

Austin Chapter AGC

Outstanding Construction Awards & Installation of Officers Banquet

Friday, February 02, 2018

AT&T Executive Education and Conference Center



Program

- ◆ Welcome
- ◆ Dinner
- ◆ Installation of Officers
- ◆ 2017 Outstanding Construction Awards

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Ryan Therrell

The Beck Group

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The Beck Group

2017 Outstanding Construction Awards

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

General Contractor: Rizzo Construction, Inc.

Project: The Griffin School, Inc.

Design Firm: Murray Legge Architecture

This project consisted of 5,482 sqft wood framed two story high school education facility built on a re-zoned residential lot. There are 6 classrooms, 2 administration rooms, 2 bathrooms and a small conference room. The second floor incorporated vaulted ceiling and an exterior deck. The project included an elevator and the architect designed unique open spaces for the students to be able to congregate to share ideas, have lunch or study.

The challenge for this project was the lack of access to a laydown yard and the close proximity of the neighbors as well as the school was operating in three other building on the adjacent lots. Because of this limited space, the scheduling of subcontractors and deliveries had to be carefully considered to ensure adequate working space.

In addition to size, the lot was in close proximity to neighboring houses and there was no available on-site parking for this project. Individuals working onsite had to park on the residential streets, while taking into consideration and being sensitive to surrounding neighbors in the neighborhood. Also throughout the project, The Griffin School still had classes in session located in three buildings on adjacent lots owned by the school.

At the conclusion of the project, both the Owner and Project Architect were very pleased with the end result. They were able to final realize a dream that had start 3 years earlier. The Griffin School is known for fostering both creativity and individuality, and this is clearly exhibited in the overall design of the school. The combination of exterior colors gives the building a unique look, while also tying into the school's colors. The interior colors are more muted, allowing each teacher to individualize their classroom to match their own personalities.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Austin Canyon Corporation

Project: Amplify Credit Union Esperanza Crossing Branch

Design Firm: Mente Sowell Architects

Amplify Credit Union Esperanza Branch facility is an 8,700-square foot building designed to house a financial institution and includes a community room to support the philosophy of Amplify to be closely connected to their members and the community at large. The building is the newest facility for Amplify and replaces their former branch at Brockton Lane. One of the goals of the branch was to create a fresh new location for the Credit Union and was deliberately located adjacent to The Domain which was the former location of the IBM facilities, the connection being that Amplify was formerly the IBM Federal Credit Union.

The difficulty in construction started with designing a project that met the Client's vision while working within responsible budget considerations. Having worked with the Design and Ownership Team on numerous projects before, there was a comfort level in working through the design process and keeping the budget in check while fending off disappointments and modifications to the design to keep the project within cost parameters.

From a site point of view, the project was built on property lines in compliance with the North Burnet/Gateway Zoning District regulations that are in play along the Burnet Road roadway which necessitated strict assurances during foundation layout and construction to maintain accuracy to avoid encroachment into the easements or across the property line. Given the assembly of the exterior wall design, the foam insulation and plywood assembly had to be modified so as to not encroach.

In summary, the project was completed within mutually agreeable and communicated time. The various changes and needs to adapt to project circumstances that were incurred during the course of the project were done so with the Design, Owner and Construction teams working closely together.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Braun & Butler Construction, Inc.

Project: Cityview Bible Church

Design Firm: Jackson Galloway Architects

Cityview Bible Church was a church plant from Hill Country Bible Church. Service attendance had grown to over 500, so the new facility needed to be large enough to support their current size and accommodate reasonable expected growth over the next few years.

Braun & Butler worked with the design team to evaluate structural and mechanical systems. The need for space and economy led to the selection of a hybrid structural steel and pre-engineered metal building. The structure is two large metal building tied together with a structural steel entry/narthex.

Jackson Galloway Architects and their interior design committee for Cityview Bible Church did an outstanding job providing options for cost efficient, eye catching finishes. Braun & Butler priced these options and allowed for fine tuning of the finishes to develop spaces that utilized extremely cost efficient and aesthetic finishes that make the building come to life.

The project was not without its fair share of challenges. The project broke ground just in time for the drought to come to an end. Torrential rains were the norm, as crews began site and concrete work. The project lost two and a half months due to heavy rains, mud, and wind. The delays did not coincide with the fact that the Church's office lease expired at the end of October and the YMCA was eager to begin a renovation. Instead of a two and a half month delay, the project team needed to minimize the loss to a one month delay. Careful coordination, outstanding field flexibility, and relentless determination achieved this...by the hair of our chins.

In the end, Cityview Bible Church held their first Sunday of worship on November 19th, 2017. Both services held that day were at more than 90% capacity. Children filled the classrooms and youth worship spaces. The parking lot extended to the overflow. The sounds of a church making the new campus their new home made the frantic schedule well worth it.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Chasco Constructors

Project: Celebration Church

Design Firm: S.P.A.C.E.

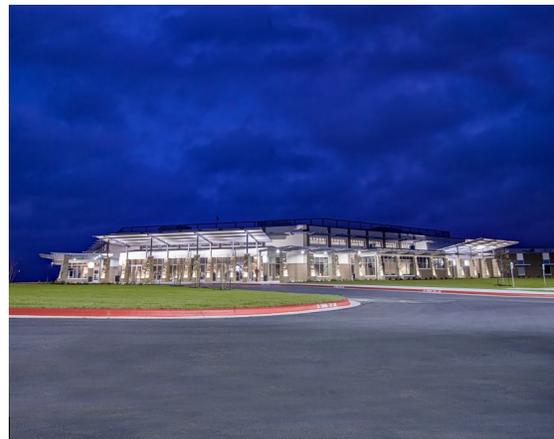
Chasco was selected as the CM before the design process began. Site geology presented one of the biggest challenges. The 100+ acre site is situated on a hilltop at the highest elevation in Williamson County. Even though it was directly across the IH-35 from Texas Crushed Stone, the new building was to be constructed on a site that had over 50 feet of extremely fat clay. Over two hundred 18” & 24” drilled piers extending to a depth of over 50’ and founded into limestone bedrock were needed.

Site grading required excavation of approximately 7’-8’ of clay from the top of the hill. Most of this excavation had to be embanked on the site to properly grade the parking lot. During the excavation Chasco worked closely with the geotechnical testing firm to identify leaner clays generated during excavation. The leaner material was separated from the heavier clays, allowing us to use the fatter clays to build three detention ponds on the site and to construct the clay liners in the ponds.

The site location and elevation on the “top of the hill” is one of the most significant features of the finished project. The Owner, architects and civil engineers took great care in positioning and orienting the building which had to be located at the highest point on the site to maximize the view. The Owner was also very specific there was to be an unobstructed view looking to the north toward Georgetown and to the south toward Austin. The final positioning accomplished both goals. You can literally see for miles in any direction.

The project had a 14-month construction schedule. Work began in December of 2015 and was completed in January 2017. Because the entire site was fat clay, it required extended time to dry out to before we could resume sitework after each rain. We overcame these delays in part because Chasco self-performed all the sitework.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Austin Commercial

Project: Shoal Creek Walk

Design Firm: HKS

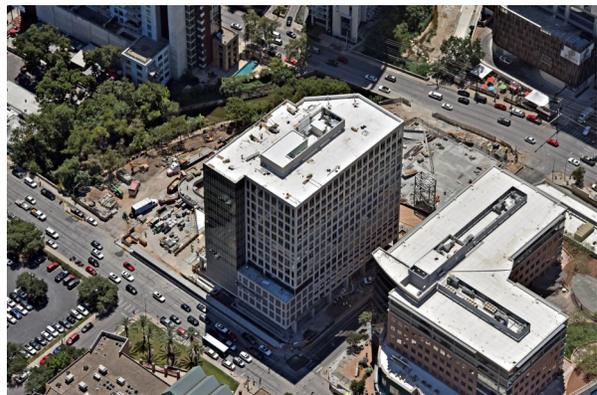
Shoal Creek Walk is a 218,432-square foot, 15-story, Class A office tower and parking garage. The lobby level includes 6,000 square feet of retail space. There are three levels, below-grade parking and four levels, above-grade, with the remaining 10 floors containing offices. The building features a spacious lobby with sleek, modern finishes of flamed black granite flooring and honeyed white marble walls with white oak wood accent panels.

Many of the difficulties faced while constructing Shoal Creek Walk were a direct result of the project location. The site is bordered by 5th Street, Bowie Street, 6th Street, and Shoal Creek, which is an incredibly busy and public area. 5th and 6th Street are two of the busiest streets in downtown Austin. Across from Bowie Street lies the headquarters of Whole Foods, where their customer garage exits on to Bowie Street. The main concern for Whole Foods was their customers' experiences while visiting their store in midst of construction. This required all of Austin Commercial's materials to be delivered only on 5th and 6th Street to avoid the customer garage on Bowie Street.

The largest obstacle was unearthed when excavation reached 20 feet deep. Groundwater, undiscovered by the geotechnical report, began seeping out and flooding the excavated hole ceaselessly. While trying to excavate more than 100,000 cubic yards and drill more than 550 piers, the project team also fought more than 800,000 gallons of water a day (5,500 gallons a minute). The dewatering process was long and extensive. The amount of sump pumps was doubled, and cofferdams were constructed to contain water to areas that were not actively being worked in.

The project schedule was originally 22 months, which evolved to 26 months due to the amount of work required to dewater the site. Due to the amount of groundwater, the project team had to re-sequence the construction of the tower and the garage, so that they could continue with vertical construction, while still dewatering the excavation. By doing so, the post-tension and structural design of the building had to be modified, so that the structure could be built out of sequence. By relentless teamwork and collaboration, the project team was able to deliver this iconic building successfully.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

Category: Building 6 (Over \$75 Million)

General Contractor: The Beck Group

Project: 500 West 2nd Street

Design Firm: Gensler

The 500 West 2nd Street office tower is a 29-level, 500,500 square foot Class A office building that sits at the corner of Second and San Antonio Streets. In the heart of Austin's Central Business District, it is one of a four-block redevelopment of the former Thomas Green Water Treatment Plant. Situated at the bustling intersection of 2nd and San Antonio Streets, 500 West 2nd Street's site is one of the most sought-after properties in downtown Austin, and it also created unique challenges for this urban construction project. In addition to neighboring construction, the site is adjacent to multiple residential buildings, so it was important for the team to maintain a good relationship and open communication with these groups. Several construction activities were carefully coordinated to lessen any impact to the site's residential and business neighbors.

To lay the tower's foundation, Beck coordinated downtown Austin's largest-ever continuous concrete foundation pour, placing more than 10,680 cubic yards of concrete in just over 24 hours. A mat foundation is a large, thick concrete slab that is much thicker than a typical slab on grade foundation, and on a project like 500 West 2nd, it must be poured in a continuous, condensed amount of time with a specific mix of concrete to deliver the necessary structural support. Planning for the mat pour at 500 West 2nd started months in advance of the pour, and the team came up with a detailed manpower, equipment and materials plan to communicate the logistics of the plan to all involved team members, as well as the City and neighboring community.

The project had a demanding schedule that was made even more challenging by the site logistics and location constraints imposed on the team. Every delivery had to be "just in time" in order to ensure the project was a success.

The excitement around the new office tower led to Google signing on as the primary tenant early during the construction process. This posed additional schedule challenges as Beck worked to incorporate Google's needs into the core and shell construction. Other tenants came onboard before construction completed, and Beck worked with Trammell Crow and CBRE to complete the project on time, with the first Googlers officially moving into their downtown home in May of 2017.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Hensel Phelps Construction Co.

**Project: J.J. Pickle Federal Building Roof Replacement
and Exterior Repairs**

Design Firm: JACOBS

Hensel Phelps teamed with JACOBS to provide services for this design-build project involving exterior alterations to the 200,000 SF, 10-story J.J. Pickle Federal Building in Austin's Central Business District. The project included cleaning and re-caulking the exterior of the building, replacing the flexible joint system in the building façade between the precast and the window frame to address water infiltration, refurbishing the exterior frame of the existing windows, replacing the roof, reconfiguring and replacing the photovoltaic array structure, installing a perimeter ballasted safety rail system on the high roof and repairing water damage in the stairwell.

The J.J. Pickle Federal Building is eligible for listing on the National Register of Historic Places. As a result, the protection and preservation of historic fabric and character was a primary consideration in all design and construction decisions and implementation. Use of materials and finishes appropriate for the type of space and architectural character of the building was required, as well as coordination with the State Historic Preservation Office, to ensure protection of original materials and components. The techniques employed by the project team not only dramatically improved the visual appearance of the building's exterior façade, but also improved the weather tightness of the entire building, including the roof.

The J.J. Pickle Federal Building Roof Replacement and Exterior Repairs project was able to stay on track and maintain the approved completion date. The project's original completion date was extended due to weather conditions that were above and beyond the normal amount for the Austin area at the time.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Hensel Phelps Construction Co.

Project: Samsung Fab2 Office Expansion

Design Firm: Fuse Architecture Studio

The history of success between Samsung Austin Semiconductor and Hensel Phelps dates to 1997 when our team was contracted to construct Samsung's 3-story U.S. Headquarters and Wafer Fabrication Plant located in Northeast Austin. With an on-site batch plant and well over 90,000 cy of concrete placed in under six months, the team set the bar high in completing what would be the first in a series of successful projects at the ever-expansive Austin campus.

Samsung again selected Hensel Phelps in 2006, as a premier member of the highly talented and ultra-motivated team which, through sheer dedication and determination, constructed the Fab A2 Chip Fabrication Facility in record setting time of just 12 months. As the intense and ever demanding schedule progressed, so did the strength and formidability of our relationship and mutual respect for our friends and allies within the Samsung organization. In 2016, Samsung Austin Semiconductor made the decision to invest \$1 billion in its Austin chip manufacturing facility, ultimately adding as many as 500 engineering and manufacturing jobs in Central Texas. This enormous investment would provide for new manufacturing equipment and construction costs, thus furthering the Austin campus' ability to meet the growing demands of the world's lucrative and rapidly expanding technological climate.

The schedule for the FAB 2 Office Expansion was initially scheduled for 13 months, however with some strategic planning and navigating of trades and construction practices, the team was able to gain time in the structure of the building on into drying in of the building with the façade which allowed the finishes to start 6 weeks earlier than planned. This allowed the owner to move in furniture in August 2017 which in turn supported occupants to move in more than a month earlier than originally planned. The team was also able to absorb the additional change orders into the schedule with little to no impact on the overall schedule.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Bartlett Cocke General Contractors

Project: Judge Guy Herman Mental Health Crisis Center

Design Firm: Duke C. Garwood Architects

The 12,000 SF center is the result of a collaboration of local healthcare organizations, including St. David's Foundation and Central Health. It has a secured patient drop off entry with triage waiting and overnight patient holding rooms organized around a central nursing/intake/observation cluster. The building is sited on a sloping lot adjacent to Central Health's Southeast Health and Wellness Center, also built by Bartlett Cocke General Contractors and shares supporting site access points. Poor soils dictated deep belled piers supporting a precast concrete floor deck. Conventional framing clad in stone and plaster with a complex metal roof configuration.

The existing topography, soil conditions, and site size forced the design team to come up with creative solutions, including; an extreme amount of grade modifications to fit the building into the side of the hill, the high PI soil conditions were addressed by creating a crawl space under the building to prevent heaving against the building grade beams, and as indicated previously the building was squeezed in between the side of the hill and the water quality features.

For a commercial construction project, the wood framing was a little bit unusual. Due to the intended look and in the interest of creating some tall sloped ceilings, the architect incorporated both wood framing and conventional steel framing elements into the structure. Over one of the large sloped areas, deep 30' long microlam beams were used to support an oak tongue and grove ceiling.

The original scope of the project was completed as planned. At the end of the initial phase of construction, the client decided to make some major revisions to the layout and function of the main nurse's station as well as upgrades to electrified door hardware, which added several months to the project schedule. A large percentage of the time added to the project schedule was the review time by the City of Austin with respect to these client driven revisions.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

Category: Health Care 2 (\$10 Million - \$30 Million)

General Contractor: Rogers-O'Brien Construction Company, LTD

Project: Texas Oncology - San Antonio Medical Center

Design Firm: RS&H

The Texas Oncology - San Antonio Medical Center involved a very sophisticated owner (Cambridge) and tenant (Texas Oncology/McKesson), both of which had rigorous requirements for specialized medical processes. There were multiple other stakeholders in the project. The ownership layers and stakeholders were inclusive of the developer, national company-design parameters, competing requirements, all with conflicting interests encompassing various finite details, resulting in continuous design challenges. We collaborated closely with these various parties whose needs were demanding, and design parameters were constantly evolving.

Actual site conditions were not shown in the geotechnical reports, and accordingly generated higher costs than originally anticipated. Our preconstruction team worked to value manage the project, overcoming site conditions through working with the design team, civil engineer, and landscaping team to regrade and rework the site, bringing the project back into budget.

During preconstruction, significant value analysis was needed to bring the project back to the Owner's budget. This was achieved by targeting all areas of the project including the site, building shell and skin, and the interior finish-out. The site was complicated by significant slope and drainage requirements. We engaged the subcontractors and worked with the civil engineers and the owners on the site to adjust the earthwork slopes, retaining walls, and drainage to save cost while still meeting the patient access and site drainage requirements.

Because of the building's dense design, numerous patient care areas and specialized nature of some of the areas this lent itself to an unusually large millwork contract worth over \$750,000 along with various other specialty items installed by ISEC of Boerne.

Additional schedule challenges included almost 30 rain-days and an industry-wide work force shortage. Despite these obstacles, Rogers-O'Brien completed the project one week ahead of schedule.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

Design Builder: JE Dunn Construction Company

Project: Dell Seton Medical Center at The University of Texas

Design Firm: HKS

The Dell Seton Medical Center at The University of Texas is Austin's new academic medical center and only Level One Trauma Center. It is the anchor of the University's newly formed Medical District. Our challenge on the Dell Seton Medical Center was the aggressive schedule with a hard opening date, an urban site with limited laydown area, and working alongside several other general contractors constructing adjacent projects.

Dell Seton Medical Center sits on 4.45 acres, but the limits of the construction were barely larger than the footprint of the building, making it a tight site with zero lot lines. It's bounded by busy streets, the University of Texas and Waller Creek. As space was a precious commodity at Dell Seton Medical Center, we developed a plan to reduce the number of employees on the site. Prefabrication was key to this plan. The amount of work pre-fabricated off site reduced clutter and traffic at the building site, reduced construction trade worker parking around the site, and more importantly allowed for a faster schedule, better quality control inspection and increased safety related to a controlled environment. We were able to pre-install the windows and waterproofing in the pre-fabricated exterior wall panels, allowing us to water test each panel before shipping them to the jobsite.

Also on this tight site, we had to perform our work with three other general contractors working adjacent to us and found ourselves working through congestion challenges throughout the life of the project. Other Contractors were completing projects for the University of Texas, a particular challenge included the re-alignment of Red River Street that runs along the east side of the Dell Seton Medical Center project site.

As part of ongoing efforts to promote the value of sustainable design and construction, the project is seeking LEED 2009 for Healthcare - Silver Certification and Austin Energy Green Building Commercial 2-Star Certification.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

Project: PlainsCapital Bank

Design Firm: The Bommarito Group

This stylish, first-generation office finish-out was completed for PlainsCapital Bank, located in the 5th+Colorado building in downtown Austin. Construction of the 17,000-square-foot project, which pairs the look of a classic financial institution with a relaxed Austin vibe, was undertaken in a fully occupied building. The 10th floor corporate space frames multiple views of downtown Austin with luxuriously outfitted conference rooms, executive suites, private offices, and open office areas. High quality finishes warm the elegant design, including rich mahogany wood paneling and floors. Offices and conferences rooms are divided by a frosted glass and polished wood DIRT Wall System installation.

The finish out ran very smoothly for the most part and was fairly conflict free. One minor challenge was that the PlainsCapital offices were on the 10th and our crew could only use one elevator to transport workers and materials, which required coordination with facility staff. Another challenge was managing the construction process in an occupied building. With tenants occupying the floor above we had to take care not to disturb. We worked with them to schedule our noisy work around their schedule. Due to unforeseen mechanical issues, our team did have to do some reworking of ceiling heights. We visited each office around the perimeter of the space with the architect to determine each room's proper ceiling height. Luckily, it was discovered early and we were able fix the problems and accommodate the expectations of the owner.

The PlainsCapital Bank finish out in the 5th + Colorado building turned out beautifully for the project team, and bank staff were thrilled with their new space. The finished product prompted high praise from Jason Thurman, the president of the bank, who writes: "(Sabre) has an impressive depth of management and their tenure and reputation in the local market is well earned. As such, you can have absolute confidence in management's integrity and commitment...Earlier this year, we engaged Sabre to assist with the construction of our new downtown Austin offices. All aspects of that project were managed in a most prompt and professional manner. The entire process was very transparent: delivered on time and within budget."

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

Project: Aristocrat

Design Firm: Studio 8

This project was a first-generation tenant finish-out for Aristocrat Technologies, a global gaming company. Located on the fourth floor the Class A Domain 1 office building, this office space is designed to impress, elevating the sophisticated design with a distinctive Austin flare.

Although everyone involved in the project said it was fun to put together and the end result was stunning, the Sabre team had some challenges completing the Aristocrat corporate finish out. One had to do with sharing two elevators—one of them broken—to enable the transport of workers and materials to the Aristocrat offices.

The wood slat ceiling, pictured below, also took some strategic thinking. We laid it all out on the floor to figure out correct placement before we even built it. The trickiest part was hitting the ceiling heights they wanted while including all the design features from the concrete deck in the floor above – difficult features like the clouds and wood ceilings – and then making everything fit.

With well over 60 different finishes within the space, there was quite a bit of coordination during estimating through the submittal process to getting these items as ordered on site and installed correctly. The materials for the brick feature wall alone took months to receive after receiving architect approval. In order to allow for tenant occupation, the project team returned after most of the work was done to install that particular element of the design.

It is not an exaggeration to say that everyone was wowed by the finished office space—from the functioning Arcade to the front desk to the lounge with wood floors and strategic design accents like tin ceilings, sumptuous wall coverings and decorative longhorn skulls. The majority of our difficulties sprang from the coordination of all the specialty finishes and the lead times to allow for a smooth coordination of material procurement to specialty installation.

One of the Aristocrat executives attended a Sabre social event and told us the home office saw the pictures of the Austin office and were extremely jealous. Not to brag, but we don't blame them!

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

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

General Contractor: Sabre Commercial, Inc.

Project: Centene

Design Firm: lauckgroup

Sabre Commercial was selected by the Centene Corporation to renovate 215,000 square feet of office space in the 5900 Ben White building. Centene, which works with more than 12 million members in government-sponsored health care, was creating a space to accommodate its 1,500 employees. Centene serves the local community by providing health insurance solutions for the underinsured and uninsured.

The first phase included a renovation of the 100,000-square-foot second floor of the building to include office space, multiple conference rooms, an executive office suite, cubicle farm, break-rooms and restrooms to accommodate 800 people. The second phase of the Centene finish out spanned 115,000 SF on the first floor, including a large industrial kitchen, cafeteria, auditorium, locker rooms, workout facilities, office space and a cubicle farm. The renovated Centene building now serves as the Austin headquarters for more than 1,500 employees.

The Sabre project team transformed 215,000 square feet of former Advanced Micro Devices (AMD) lab space into office space and cubicle farms on both the first and second floor. There were quite a few unknowns once we removed the ceilings. Much of the duct work and mechanical equipment was gutted and units were replaced in Phase 1. The most difficult part about being in that building was that we didn't know exactly what we were dealing with until we started the demolition.

The more difficult part of the Phase 2 (\$8M) project was the large amount of crawl space work that had to be done. We had electrical and plumbing workers that needed to access those areas. From a safety standpoint, we had to make sure we had space safe enough to go under the slab into a crawl space to do the work.

Our team were champions in terms of assessing problems with the Centene renovation, brainstorming solutions and implementing them to meet the owner's expectation. They brought in the project on schedule even after dealing with \$1.5 million in changes.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

Category: Residential Multi-Family

General Contractor: Bartlett Cocke General Contractors

Project: Burnet Road Mixed Use

Design Firm: Spring Architects

The Burnet 64 project is a mixed use 5 story building with a warehouse on the first level, and residential space in the top four levels. It has a modern exterior skin with a combination of masonry, smooth stucco and metal cladding. The project's units are Class A throughout with quartz counter tops, ceramic tile backsplashes, wood flooring, and stainless steel appliance packages for every unit. The finishes and amenities exceed those found on project around Austin at a similar price point. It is also worth noting that the development also meets the high standards of Austin Energy's green building program and local codes which provides even higher value to potential buyers.

Like most urban infill projects this building was constructed from lot-line to lot-line on a small site on heavily trafficked Burnet Road. Our project's proximity to another high density apartment project and Lamar Middle School presented logistical and site security challenges more akin to projects closer to the Central Business District.

Since Burnet 64 is a condominium project, Bartlett Cocke had to pay close attention to the assembly types, STC ratings and Fair Housing clearances. To meet the Owner's budget and planned unit price point traditional wood framing and residential windows systems needed to be used. Although such building systems are relatively normal the multi-family market there is substantial risk to the builder when the units are to be sold as condominiums.

There were many challenges beyond the typical ones encountered in permitting etc. with the local jurisdictions. Particularly, there was a conflict regarding the proximity of the existing overhead powerlines to the new building. Although the rear elevation of the building was designed to meet the setback requirements presented by the aerial electric transmission lines, it did not take into account that the poles had bent over 6' out of vertical plumb towards our building. Our framing and cladding activities were delayed in getting Austin Energy to acknowledge their encroachment as well as in negotiating the installation of a new, straight power pole. Ultimately, Bartlett Cocke facilitated a cost effective solution to both raise the power line on a new pole to enhance construction safety and still meet our contractual completion date.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

Category: Specialty Construction

General Contractor: Austin Canyon Corporation

Project: Phi Kappa Psi Fraternity House

Design Firm: Connolly Architects & Consultants

This was a significant project for Austin Canyon Corporation in that it embodied our commitment and ability to work on a Team Basis with Architects, Engineers, Special Consultants, Owner Representatives and our Subcontracting Team to deliver an exceptional project. Significant to this project was the opportunity to work with the Architect, Connolly & Associates, in taking a former award-winning project, the Whitestones Townhouses (AGC winning project in 2002), and integrating it into the overall site development and design for a fraternity house facility.

From an exterior point of view, one of the significant design goals was to carry forward the design intention of the Whitestones project which was to model the buildings after the University of Texas traditional Architecture incorporating the use of limestone and shellstone masonry veneer and Ludowici tile roofs. In this regard, the project successfully accomplished its goal and as a premium, captured a view of the main building.

The difficulties encountered in constructing the new fraternity house started with performing work in the University area complete with traffic, pedestrians and zoning incumbrances and were further complicated by the application of the Neighborhood Overlay to the project which, while it allowed for the project to be built slightly larger, also meant constructing the project on the property line along the Nueces side.

The project was completed in a mutually agreeable and communicated timeframe. The project did have deliberate time extensions due to the Owner changing the scope and attempting to coordinate with UT academic schedules and there were administrative encumbrances related to the project being phased which created administrative requirements with the City of Austin approval process, however all the changes in Time were done with the Owner, Design Team and Contracting Team working closely together to accommodate said changes to the satisfaction of all parties.

Support from the following Subcontractors/Suppliers
in attendance tonight:



2017 Outstanding Construction Awards

Category: Electrical 1 (\$0 - \$5 Million)

General Contractor: Allied Electric Services, Inc.

Project: Celebration Church

Design Firm: S.P.A.C.E.

Allied Electric Services, Inc. (AES) provided electrical services for the Celebration Church project as a sub-contractor to CHASCO Constructors, LLP.

Phase I of this project consists of a single-story, 89,940 square-foot building with surface parking capable of holding 1,069 vehicles. The electrical system consists of a 2,000 Amp/480-Volt Main Distribution Panel serving (14) sub-panels for General Power and Lighting, HVAC equipment, Security/Access Control equipment, and Communication, (2) Remote Power Control Panels for live musical performances, Stage/Theatrical Lighting, and (1) Audio Equipment panel for sound equipment and the capability to provide Live Streaming/Simulcasting of all Worship Services.

The AES Pre-Construction and Management Team began the budgetary pricing process for the electrical and systems scope of this project in September of 2013. The Pre-Construction process allowed for research and proper planning to conceal as much of the raceway systems as possible allowing for a finished product that is aesthetically pleasing and does not interfere with any of the architectural features throughout the Worship Center. AES technicians started the electrical installation process in January of 2016, and worked diligently with other team members through the completion of the project in February of 2017.

The underground PVC conduit systems consist of over 35,000 linear feet of conduit, containing approximately 26 miles of electrical wire and cables. The interior conduit systems consist of over 60,000 linear feet of metallic conduit containing over 67 miles of electrical wire and cables. In addition to the electrical requirements, other conduit installations include raceways for Fire, Data, Video Production, Security, and Communication applications.

The conduit installation proved to be challenging in several areas where ceilings are exposed to the structure with several elevation changes, structural columns that are partially wrapped with native limestone and have built-in LED column accent lights in the capstone benches, and the installation of conduit at covered entries that contain exposed structural steel.

Proper coordination between the general contractor, other trades, specialty contractors, and suppliers were critical throughout, to deliver a project that was completed ahead of schedule. AES technicians attended the Opening Service at the Worship Center and were on stand-by, in the event an unforeseen circumstance would arise, although none occurred.



2017 Outstanding Construction Awards

Category: Interiors

General Contractor: Lasco Acoustics & Drywall, Inc.

Project: UT EERC Stage 2

Design Firm: Ennead Architects

UT EERC was a decade in planning and cost \$310 million. Lasco was awarded the contract of over \$10 million through Hensel Phelps for the 430,000 sq. ft., 9 story facility. The building, designed by Ennead Architects, has a very open space with clear windowed labs, wide open spaces, a spiral stair case, an atrium, café and library to promote collaborating, designing and learning with function.

The scope of our work included standard metal stud framing, drywall, acoustical ceiling and over a dozen specialty products. The specialty products within our scope included wood and metal panels from Germany, acoustical wood paneling from Switzerland and many other products from the USA, Canada and South America. Long lead times and the custom nature of these products required us to design them based on the 3D BIM model long before the structure and surrounding finishes were in place.

The long duration of the and over 2,700 RFI's resulted in many changes. It was a challenge for our onsite supervision to keep on track with the project schedule. With successful coordination of team members, Lasco completed the project 2 months ahead of schedule and there were no accidents or incidents.



2017 Outstanding Construction Awards

Category: Other Specialty

General Contractor: Chamberlin Roofing & Waterproofing

Project: The Driskill Balcony Repairs and Restoration

Design Firm: Building Consultants

The Driskill Hotel in Austin, Texas, is rich in history dating back to the 1800s. Colonel Jesse Lincoln Driskill, a Tennessee native and cattleman, purchased the land for \$7,500 with his earnings from cattle auctions. The plot was transformed two years later in 1886 to a prominent hotel at a total cost of \$400,000. It was slated as “the finest hotel south of St. Louis.” It was also President Johnson’s preferred hotel when he was in Austin.

Recently, the Driskill exhibited signs of water damage to the soffits and balustrades of the four major balconies – two on the Sixth Street side and two on the Brazos Street side. With Chamberlin’s extensive experience in building repair and restoration, they were brought on as the prime contractor to remediate the water intrusion and restore the balconies. The project scope included balcony deck replacement and waterproofing, balustrade restoration and façade repair.

As with any project where the building remains occupied during construction, there are multiple challenges, especially with a notable hotel in a prime location. The safety of the hotel employees and guests, pedestrians, Chamberlin’s employees and subcontractors was top priority. Chamberlin installed an intricate scaffolding system with a protected entrance for pedestrians and guests to access the hotel.

Chamberlin chose to begin the balcony deck replacements on the Sixth Street side to avoid interfering with the hotel’s valet service on Brazos Street. It started with the demolition of tile, concrete slabs, existing waterproofing, soffits and structural framing. Chamberlin’s crew then installed new three-quarter-inch plywood decking, joists, beams and framing. Then, a loose-laid reinforced PVC single-ply waterproofing system was installed. This included an 80-mil sheet waterproofing membrane, a membrane underlayment, drainage composite and protection layer, termination bars and PVC flashing and fasteners. Electronic Leak Detection (ELD) testing was then performed to check for membrane water tightness.

The Chamberlin project management team corresponded with an architect to discuss preserving the existing cast iron balustrades. To maintain the historical value of the hotel, the architect recommended the balustrades be removed, repaired and reinstalled instead of replaced. Once the balustrades were fully restored and epoxy primed, they were transported to The Driskill and hoisted to their original location.

To conclude the balcony restoration, all the exterior columns, window trim, balustrades and crown molding were painted. The Driskill Hotel was left with watertight balconies that preserved the historical integrity of the esteemed Austin hotel.



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Upcoming Events:

- Spring Golf Tournament - Monday, May 21, 2018 at The Hills of Lakeway
- TopGolf - Friday, March 23, 2018
- Texas Building Branch Convention - June 6th - 9th, 2018
Nemacolin Woodlands Resort - Farmington, PA
- Annual Fish Fry - October

Notes:



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