

# Austin Chapter AGC

*Outstanding Construction  
Awards Banquet &  
Installation of Officers Banquet*

Friday, February 12, 2016

AT&T Executive Education and Conference Center



# Program

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- ◆ Welcome
- ◆ Dinner
- ◆ Installation of 2016 Officers and  
Recognition of Chapter Leadership
- ◆ 2015 Outstanding Construction Awards

# 2016 Executive Officers

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Chairman

Jack Archer

Austin Commercial

Vice-Chairman

Ryan Therrell

The Beck Group

Secretary/Treasurer

Alan Codina

Rogers-O'Brien Construction  
Company

Past Chairman

John Cyrier

Sabre Commercial, Inc.

# State & National Directors

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National Director - Life

Royce Faulkner

State Director

Ron Albee

Jay-Reese Contractors, Inc.

Alternate State Director

Jack Archer

Austin Commercial

# 2015 Outstanding Construction Awards

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

**General Contractor: Braun and Butler Construction**

**Project: Eagle Bank Round Rock Branch**

**Design Firm: Cutright & Allen, Inc.**

Eagle Bank is the 4,500 square foot flagship location in Round Rock for Round Top State Bank. Construction consists of slab on grade foundation, driven piles, structural steel, masonry, traditional wood framing and standing seam metal roofing. The interior has a spacious lobby, offices for loan officers, conference room and teller stands for the lobby and drive through. The lobby is adorned with stained wood wainscot, base, crown molding and trims throughout. The teller and check writing stands are custom built millwork with granite tops. Eagle Bank Round Rock was designed to provide that small town community feeling while occupying a bustling city, where you are not just an account, but a member of their family.

One of the unique features for Eagle Bank and why we chose this project to submit for an AGC Award is the slab that was created for this building. All of the grade beams were set on carton forms which sat on 30' 6" and 8" driven piles. Each pile was driven in by a hammer weight rated at 10,000 lbs lifted by a crane. Under the vault area the slab is 12' thick with #6 bars triple mat on 4" centers. The overall project seemed over engineered, more than needed but rightly for as the purpose of the building. The envelope of the building was created by adding gypsum after the insulation was installed, then MEP was installed outside of the envelope, followed by a drop-down ceiling. The Vault walls which were trucked in 17 different pieces are made by some of the strongest concrete ever constructed. The concrete contains many random pieces of shaved steel, glass and other substances designed to dull a drill bit.

One of the main issues that we ran across on this project was unknown site utilities. Through proper coordination with both city engineers and the owner's engineers, work-arounds were created to maintain our construction timeline and budget.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Champion Site Prep  
Flooring Solutions, Inc.  
Hull Supply Co., Inc.  
PetersenDean Roofing & Solar  
S&D Commercial Services



# 2015 Outstanding Construction Awards

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

**General Contractor: Braun and Butler Construction**

**Project: St. John the Evangelist Catholic Church**

**Design Firm: Stephen L. Gele' Architect, Inc.**

St. John the Evangelist Catholic Church consists of an 11,600 square foot single story Sanctuary including Sacristy rooms, Bridal Room and welcoming Narthex. Construction includes slab on grad foundation, drilled piers and structural retaining walls with structural and pre-engineered steel structures. The exterior façade includes stucco and locally harvested granite. The interior boasts stained concrete floors, architectural wood trusses, granite wainscot, ornate cut glass murals and wood pews with seating for five hundred. The new Sanctuary is a welcome addition to the original Sanctuary constructed in 1961 allowing for continued growth and expansion of the community.

The challenge for St. John was the site and the many challenges that it presented to build a structure of this size. The site consisted of a granite lot with a major slope. Braun and Butler Construction, along with the engineers faced the challenge of preparing the site to allow for the Catholic Church while maintaining their construction budget.

The front part of the lot where the church was proposed to sit had to be cut down about 5'. The end result is a slab that is divided in two independent sections. The back section of the slab has a 14' structural retaining wall with a French Drain system along the interior of the wall. The challenge for Braun and Butler was creating the French Drain and gravel system which would back up to a compacted base.

The massive structural retaining wall was formed on both sides and poured solid. Here the challenge was making sure a form of that scale was ready to pour in one go.

Another great feature of this beautiful building is that all of the granite was harvested locally and donated by ColdSpring who had also donated the granite for the original sanctuary back in 1957.

Special hoists and rigging were used to set the granite archways where each piece weighed on average over 700 lbs. To assure that no piece of granite shifted because of the weight, an internal column was created by joining each granite piece. The column was poured solid on two courses and then allowed to cure before adding additional courses. The archway construction is reminiscent of traditional archway cornerstone construction originally established by the Roman Empire.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Champion Site Prep  
Flooring Solutions, Inc.  
Hull Supply Co., Inc.



# 2015 Outstanding Construction Awards

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

**General Contractor: Joeris General Contractors, Ltd.**

**Project: San Marcos CISD Bonham Pre-Kindergarten School**

**Design Firm: Huckabee Architects**

The new Bonham Pre-Kindergarten School services economically disadvantaged youth in San Marcos CISD, tuition-free. Designed especially for 4-year-olds, it's the first pre-k facility in Texas to serve a school district and has the potential to serve up to 600 students. In 2013, San Marcos-area voters approved a bond that included the nearly \$13 million project that would transform the aging Bowie Elementary campus into the new Bonham Pre-Kindergarten School. With the exception of an 8,000 square foot cafeteria building, the existing Bowie Elementary facility was demolished so the new 60,000 square foot facility could be constructed. The completed facility consists of general classrooms, special education classrooms, a computer lab, a multi-purpose area, and fine arts and library areas.

When the project was initially bid, it was over-budget by approximately 8%. The District needed us to quickly get in budget in order to proceed with the project. Through extensive value analysis and offering alternative systems solutions, such as switching the designed metal roofing to asphalt composition shingles as well as changing the structural steel/concrete mechanical decks to metal platforms, we were able to bring the budget back to the original bond approved amount.

A challenge for the installation of an interceptor storm drain and all underfloor rough-in due to the type of floor construction - crawl space with double tee's. Additionally, the facility was built over a natural spring so working around ground water became a challenge in our efforts. We worked side by side with the A/E team to come up with solutions to the problem to move forward with construction.

Joeris was awarded the project based on a proposed schedule of 300 calendar days, an aggressive deadline for a project of this magnitude. By utilizing efficient scheduling tools and hosting weekly meetings with subcontractors, we were able to stay on track.

Through the use of local subcontractors, close management of their project personnel and our advanced scheduling software, we were able to determine where and when recovery actions were needed.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Champion Site Prep  
Texas Commercial Glass Concepts, L.P.



# 2015 Outstanding Construction Awards

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

**General Contractor: Rogers-O'Brien Construction**

**Project: Lamar Central**

**Design Firm: STG Design**

Lamar Central is a unique project for Central Texas that is forward-looking and cutting edge, demonstrating the highest levels of quality and sophistication. The development is a four-story, Class-A office building with 163,000 square feet of rentable space and a significant lineup of amenities. This mixed-used development features 34,000 square feet of ground-floor space for shops and restaurants topped with three levels of office space and an adjacent 600 space parking garage.

It is located at Lamar Boulevard and 38<sup>th</sup> Streets, one of the busiest intersections in Austin. Construction challenges included working in the city right-of-way, traffic control, limited laydown area, and heavy pedestrian traffic. This particular location in Austin is unique and the development of this area is changing the image of Austin. A springboard for development up and down North Lamar Boulevard, Highland Resources, chose to develop and build a cutting edge, quality building which is aesthetically pleasing rather than a big box retail structure.

Neighborhood community relations were crucial. Located within the boundaries of the Rosedale Neighborhood Homeowners Association, the Owner- Highland Resources, held a community outreach event, project kickoff and happy hour and invited the HOA and other surrounding neighbors and businesses to the event. Rogers-O'Brien met with the HOA prior to commencement of construction and during the project's progression. With a goal of keeping disturbances to a minimum, we ensured the HOA were kept informed as to construction activities, including early morning concrete pours. We worked with the neighbors to keep parking difficulties at a minimum, and keep the adjacent roads clean.

Lamar Central was our first 100% 24/7 digital jobsite. BIM technology was utilized from design throughout construction. We used BIM technology to coordinate and equip our entire project team, including the owner, architect and trade partners, with iPads containing custom applications to more efficiently manage the project, including tools to communicate with subcontractors, run ongoing completion and punchlists, and compile a fully integrated electronic closeout book. This was Highland Resources and STG's first project with Rogers-O'Brien utilizing BIM technology. It was a pleasure to experience the full engagement of both the owner and the design team with the project.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Flooring Solutions, Inc.  
NOW Specialties, Inc.



# 2015 Outstanding Construction Awards

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

**General Contractor: Austin Commercial**

**Project: Austin Bergstrom International Airport Consolidated  
Rental Car Facility**

**Design Firm: Demattei Wong Architecture**

The project consists of a five level, 1.6 million sq. ft. cast-in-place concrete structure with pre-cast concrete, stone, metal panel and glazed aluminum curtain wall skin. The facility consists of the 1.15 million sq.ft. ready return garage and 450,000 square foot quick turn around facility as well as a 26,000 sq. ft. customer service building within the ready return. The facility includes elevated roadways for entry and egress and helical ramps for floor to floor travel. The project also included a pedestrian walkway across an existing parking structure for facility access from the terminal as well as roadway and parking lot upgrades to improve traffic flow on the airport roadways. The customer service building and ready return garage provide the customer interface with the rental car companies while the quick turn around facility allows rental car employees to refuel, wash, vacuum and top off fluids to make vehicles ready for the next customer. Vertical transportation is provided through the use of elevators and escalators in the circulation cores. The quick turn around facility includes 24 fuel dispenser, 12 automatic car wash bays and centralized vacuum and windshield washer fluid dispensing systems on three levels. The ground level under the ready return is public airport parking.

The ABIA CONRAC site is in the middle of an active airport. Austin Commercial was required to rework existing roads while keeping all existing traffic patterns open. This included the building of a flyover exit ramp from the facility over the top of and tying into the only airport exit roadway. Austin Commercial also had to keep the airport's parking revenue system operational at all times.

The developer promised the airport and the rental car companies that the building would be open for business on October 1, 2015 before the project was started. They opened for business on time with the first car rentals in the new building occurring at 4 AM on October 1.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Brycomm LLC  
Chamberlin Roofing & Waterproofing  
Chasco Constructors  
Flooring Solutions, Inc.  
NOW Specialties, Inc.  
Ventaire Corporation



# 2015 Outstanding Construction Awards

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

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

**Project: St. David's South Austin Medical Center  
Hybrid Operating Room**

**Design Firm: H&SP**

St. David's HealthCare Partnership has been serving the Austin community since the construction of their first hospital in 1952 located at IH 35 and 32nd Street. Their community impact is easy to see with their rapid growth of medical centers around the Austin area. They have a strong focus on services excellence which has proven successful with their most recent Malcolm Baldrige Award in 2014. In their venture to be the leading provider in the most advanced technology available, St. David's South Austin Medical Center planned to renovate an existing Operating Room into a Hybrid Operating Room (OR). This type of operating room is a surgical procedure room that is equipped with a medical imaging device, in our case, a ceiling mounted C-Arm.

A Hybrid OR offers many challenges during the construction process. The newest techniques and designs for the equipment allow for everything to be ceiling mounted. This allows more room for the surgeons and nursing staff to maneuver around the patient. In order to hang all the equipment, an excessive amount of heavy steel must be welded in place as a support structure. This poses a major challenge when the room chosen has a Heart OR on both sides, and patient rooms above and below. The procedures in these adjacent rooms are so intense that no vibration or noise can be made while the surgeons have an open heart case on the table. The new Hybrid OR would also share its control room with the adjacent Heart OR which would pose even more challenges during the construction process.

The design team of H+SP and Engineering team of MEJ & Associates was challenged with the task of turning 1,257 square feet into the most technologically advanced operating room in Austin. This task included adding medical gas to the area, designing HVAC duct work around the multiple large steel equipment supports, adding a large equipment room with isolated air conditioning along with creating a lead shielded barrier around the room.

After removing all of the containment walls and successfully passing all city inspections, we were able to turn over the space in time for the hospital's first scheduled surgery. Despite the multiple times the site had to be shut down due to a critical patient in an adjacent OR, we were able to overcome the tight timeline and turn over an appealing and functional Hybrid OR Theater with the most advanced technology available.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Flooring Solutions, Inc.



# 2015 Outstanding Construction Awards

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

**General Contractor: The Beck Group**

**Project: Domain II Plaza Redevelopment**

**Design Firm: Beck Architecture**

The Domain 2 Plaza Redevelopment is a renovation of an existing pedestrian area that serves as the primary circulation and open space for residents, employees and shoppers of the Domain mixed-use development in North Austin. The previously existing landscape was a visual and physical barrier hiding many of the store fronts and limiting use of the pedestrian space. The new Plaza was designed and built around a strategy to open the space by creating a tree-lined promenade culminating at a “great” lawn that is underneath a signature tensile steel shade structure, creating an inviting, active area for residents and shoppers from morning through night.

The Beck team was challenged to design and build a project that would deliver intensive use on a regular basis and act as a magnet for a broad spectrum of users. The lawn is covered by a signature tensile steel shade structure, creating an inviting, active area for residents and shoppers, and is now busy from morning to night. It was important to Simon Property Group for the new Plaza to create a lively gathering space that serves as a public destination. The central gathering area is a large lawn with a stage for concerts and special events underneath the steel cable and fabric shade structure. The lawn is surrounded by food trucks, outdoor dining, shaded seating, and play areas for children. Restaurants and the movie theater activate the space at night.

The Domain II Plaza Redevelopment’s construction completed on time within the 12 month construction schedule. Simon Property Group is thrilled with the appearance and feel of the new Plaza and is benefitting from a new destination for visitors at The Domain.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Big State Electric, Ltd.  
Chamberlin Roofing & Waterproofing  
USA Shade



# 2015 Outstanding Construction Awards

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

**General Contractor: Rogers-O'Brien Construction**

**Project: Rankin County Replacement Facilities -  
Hospital & Wellness Center**

**Design Firm: O'Connell Robertson**

Rogers-O'Brien recently delivered the Rankin County Hospital Replacement Facility utilizing the design-build delivery method, which yielded transparency of all costs, allowed for faster project completion and was under budget. The new Rankin County Hospital and Wellness Center includes a new 38,200 square foot critical access hospital with 15 inpatient beds along with lab, imaging, physical therapy, dietary, and emergency department services. The Clinic and Pharmacy are connected to the hospital. The 9,800 square foot Wellness Center features a large pool, exercise and gym multi-purpose space, locker rooms, and physical therapy area. The 8-acre site also includes a FAA compliant lighted heliport and an RV parking area to facilitate out-of-town families of extended stay patients.

When the Rankin County Hospital Replacement Facility was originally designed, bid and commenced, the State of Texas was in the midst of one of the biggest oil booms ever. There was no viable local area work force available to staff the project. Because of the lucrative opportunities the oil boom offered, potential area employees chose to work in the oil field. This caused a severe labor shortage in staff and talent. In order to get the project started and keep it on schedule, we opted to bring in our workforce from Dallas, Austin, San Antonio, Houston, Wichita Falls, Lubbock and El Paso.

Procurement of material and deliveries were also a huge challenge. Because of the remoteness of the jobsite location, it took twice as long to get materials delivered on-site. Pre-planning was imperative to ensure timely delivery. There was no such thing as "next day delivery", the typical delivery time was at least two business days.

There were several factors that should have contributed to a late delivery. Changes were made in the overall design late in the design process, the size of the dining facility was tripled midway through construction, inherent logistical challenges that come with such a remote location, and we experienced something that the West Texas area does not typically experience – lots of rain, incredible temperature shifts (from 70 degrees one day to 20 degrees the next), snow, sleet, ice and floods. However, due to close coordination, communication and collaboration, inherent with the design-build delivery method, the project was still brought in within schedule and on budget.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Flooring Solutions, Inc.  
Lasco Acoustics & Drywall, Inc. - Austin  
Pioneer Roof Systems



# 2015 Outstanding Construction Awards

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

**Design Builder: Hensel Phelps**

**Project: Austin-Bergstrom International Airport Terminal  
East Infill**

**Design Firm: Page/**

This Design-Build project consisted of a 55,000 square foot four story addition, and 27,000 square feet of renovation, which enhanced the already existing Austin-Bergstrom International Airport (ABIA) Terminal. The East Terminal Infill built a connection from the East ticket lobby to the concourse, and added a new passenger security screening checkpoint accommodating 10 new lanes. The \$67 million program consists of the design, installation, and integration of several major systems.

With Design-Build there is a heavy reliance on team dynamic, and depending on how it is put together the project can either succeed or fail. The Austin-Bergstrom International Airport Terminal East Infill Project (ABIA TEIP) team consisted of Page/ and Hensel Phelps, two teams that have worked together for over 28 years and have formed the synergy that is required to deliver a successful project with an outstanding design.

The team provided solutions to overcome some project challenges. Running right through the center of the proposed project's building footprint was the airport's main utility services "umbilical cord" which has to be relocated, prior to drilling piers, and kept active during the entire project duration. This was no small feat, and the new building was essentially built around the relocated services in their final configuration. The proposed Ovoid shape of the building, while architecturally inspiring, was a construction challenge met by the team. This challenge had an effect on every aspect of construction, from the steel structure to the equipment housed within the space. The level of coordination and collaboration to accomplish this project successfully was achieved with the use of colocation, phasing drawings, 4-Dimensional BIM, and communication with all of the facilities stakeholders.

The City of Austin and the Austin-Bergstrom International Airport have both recognized Hensel Phelps' efforts in delivering this state-of-the-art facility on-time, on budget and safely. Perhaps the greatest testament to our excellence in client service is reflected in the repeat work awarded to us by ABIA. On the heels of the successful completion of the Terminal East Infill Project, our company was successfully awarded a new contract for the Apron/Terminal Expansion and Improvements Project, where we will remain at the airport until 2018.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Bergelectric Corporation  
Centex Personnel Services, LLC  
Champion Site Prep, L.P.  
Chasco Constructors  
Gomez Floor Covering  
Haynes Eaglin Waters (HEW)  
Lasco Acoustics & Drywall, Inc.



# 2015 Outstanding Construction Awards

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**Category: Industrial/Warehouse 1 (Up to \$5 Million)**

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

**Project: PODS Warehouse Facility**

**Design Firm: fuseARCH Studio**

54,450 square foot, single story facility built as a storage warehouse for PODS containers. This Design-Build project was built with concrete tilt wall construction with light weight open steel joists supporting the insulated single ply roof. Contract work included the widening of Leah Avenue to the intersection of Clovis Barker Road along with the storm sewer and associated sidewalk. Special attention was paid to the foundation of this building due to the extreme weight that will be within during the operation of the building, including the 30 ton rated forklifts that will run inside.

One of the most challenging aspects of this project involved the unprecedented weather during the construction schedule. This project was deep into the structural construction of the building and the underground storm drainage along Leah Avenue when the rains of May 2015 hit. We were able to get the storm drainage piping installed under Leah Avenue but were forced to push back roadway work as the area was not getting a break long enough from the rain to dry out. Once the rains subsided the site and road work were resumed. The City of San Marcos was extremely thorough with their inspections of the road sub base, proof rolling every inch of every lift to assure no areas were pumping under load.

To keep the schedule moving most efficiently, the project team concentrated on getting the building closed up. All days became work days as we dodged the weather and worked when the rain was not falling. The roofing subcontractor doubled their crew and worked long hours to install the single ply PVC roof. This effort allowed the electrician, HVAC, Fire Sprinkler and interior framers to push forward with the schedule.



# 2015 Outstanding Construction Awards

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**Category: Specialty Construction**

**General Contractor: Chasco Constructors**

**Project: Lexus of Lakeway**

**Design Firm: Castles Design Group**

The Lexus of Lakeway project was an extremely high end car dealership built in Lakeway, Texas. The first of its kind in Lakeway, this project consisted of a three level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work. The carwash/make ready building was added later in the project as it was not completely designed or permitted when the main project began.

This project presented many different challenges. The majority of the site, which is located in the City of Lakeway, was very hard rock. Excavation required using large D-10 Cat dozers to rip the rock. Hoe ramming and milling machines were also needed to get the site to final grade. All of the underground utilities had to be trenched using large rock saws and trenchers.

The site had considerable elevation changes. The layout of the parking was specifically designed to blend in to the natural contours of the site. This resulted in smaller and tighter drive lanes and parking areas. These tighter areas slowed production but resulted in a layout that more closely conformed to the site's undulating terrain. Rather than large rectangular parking lots typically found at most car dealerships there were many smaller parking areas blending into the property. This was very important to the City of Lakeway and was a concession made by the owner during the permitting process.

Six months into the project an entirely separate 11,000 SF carwash/make ready building was added to the scope. The owner stipulated that the added building was to also be completed within the original 14 month project schedule and no extension of contract time was granted.

The original project schedule required completion in 14 months. The owner scheduled the grand opening six months in advance for July 6th, 2015. To meet this date many things had to be carefully coordinated. Not the least of which was procurement and delivery of over 200 new vehicles for inventory. Notwithstanding the challenges described above, including the rains, building flooding and having an extra building added to the scope, Chasco actually delivered the completed project and procured the TCO one week ahead of schedule on June 25th, 2015. The early completion allowed the owner to move in furnishings, equipment and inventory much earlier than anticipated.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Creations In Concrete  
Fireproof Contractors, Inc.  
Hull Supply Co., Inc.  
PetersenDean Roofing & Solar



# 2015 Outstanding Construction Awards

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

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

**Project: University of Texas at Austin,  
Perry Castañeda Library, New Learning Commons**

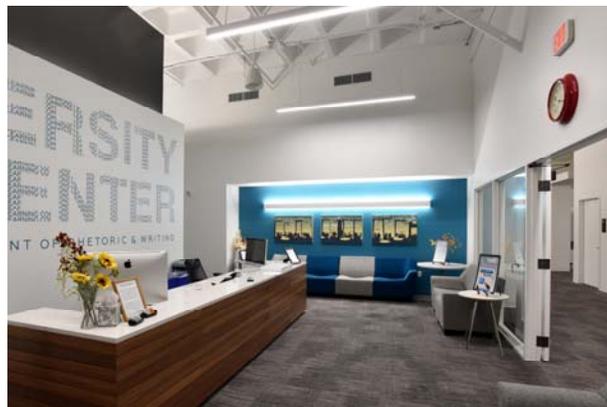
**Design Firm: Gensler**

The Perry-Castañeda Library was built in 1974, and is one of the largest academic library buildings in North America and is a major research center in Texas.

The 19,500 square foot renovation was designed to replace the existing library offices and replace them with the following new services: research, writing, digital media lab, oral communications, tutoring & academic support, and statistical consultations. In addition, the space contains technology, instruction, cross-training, and bookable spaces. Finally, the space contains several active learning classrooms and restrooms.

The biggest challenge of this project was to accomplish the complete demolition and build-out of the space within a fully operational library. The work could not interfere with ongoing activities on the adjacent first floor, or the floors above and below the construction site. Noise and dust control were critical work components in operating in the fully-functioning library, beginning in the initial demolition of the existing space, through the build-out of the new design. An 18-foot demising partition was built to separate the construction work space from the rest of the operating library. A comprehensive plan was established to schedule noisy work outside of the library's main operating hours.

Another challenge was accessibility to the workspace. The building did not allow for worker or material entry through the main entry, where building users entered. We were allowed minimal usage of the loading dock area due to the constrictions of small hallways, small elevator and interference at public areas. A new entry was created at an exterior building window. Due to the land slope and the building layout, the window was 15 feet above the exterior ground, so scaffolding ramps were erected to access the construction site, and deliveries of materials were scheduled as to not interfere with building or campus activities.



# 2015 Outstanding Construction Awards

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## Category: Interiors

**General Contractor: Lasco Acoustics & Drywall, Inc. - Austin**

**Project: Georgetown Public Safety Operations & Training Center**

**Design Firm: Architects Design Group & KAH Architecture**

The \$29.3 million Public Safety Operations & Training Center is comprised of two levels of the main building at 76,000 square feet and the one level tactical building at 17,000 square feet. The main building contains the Georgetown Police Department, Fire Department Administration and the city's Emergency Operations Center. The tactical building includes classrooms, reality based training and a slow speed driving track. Lasco's \$1.3 million contract included drywall, framing, acoustical ceiling, wall panels, bullet resistant wall panels, wood slat walls and aluminum wall reveals. Everything had to be precisely measured with added safety requirements for it's grand scale. Lasco completed the project in 1 yr 7 mos.

It was important to produce a modern and appealing facility while also offering a safe, secure and functional space for the City of Georgetown. The exterior walls required construction methods to withstand F3 tornado forces. To meet this requirement the stud gauges were increased, spacing was reduced and heavy duty attachment methods were used. The interior work included the installation of bullet resistant wall panel and security mesh behind drywall to provide safety and security.

Many of the design elements on the project were non-typical and required special attention to ensure that the design intent was achieved. Several rooms contained a grid of aluminum reveals which had to match the grid layout of the fabric wall panels on the adjacent walls. In order to make everything work and flow together, Lasco had to verify and guarantee the dimensions before the wall board was installed. All other finishes such as the wood slat wall were visible from both the upper and lower floors. This required challenging layout to provide a finished product that was visually appealing from all vantage points.



# Thank You To Our Sponsors!

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## Austin Chapter of the Associated General Contractors

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