client.

Support from the following AGC Subcontractors/Suppliers:

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Pioneer Roof Systems

R & R Masonry, Inc.

Sisk-Robb, Inc.

Vanguard Fire Systems, LP

Walls and All, Inc.

WeatherTex Waterproofing



# 2011 Outstanding Construction Awards

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**Category: Residential Multi-Family**

**General Contractor: Braun & Butler Construction**

**Project: River Run Condos Repair**

**Architect: Steinbomer & Associates**

The project consisted of the structural reconstruction of four condo buildings, three levels each, totaling 103,300 SF. The condos had public access on one side and private balconies on the opposite side. The entire public and private side structures were rotten due to moisture intrusion from the synthetic plaster that had been added to the buildings in an earlier renovation. This wooden structure rested on the steel garage structure below and continued up through three levels of condos to support the roof. The entire public and private side wooden structure had to be carefully removed while keeping the roof structure supported. Access to the four buildings was extremely limited because one side of each building was on a property line. This issue required close coordination for good relations with adjacent property owners.

Support from the following AGC Subcontractors/Suppliers:

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## Notes:



## Austin Chapter of the Associated General Contractors

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