

Austin Chapter AGC

Outstanding Construction Awards Banquet

Friday, January 23, 2015

AT&T Executive Education and Conference Center



Program

- ◆ Welcome
- ◆ Dinner
- ◆ 2014 Outstanding Construction Awards

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2014 Outstanding Construction Awards

Category: Building 3 (\$5 Million - \$10 Million)

General Contractor: Solis Constructors, Inc.

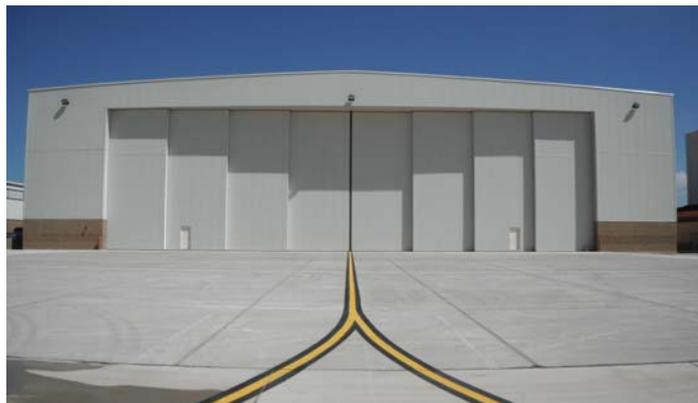
Project: FY 12 SOF C-130 Washrack Hangar

Design Firm: USACE Albuquerque District

This project for the Special Operations Forces Command at Cannon AFB in Clovis, New Mexico, was contracted with the US Army Corps of Engineers and had very stringent design, wind load, bracing and erection requirements. It consisted of the construction of a 30,000 sf wash rack hangar for C-130 Hercules aircraft, 35,000 sf concrete pavement airfield apron, and associated primary site utilities (water distribution {potable & fire}, sanitary sewer, oily waste, storm drain, gas distribution, primary/secondary electrical distribution, and telecommunications). This project required drilled piers, complex reinforced concrete foundation and floor slab, pre-engineered metal frame, insulated metal wall & roof panels, interior finishes, fire alarm/mass notification, fire suppression (wet pipe and high expansion foam), heavy duty airfield apron and taxiway concrete pavements, landscaping/irrigation, and extensive site utilities, site improvements, communication with all necessary support utilities.

Construction under US Army Corps of Engineers' requirements presents a unique challenge for contractors due to the highly specialized nature of each project and the departure from many construction standards used outside of military construction. The unique challenge for the project delivery team was to adapt our construction and scheduling strategy to meet all these requirements. Many of the subcontractors and project personnel had no previous experience with military work and these stringent requirements. Through careful planning and coordination, coupled with the early development of the Quality Control checklists, the overlaps and conflicts in the varying project requirements were identified to ensure compliance with all of them, while still conforming to the aggressive project schedule. The project delivery team was able to overcome these difficulties and deliver a successful project. The project was completed ahead of the contract completion date.

The project was distant from our home office, and this was our first time performing work in New Mexico. It was a challenge to staff the project, because we needed employees with proven experience on whom we could rely to be willing to relocate. We also had new state tax and business regulation requirements to meet. The town of Clovis, NM has a population of less than 30,000, and is approximately 100 miles from the nearest "large" city. We brought in some of our best project delivery team members from Texas and successfully navigated the very complicated tax and business requirements involved in doing business in New Mexico.



2014 Outstanding Construction Awards

Category: Building 4 (\$10 Million - \$30 Million)

General Contractor: Bartlett Cocke General Contractors

Project: Dearing Elementary School

Design Firm: Stantec

Bartlett Cocke General Contractors served as the Construction Manager-at-Risk for the Pflugerville Independent School District's Dearing Elementary School, a new 93,376, two-story elementary school. As a Net-Zero Ready facility, Dearing Elementary is on the cutting edge of innovation. Various components must be implemented to allow a school to create as much energy as it consumes.

First, there are the geothermal wells which tap into the natural geothermal energy found beneath the earth's crust. The surface of the earth can get cold at times, but the area beneath the earth's crust is usually very hot. This heat is used to generate electricity and to provide heating to the structure. Next, insulated concrete form exterior walls are incorporated into the building's design. Some of the many advantages of these types of walls in lieu of conventional wood-frame construction are low air filtration, high thermal mass, high strength and fire resistance, good sound-deadening ability and much higher insulating values than standard masonry construction.

The sophisticated Energy Management System (EMS), which is a complete hardware, software and services solution, is used to help manage the building's endpoints, from HVAC to lighting. An EMS also provides metering and monitoring functions that allow for the gathering of data and insight, helping to make more informed decisions about future energy activities.

During the course of construction, Bartlett Cocke General Contractors battled over 40 weather days, but despite this setback we can proudly say that the project came in on time and within budget. This was possible due to the commitment and personnel hours the team was willing to devote to the project.

Originally, the project came in over budget; however, the project team was able to come up with several ideas that helped get it back on target. This type of value engineering is one of Bartlett Cocke General Contractors' specialities.

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2014 Outstanding Construction Awards

Category: Building 5 (\$30 Million - \$75 Million)

General Contractor: Andres Construction Services LLC

Project: Gables Park Plaza Tower

Owner: Gables Residential

Design Firm: Ziegler Cooper Architects

Gables Park Plaza Tower is an 18-story, 300,000 sf, mixed-use, high-rise residential tower, including 223 apartment units, retail, a 4-story above-grade and a 1-story below-grade parking structure, leasing office, fitness center, outdoor resort-style pool, outdoor kitchens, putting green, and other amenities. The building tower design and shape resemble a ship, with the front (bow) facing southwest toward the shores of Lady Bird Lake. The project façade integrates a combination of stone, brick, and glass. The location affords views of downtown Austin, the Hill Country and Lady Bird Lake.

One of the biggest challenges the construction team had to contend with was the complexity of the project layout and dimensional control. Multiple and overlapping radius' were required; the radius' had different offsite center points and there were two separate but integrated project grid lines for the apartment tower and parking garage. The radiuses demanded extensive and ongoing supervision to insure the concrete slabs, window wall, and masonry façade would be coordinated and installed in three dimensions as it was drawn in two.

A second major challenge the team encountered involved the removal of the entire top level of the parking garage after it had been completed. Midway through the project, the team learned of a design elevation error that necessitated the removal of the 5th level (top) of the parking garage. Over 32,000 SF and 1.2 million pounds of concrete was safely removed while construction continued on the tower.

A third major challenge the construction team faced was the project location. Due to train tracks on the north and east sides, an existing building on the west side and a south "round-about" on the only street entering the project, truck scheduling was a crucial and full-time effort.

Despite the challenges and constraints, 90 finished apartments were turned over to the ownership within 24 months of starting the job. This allowed the owner to begin leasing on schedule.

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2014 Outstanding Construction Awards

Category: Design Build 1 (\$0 - \$10 Million)

General Contractor: Chasco Constructors

Project: Bartholomew Municipal Pool

Design Firm: Carter Design Associates

The City of Austin chose Chasco to demolish and rebuild the iconic Bartholomew Municipal Pool located on East 51st Street. The new facility consists of 3 bathhouses, a separate mechanical building, an “L” shaped lap pool with a diving board, a recreation pool with a lily pad walk, a zero entry activity pool with spray features, and two slides.

Construction started with demolition of the existing pool shell in September, 2012 and soon came to a halt when the demo subcontractor discovered asbestos pipe lining the entire interior of the pool shell. Since, almost all of the existing pool piping was found to contain asbestos this was a major setback in starting the project.

When the pool shell was removed, we observed an unknown source of water which had been percolating up through the bottom of the existing pool shell. Test pits near the initial sighting were excavated to observe the type of volume and hydrostatic pressure that was under the site. A total of 10 “test pits” were dug, resulting in a large volume of ground water infiltrating the entire site. With the help of a new geotechnical engineer, Chasco’s design team, and a hydrologist; it was determined that a massive remediation was needed in order for the pool to keep it’s ¼” PVR needed for a 50 year pool. This put the project on hold for 9 months.

During the 9 month delay for the groundwater redesign the door was opened for additional community involvement, which led to adding more shade structures, a diving well with diving board, a pool heater for year-round swimming, and additional site lighting. With the re-design complete and the increased scope Chasco was tasked with building the project within the original 8 month schedule. This was achieved and the pool was open on time for the 2014 swim season.

We and the City of Austin are proud to say we are very pleased with the final product. Working with Carter Design Associates from Austin proved to be a great partnership for this design build project. What could have been a simple standard pool facility was turned into the nicest pool facility in the City of Austin.

Even though the scope grew in complexity and size, Chasco honored the original duration for construction and completed this project in 8 months.

Support from the following
Austin AGC Subcontractors/Suppliers:

C&Z Enterprises, LLC
Champion Site Prep, LP
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2014 Outstanding Construction Awards

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

General Contractor: The Beck Group

Project: Nutrabolt Corporate Headquarters

**Design Firm: Beck Architecture in association with
Standard Architects**

Beck provided integrated design and construction services for a new corporate headquarters for a fast growing fitness nutrition company, Nutrabolt, in the new Bryan/College Station BioCorridor District. The campus includes two buildings: a 30,000 SF office and a 20,000 SF employee fitness facility. The office is designed to foster creativity and communication between departments with a mix of dedicated work spaces and informal collaboration lounges.

Construction of Nutrabolt's Corporate Headquarters entailed far more than building a corporate office and fitness facility; the project required a creative, collaborative construction approach to deliver a facility with a unique design and challenging site conditions. Beck delivered a true design/build project, with the firm providing integrated design and construction services. The integrated approach allowed the entire team to respond and deliver the client's desired program.

As an ever-growing company that operates in a fast-moving marketplace, Nutrabolt needed a facility that gave them flexibility and options; the Beck team delivered on this need. Throughout the duration of the project, Beck's design and construction teams met weekly to present the continuously evolving design, as well as complimentary budget and schedule updates to the ownership group.

Nutrabort is situated on an eight acre site, with four of the acres actively used for the new facilities. Located in Bryan, Texas, the site posed a challenge due to the region's expansive, clay-type soils. This type of soil can experience significant movement (as much as eight inches). This potential for movement posed a large challenge for the slab and underground utilities.

Nutrabort Corporate Headquarters' construction completed on time within the 12 month construction schedule. The construction team was challenged with over 2 weeks of heavy rain in the area, but still delivered the facility on time and within budget. Nutrabolt is thrilled with the appearance and feel of their new facility and is enjoying a new company headquarters that compliments their business culture and philosophy.

Support from the following
Austin AGC Subcontractors/Suppliers:

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2014 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

Project: Seton Medical Center Austin MRI Suite Renovation

Design Firm: O'Connell Robertson

The new MRI suite at Seton Medical Center was a seven month project totaling 4,700 square feet. The project included three floors, including a two magnet suite on the ground level, a shell space on the second level, and a mechanical penthouse on the third level on top of the roof. The area of the hospital that was remodeled included an open air atrium that was in-filled with structural steel framing and concrete slabs.

Extensive interior demolition, crawlspace MEP rough-in, and shoring were required during the build-out, but inter-department coordination was also necessary amongst hospital administration, dining services, chaplain's services, ICU, emergency department and lobby personnel in order to achieve construction goals.

Two new Siemens MRI machines were installed by rigging approximately 270 feet from the south entrance of hospital, with site coordination paramount to staff and visitor safety. After completion, the existing MRI building at the exterior was demolished and the old machine was transported to third party.

New paving and landscaping was installed at the previous MRI location which had been deemed too small to house the two new magnets. City ordinance would not allow expansion of the overall campus footprint, causing the new space to have to be located centrally on the ground floor. The overall project was completed with no safety incidents or delays to owner expectations.

At the end of the day, the ultimate goal was not just to provide SMCA with a new suite to operate in, but the ability to better offer world-class healthcare to the community and beyond through the research that will take place there. Sabre was extremely proud to be part of such a dedicated and professional team that worked tirelessly through many coordination efforts to bring this design to life.

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2014 Outstanding Construction Awards

Category: Health Care 3 (Over \$30 Million)

General Contractor: Rogers-O'Brien Construction

Project: Forest Park Medical Center San Antonio

Design Firm: BOKA Powell

Forest Park Medical Center San Antonio is a specialty surgical hospital and medical office building at the heart of a master planned, mixed-use campus. A full-service acute care hospital, the 154,000 square foot Forest Park Medical Center features 54 beds (including 16 VIP patient suites), 12 operating rooms, and two procedure rooms. The hospital includes state-of-the-art diagnostic imaging suites, a lab, a pharmacy and a spacious cafeteria. Inspired by four and five-star resorts, the medical center incorporates an upscale ambiance throughout. Immediately adjacent to the hospital is a four story, 84,000 square foot medical office building and a four level, 470 car parking garage.

When Rogers-O'Brien Construction (RO) was awarded the project, we knew we were looking at a significant challenge ahead of us over the next two years. In the field of technology, this was a project of many firsts for Rogers-O'Brien. This was the firstfully BIM integrated project from start to finish; ; our first Viewpoint project, a project management system; and our first SmartBid project, our preconstruction invitation to bid procurement system.. We were challenged to build a 154,000 square foot high-end hospital in 13 months. During preconstruction the project underwent several reiteration and changes of the design which required extensive reconfiguration and a complete re-design throughout preconstruction and well into the start of construction. As part of this process, the function of the hospital was changed along with the way it was organized, varying layouts of the ER, and relocation of various departments from one floor to another.

The site plan underwent several major changes as well in both capacity and layout. In the original design, the hospital was being constructed on this piece of property and the medical office building (MOB) and parking garage was to be located on an adjacent site. Then the decision was made by the developer to add the MOB and parking garage onto the same site as the hospital and, as a result, the site layout was completely reworked. This decision was made after we had already started constructing the hospital. We basically had to start again from scratch – in essence we had a different site, different logistics, and a completely different foot print.

Support from the following
Austin AGC Subcontractors/Suppliers:

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2014 Outstanding Construction Awards

Category: Industrial Warehouse 2 (Over \$5 Million)

General Contractor: Rogers-O'Brien Construction

**Project: INSYS Therapeutics Pharmaceutical
Manufacturing Facility**

Interior Design Firm: Page

Exterior Design Firm: Studio 8 Architects

The INSYS Therapeutics Facility project entailed the interior demolition of a 60,000 square foot warehouse and the interior build out of a new pharmaceutical manufacturing facility. Along with the renovation of the exterior façade, the project scope also included the addition of an 8,000 square foot Class 10,000 Clean Room and another 20,000 square feet of process space to accommodate the manufacturing of a range of patented pharmaceutical products.

The warehouse was originally constructed to house a balloon production factory. In order to accommodate the placement of the heavy duty equipment, the structure needed to be upgraded. In addition to the structure reinforcement, our scope also included select demolition of concrete, re-insulation and installation of various components being installed concurrently with rough-in of the overhead systems, the construction of pits in the solvent rooms, the leak vapor detection system, and a humidity detection system.

Due to the nature of the manufacturing process, Rogers-O'Brien was contracted to design and build a very complex cleanroom, process piping and support equipment installation. Close collaboration between the design team, the general contractor, and the owner to ensure the project met stringent specifications. The project included two Class One blast-proof 6,000 to 8,000 square foot rooms housing two pits for containment of semi-solvents complete with explosion-proof-fluorescent-lights. The Owner furnished a FDA regulated drug vault which was built out around ongoing construction activities. The cleanroom involved specific processes which included negative air, booties, positive pressure envelope, and filters with gel seal.

Safety was a number one priority on this project and it was especially imperative that precautions be taken due to the potentially hazardous nature of the facility. There were zero accidents.

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2014 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

**Project: University of Texas at Austin, Student Union Building,
Events Center**

Design Firm: McKinney York Architects

The Events Center is located within the Student Union Building on the University of Texas at Austin Campus. This 6,600 square foot renovation of the outdated student events center at University of Texas Student Union Building created a plush new lounge facility. The finished space consists of open lounges and offices.

Working in an occupied school created its own host of problems. The building remained occupied during construction forcing Sabre to work in close communication with the current tenants and the university staff. The space was directly above the grand ballroom, a venue for a variety of high profile events. Due to this, scheduling work around quiet times was necessary. Unfortunately, work was occasionally forced to be shut down, sometimes at a moment's notice, all while maintaining the schedule.

When working at the University of Texas, noise and dust control are treated with similar diligence as in hospitals. In this instance, it was especially important not to disturb the adjacent prayer room. Special containment was facilitated. Along with the constant surveillance of the work site, these challenges were a steady reminder of the complexity of this project. Parking, deliveries, staging of materials, and work flow required off-hours work over the duration of the schedule.

Part of our success was also attributed to the excellent communication that took place throughout the course of the entire project. Sabre relied upon our existing key relationships with the UT Project Management Team, building management, and building occupants to ensure minimal disruption throughout this project. Both the original project schedule and budget were met. Since this project completed, Sabre has been awarded additional projects with the University of Texas at Austin, proving that we do our very best to satisfy our clients.

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United Rentals, Inc.



2014 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

**Project: University of Texas at Austin, Active Learning Classrooms
Renovation, McCombs School of Business**

Design Firm: DMD Designworks

The newly created Active Learning Classrooms suite is located within the McCombs School of Business building deep in the heart of the University of Texas at Austin campus.

The 8,450 square foot renovation was designed to replace an existing computer laboratory with classrooms, a security-sensitive student testing center, confidential conference rooms, and restroom upgrades. The construction included new finishes, programmable ceiling lighting, digital upgrades for computerized projection onto large projection screens, computerized writing tablets, acoustic wall panels, and a new hi-tech sound system.

This project included several challenges within a tight work schedule that required completion over the University's three-month summer break. While this project was scheduled over the summer break for students, in reality, the McCombs School of Business is most active during the summer. Summer classes were conducted both day and evening in areas adjacent to and below the work space. Noise and dust control, as well as constant surveillance of the work site was a steady reminder of the complexity of this project. Parking, deliveries, staging of materials, and work flow required off-hours work over the duration of the schedule.

Especially challenging to this project was the relatively short timeline from Notice to Proceed to Substantial Completion. . Additionally, there were multiple design changes throughout this project. The project team responded quickly and effectively to these changes and the owner was completely satisfied with the quality of work and the completion timeline.

This fast paced, high end finished project created the state of the art classrooms desired by the University of Texas at Austin. They will provide the teaching and learning environment to engage the next generation of longhorn graduates. Pablo Ruiz, the UT project manager, was quoted as being "extremely pleased with the performance of the Sabre Commercial team on this project".

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2014 Outstanding Construction Awards

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

General Contractor: The Beck Group

**Project: University of Texas at Austin,
Norman Hackerman Building Level 2-6 Finishout**

Design Firm: CO Architects & Taniguchi Architects

Beck recently performed construction services for the complete finishout of Levels 2, 3, 4 and 6 of the Norman Hackerman Building, a facility that Beck completed core and shell construction for in 2010. This remaining finish out of Levels 2-6 of the Norman Hackerman Building consists of 75,000 SF, which includes 67,000 SF of additional lab space, offices and interactive common areas, as well as 8,000 SF of lab and office space for the College of Engineering.

One of the biggest challenges to the NHB Finishout was the need for construction to occur in a building that operates year-round with highly sensitive and transformative active research projects. Unlike traditional university facilities which operate on a semester basis, NHB researchers use the building throughout the year. Material deliveries had to be precisely planned and coordinated to fit into limited time frames. The loading dock had to be shared with the existing building's ongoing deliveries, and the location on the busy corner of 24th and Speedway, necessitating deliveries as early as 4 am so as not to affect student traffic and safety. Since construction occurred on levels above existing, in-use teaching and research spaces, night shifts were employed to work around research operations that would at times carry on into the early morning hours.

The MEP systems on all finishout floors tied into the existing building systems, which had to be shut down for tie-ins and testing. This shut down schedule was carefully coordinated so not to affect the useable research labs and teaching spaces. The existing MEP spaces were so crowded that individual piping systems were pre-fabricated on another floor before being brought to their respective floors for installation. The MEP systems on Level 6 East were the most complex and crowded in the entire building. To answer this challenge, the Beck Team utilized a Building Information Model to coordinate the systems and schedule before construction began in the field. This 3D coordination started at the beginning of the project at an accelerated rate, which put pressure on the BIM team to complete the model in time for the release of materials.

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2014 Outstanding Construction Awards

Category: Specialty Construction

General Contractor: Jay-Reese Contractors, Inc.

Project: Boardwalk Trail at Lady Bird Lake

Design Firm: Jacobs

This project involved construction of a 1.2 mile pedestrian/bike trail including various bridge structures and on grade trails, a 425 SF restroom, LED handrail lighting for elevated trail sections, landscaping and associated site work. Also included are structural concrete abutments, stone retaining walls, structural steel shade structures and pre-engineered steel bridges. The majority of this work was done over Lady Bird Lake.

This project faced many obstacles from design, access, storage, safety, fabrication, and construction. One small yard at the East end of the project was used for all deliveries, material storage, equipment storage, and distribution of the building materials to the project. Since the majority of the 1.2 mile project was over water this meant having to build from the water.

Delivering all construction equipment and materials via barge from one end of the project on a daily basis was the main obstacle. Drilling and placing over 300 piers with distinct anchor bolt bearings in tough locations on water, in wetlands, on slopes and under I-35 had its challenges. Gaining access through environmentally sensitive wetland and forestry with minimal tree damage, crossing creeks, and low water areas without harming, fish, turtles, endangered plants, birds, and other species also had its challenges.

There were many unusual construction techniques involved throughout the process of this project. The use of heavy equipment such as cranes, drill rigs, and excavators from barges over the water were used to build a structure with minimal tolerance. Drilling structural piers from barges into the rock below the lake bottom provided the solid foundation.

The Boardwalk Trail final product is a spectacular structure stretching and meandering along the lake shoreline for nearly a mile and a half. The new trail provides pedestrians a much safer path either day or night from dangerous roads and highways nearby. This location enables everyone to enjoy the natural scenery and wildlife with the beautiful backdrop of downtown Austin, TX. This is a completely custom project built for a specific purpose for everyone to enjoy, there is nothing else like it.

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