Austin Chapter AGC

Outstanding Construction Awards

Friday, February 08, 2019

AT&T Executive Education and Conference Center

Program

- Welcome
- Dinner
- Opening Comments
- Special Recognition
- 2018 Outstanding Construction Awards

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2018 Outstanding Construction Awards

Category: Building 1 ($0 - $2 Million)
General Contractor: Rizzo Construction, Inc.
Project: Shell Retail Building in Georgetown
Design Firm: Enviroplan Architects

This retail project required the demolition of an existing 5,000 square foot metal building & all associated site improvements to make way for a new 10,800 square foot concrete tilt-up shell building with full sitework on a two-acre lot in Georgetown Texas.

Challenges included conducting construction activities in close proximity to neighboring business and residences without negatively impacting their daily routines. Also, the small foot print of the building foundation required that several casting slabs be placed in the future parking lot and tilt wall panels had to be stacked on one another.

A fair amount of time was spent coordinating a layout for where panels would be formed and poured. RCI organized a safety meeting several days in advance of the panels being picked. Because of the small site and tight construction schedule the site utilities and pond construction had to continue during the tilt wall panel erection. RCI field staff conducted several safety meetings with the other trades and monitored their locations during the TWP erection. At the end of the day everyone was kept safe and productive.

The property had an existing active cell phone tower that required vehicle access 24 hours a day 7 days a week in case of an emergency. There is also a buried fiber optic cable that terminates at the tower that had to be crossed in several locations with underground utilities. Maintaining this access was tough as the building water and sewer service connections are at the back of the building along with the underground electrical service. These utility services locations made maintaining access a challenge as the routes to install the underground utilities cut off access to the cell phone tower yard. RCI field staff worked closely with their local representatives to eliminate any issues. During the construction process the cell phone tower had new equipment installed and this required additional crews onsite that RCI had to coordinate around.

At the end of the day RCI was able to overcome these difficulties and successfully complete the project within the terms of the prime contract. We look forward to teaming up with the owner again in the future.

Support from the following Subcontractors/Suppliers in attendance tonight:

Anchor-Ventanna Glass
Comanche Masonry

2018 Outstanding Construction Awards

Category: Building 2 ($2 Million - $5 Million)
General Contractor: Austin Canyon Corporation
Project: Oakland Avenue Offices
Design Firm: Lawrence Group

The Oakland Avenue Office Building is a 7,500 square foot office building with parking beneath the first level that was designed to nestle within an established 6th Street, Oakland Avenue neighborhood and to be home to Intersys, a vibrant data mining and analysis company. The neighborhood has evolved from residential structures converted to commercial use and most recently has included to the development of commercial use projects that attempt to incorporate a contemporary design acumen and maintain a sensitivity to the architectural culture of the neighborhood.

The most significant difficulties in construction for the Oakland Avenue project included constructing the building in close proximity to neighboring buildings and navigating the construction logistics so as to protect and preserve the health of existing significant trees on the property. Specifically, the building was designed to accommodate a significant oak tree that leaned and extended into the property. The building to the North side was set extremely close to the property line and necessitated the use of 'skinny scaffolding' and small equipment to install the siding, a portion of the site utilities and the grading.

Additionally, the project being located in an Austin neighborhood restricted hours for construction operations and necessitated careful communication and coordination with neighbors and neighborhood parking.

Lastly, and significantly, the site stormwater design and implementation were extremely tenuous, requiring careful navigation around 'critical' root zones of the trees.

The most significant measure of our success with respect to the Service and Work that we provide is the Owner's satisfaction. For this project the Owners are thrilled with the overall appearance, quality and design of the project. We would also be remiss if we did not say that they are extremely grateful and satisfied with the performance of the Design and Construct Team.

Support from the following Subcontractors/Suppliers in attendance tonight:

Anchor-Ventana Glass
CX2 Construction
Hull Supply Co., Inc.
Lighhouse Electrical Contractors, L.P.

2018 Outstanding Construction Awards

Category: Building 3 ($5 Million - $10 Million)
General Contractor: Rogers-O'Brien Construction Company
Project: Peterson Health – Hospice & Home Care Offices
Design Firm: Sterling Barnett Little, Inc.

This project is a 25,000 SF two-story structural steel framed medical office building on greenfield site in Kerrville, Texas, for hospice care offices. With its exquisite and unique custom finishes, such as the hand-crafted exterior donor wall, and custom interior glass donor wall, the final appearance of the Peterson Health- Hospice and Home Care Offices is pleasing and inviting to all that enter.

The project's location in Kerrville, Texas, imposed challenges when obtaining construction supplies and resources. The remoteness of the area required supplies and other resources to be brought in from Austin and San Antonio, both of which are located a couple of hours away.

Lead times on materials such as: light fixtures, Rulon specialty wood panels and other architectural elements were longer than usual- especially for a smaller project. This was due to difficulty procuring the materials, as well as timely transports. To compensate for the long lead times on materials, RO conducted temporary work in order to move forward with the project and finish on-time. Once the permanent materials were delivered, RO needed to go back and do rework in order to install the permanent items. Some of the materials didn't arrive until after the facility's grand opening. RO completed work on weeknights and weekends once the facility was operational, in order to swap out the temporary items for the permanent items.

Rogers-O'Brien also ran into difficulties when installing landscaping. There were strict water restrictions, as well as a six-week rain period which impeded landscape installation. Challenges also arose when tying in low voltage systems to existing electrical systems.

Although there were many bumps along the road, RO was able to deliver the project to the customer on-time. The target project schedule was nine months, and RO proudly hit that target. The timeliness of the project completion is direct proof of the project team's dedication and determination. With significant weather delays accumulating over six weeks, difficulty starting and closing due to the city permitting and review process and exaggerated lead times, the project team worked hard to deliver an on-time project to the client, as well as the city of Kerrville.

Support from the following Subcontractors/Suppliers in attendance tonight:

CHM Weatherguard, LP

2018 Outstanding Construction Awards

Category: Building 4 ($10 Million - $30 Million)
General Contractor: Chasco Constructors
Project: Round Rock Public Safety Training Center
Design Firm: Brinkley Sargent Wiginton Architects

The Round Rock Public Safety Training Center is a new facility dedicated to training police, fire and other life-safety professionals. The facility, designed and funded by the City of Round Rock, represents a state-of-the-art facility of national renown. It will be the primary facility for local professionals, but it is also available to other fire and police departments for advanced specialized training. This project consisted of 11 buildings totaling 96K SF of training, classroom and administrative space situated on a 76 acre site adjacent to the Round Rock Police Department.

The Main Building, the largest of the 11 buildings at 65K SF, houses multiple classrooms, office space for training staff, physical fitness training warehouse areas, an apparatus bay training area and an indoor firing range. The 50-yard indoor tactical firing range is supported by an armory, gun repair room and gun cleaning room.

During the early stages of construction, site conditions presented significant challenges. Approximately half of the 76-acre site lies in a flood plain. Because the required special permits were not approved, earthwork operations were carefully phased to allow mass excavation, grading and building pad construction on the available land without encroaching on the flood plain area. Upon completion of the permitting process, we began work on the remainder of the site without compromising the original schedule.

Difficulties during the foundation phase were centered around effectively managing the seven concrete, four masonry and multiple MEP crews, all onsite at the same time. Additionally, site utilities and concrete paving operations were being performed concurrently. Strategic planning, site logistics and properly sequencing construction were a mandatory daily activity. This level of management and supervision was required to maintain efficiency and meet the owner's demanding schedule.

Construction began in January 2017 with completion in July 2018. Although this was a very challenging schedule, we completed the project on time and under budget.

Support from the following Subcontractors/Suppliers
in attendance tonight:

Allied Electric Services, Inc.
Anchor-Ventana Glass
Champion Site Prep, Inc.
Flooring Solutions, Inc.
Impact Fire Services
Rushing Air
Quality Brickworks, Ltd

2018 Outstanding Construction Awards

Category: Building 5 ($30 Million - $75 Million)
General Contractor: The Beck Group
Project: Willow Hall - Texas State University Round Rock
Design Firm: BGK Architects

Willow Hall at the Texas State University Round Rock campus was built by Beck and relocated from San Marcos to Round Rock the College of Health Professions, which includes the university's complete degree programs for Communication Disorders, Physical Therapy, and Respiratory Therapy. The new 107,564 square foot educational building contains laboratories, research spaces, a gross anatomy lab and administrative offices. The facility mixes traditional classrooms, faculty offices, conference rooms, and collaboration spaces with interactive learning labs and cutting-edge technology.

From the onset of construction, the team had to take into consideration building on an occupied, operating college campus. Student and staff safety was critical, in conjunction with constant communication around the campus' academic schedule so that construction activities could be safely and seamlessly carried out.

The site for the project was on first glance an enticing one to build on – it was a greenfield site with room for the logistics necessary to build a facility of its size. However, there were existing environmental conditions that challenged the construction team. The building was situated on top of a high water table that spread even beyond the Texas State Round Rock campus. The placement of Willow Hall was actually on a slightly sloped piece of land, meaning that the surrounding topography all drained towards the area where the new building would reside. To complicate this, the building design called for four stories of program space, but it could only go vertical by three stories so as not to be higher than the other two buildings already on campus.

One of the signature elements of Willow Hall is the monument stair connecting all levels of the building. The floating stair is cantilevered and incorporates acrylic panels and LED lights in the handrails to enhance its light, floating appearance. Beck worked closely with the architecture team and their structural engineer to construct the stair to the tolerance levels necessary, all while maintaining the original design intent.

The Willow Hall project was designed and built to a LEED Certified level. It was also was delivered ahead of schedule, allowing professors and staff to begin moving in to their classrooms and laboratories in April of 2018. The summer semester began for students in August 2018.

Support from the following Subcontractors/Suppliers in attendance tonight:

Anchor-Ventana Glass
Clean Scapes, LP
Haldeman-Homme, Inc.
LaForce, Inc.

2018 Outstanding Construction Awards

Category: Education 1 ($0 - $10 Million)
General Contractor: Sabre Commercial, Inc.
Project: UT SOA 5th and 6th Floor Renovation
Design Firm: Page/

This project involved the complete remodel of the fifth and sixth floors of the West Mall Building for the UT School of Architecture (SOA). The fifth-floor renovation included the creation of three classrooms and a common area. Each classroom was equipped with high tech presentation equipment as well as fully programmable and multi-functional light fixtures. The common area includes adjustable wall panels to create a pin-up gallery within the space for the architecture and design students. The sixth floor was renovated to create functional open office space for staff.

Most challenges stemmed from the fact that project construction commenced in an occupied building, with students and staff working and learning on the 4th and 5th floors. The team had to observe quiet hours and notify occupants of any noisy work.

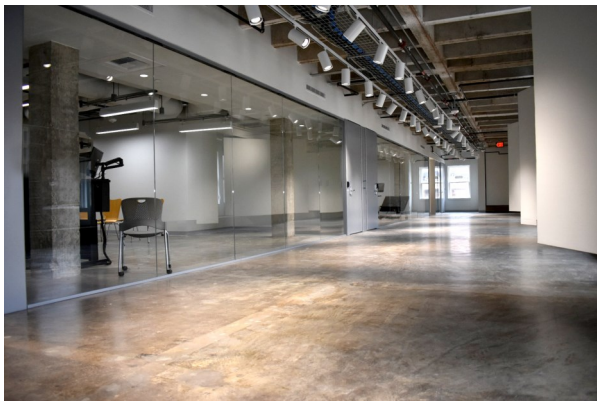
Material delivery could get difficult due to the location of the building as well as the restricted size. Similar to many university campus buildings, this project was tucked away on a confusing one-way street teeming with campus students. Getting materials to the jobsite was difficult since there no elevator to the 5th and 6th floors. Consequently, subcontractors had to hand carry sheet rock and all other materials up the stairs.

Our project team faced a significant number of changes in the project due to existing conditions, precipitating 74 RFIs. The most serious problems were those discovered after demolition. For example, drain lines for air handling units were found in the ceiling where they didn't belong. The lines were rerouted throughout the space to coincide with the new layout, which was a little challenging. The electrical closet was also problematic, since its panels weren't labeled, causing a delay as the team tried to determine what line was being fed where.

Our project renovation at the UT School of Architecture integrated state-of-the-art media and AV features and high-tech lighting and display capabilities into the building. The newly minted, well-equipped classrooms on the 5th floor and the staff offices on the 6th floor are great examples of how well-crafted changes executed correctly can give older, smaller spaces new life and functionality.

Support from the following Subcontractors/Suppliers in attendance tonight:

Hatch Workshop, LLC
Koetter Fire Protection of Austin, L.L.C.



2018 Outstanding Construction Awards

Category: Education 2 ($10 Million - $30 Million)
General Contractor: Bartlett Cocke General Contractors
Project: Stony Point High School Auditorium
Design Firm: Stantec

The location of the Stony Point High School Auditorium presented challenges from the beginning of the project. The building is located on what was an existing parking lot and ties into the existing school through a new canopy. The high school campus was continuously occupied and active. Careful planning was required to maintain site safety and minimize disruption to ongoing operations. The construction site was surrounded by staff and student parking which severely limited our space for a material laydown area and contractor parking. The project team utilized a "just-in-time" delivery method for the majority of material deliveries.

Design of the building proved to be a challenge as well. The building had many elevation levels between the lobby and the orchestra pit. The flow of construction, based on structure, material, and schedule durations, flowed from each end to the center of the building. This posed many complications for the project team as there was not a large building footprint and many trades were working on top of one another. Safety was paramount in daily planning to ensure all trades were aware of potential hazards.

The schedule was compressed from the start of the project and the construction team pushed hard to bring the building out of the ground, even with weather delays. From the time steel arrived on the job-site to drying the building in, 1/3 of the construction days encountered rain. To overcome these delays, the construction team worked overtime and ran multiple subcontractor crews on the critical path to make up for lost time. Having prior knowledge of a comparable building, the team pulled together its tacit knowledge to re-sequence certain activities in each area to help reduce the overall construction schedule. In the end, proper planning and the experience of the construction team having completed a similarly designed auditorium was crucial to the success of the project.

Support from the following Subcontractors/Suppliers in attendance tonight:

Anchor-Ventana Glass
Champion Site Prep, Inc.
Chasco Constructors
Environmental Allies, Inc.
Flooring Solutions, Inc.
GQ Tile Co.
Quality Brickworks, Ltd.

2018 Outstanding Construction Awards

Category: Education 3 (Over $30 Million)

General Contractor: Hensel Phelps Construction Co.

Project: The University of Texas at Austin Engineering Education and Research Center

Design Firm: JACOBS

As a new flagship for the University of Texas at Austin, the Engineering Education and Research Center (EERC) houses the Electrical and Computer Engineering Departments for the University's Cockrell School of Engineering. The building features two 10-story towers connected by a three-story glass atrium with a green roof and connecting pedestrian bridges. The building includes a 300 -seat auditorium, new network operations center, faculty offices, and modular research and teaching laboratories.

The EERC is a sprawling project of nearly half a million square feet whose design involved a vast array of user groups. It required complicated modifications to the campus and involved complex makeready work, including phased swing space, major demolition and abatement, along with the extensive fundraising of $100M. The sheer complexity of the project was the biggest challenge and would not have been successful without an integrated, open, and collaborative design process that included a carefully constructed "road map" at the outset.

The EERC is the largest and most expensive building built on the UT Austin campus to date. The start of construction was delayed by about a year after award while the

university raised another $100 million for the project. Due to the year-long delay, construction costs had escalated, and the project team had to work together to

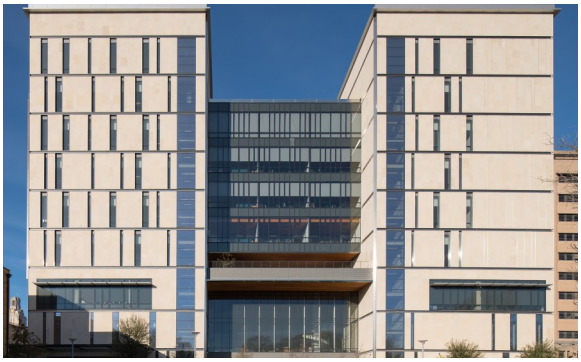
identify $12 million in cost savings in order to keep the project within the original budget, which we were able to do without sacrificing the needs of the project.

There were over 3,000 RFIs throughout the project, so there was a lot of information completed in the design as the project went through construction. Our team tried to be very proactive in getting submittals coordinated in 3D software, and then worked with the design team to resolve any conflicts that came up before we got to the field.

Skilled labor shortages also made the schedule completion date more difficult. The client moved into the building on time on the advertised scheduled date, and our team stayed and worked with them through completion.

Support from the following Subcontractors/Suppliers in attendance tonight:

Flooring Solutions, Inc.
Haldeman-Homme, Inc.
Hull Supply Co., Inc.
Lasco Acoustics & Drywall, Inc.
Patriot Erectors, Inc.



2018 Outstanding Construction Awards

Category: Health Care 1 ($0 - $10 Million)
General Contractor: Austin Canyon Corporation
Project: Bella Colinas Medical
Design Firm: NoackLittle Architecture and Interiors

The Bella Colinas Medical Building complex is comprised of two buildings including site development, site utilities and landscaping. The project design includes Building 1, a 12,000-foot building to be occupied by Austin Regional Clinic and Building 2, which is a building for lease. The total square footage is 22,000 square feet and is constructed using the Bautex ICF energy efficient wall system, with structural steel columns and roof structure, masonry, plaster and storefront exterior with an insulated TPO roof. The design is contemporary in nature and reflects the dynamic of recent development that is occurring along the Highway 71 corridor between Austin and Bee Cave.

The Bella Colinas project represented the second project that we constructed for Primus Real Estate Investments, LP using an insulated concrete form system with a roof structure of conventional steel. Unlike the first project which was a 2-story building, Bella Colinas was to be a 1-story with a goal of capitalizing on the efficiency of the ICF system. The design included clerestory elements and a significant canopy design, both of which necessitated a higher integration of conventional structural steel and exterior steel wall framing systems which needed to integrated with the ICF system.

The use of a product specific ICF system that is still relatively young in its tenure presented unusual construction techniques in that significant attention and concern had to be paid to the exterior envelope assemblies. Specifically, attention and coordination was required for the air barrier, the exterior plaster and the framing of the openings. While the system appears to be more of a masonry product it in fact was every bit as much a concrete assembly as well, thus necessitating attention to reinforcing, forming and concrete placement within the forms.

Final appearance and quality of the building met with the approval and satisfaction of the Owner and the Architects. The project was completed within the mutually agreeable and communicated time of completion.

Support from the following Subcontractors/Suppliers in attendance tonight:

B Wise Environmental Consulting, Inc.
CX2 Construction
GQ Tile Co.
Lighthouse Electrical Contractors, L.P.
Taylor Security Systems, LLC

2018 Outstanding Construction Awards

Category: Industrial/Warehouse 1 (Up to $5 Million)
General Contractor: Sabre Commercial, Inc.
Project: Power Home Remodeling Group
Design Firm: Studio 8

This first generation finish out of the Power Homes Remodeling Group (PHRG) at Met Center, Office 12, features both warehouse and office space. The owners placed a heavy emphasis on producing a highly flexible space, with more than half of the office floor plan allocated to training rooms, break areas, open offices, with the other portion featuring a few glass-enclosed private offices and conference rooms. The remainder of the scope belongs to the warehouse space.

This PHRG job required intense above-ceiling coordination, early submittals and the fast processing of those submittals. The building's deck height was between 23 and 26 feet and for most of the renovation we were dropping ceilings down to 9 feet or 10 feet. There were plenty of items that needed to be installed at deck height, including HVAC units, the duct, the plumbing pipe, the electrical conduit, sprinklers and more.

The project scope included several unique features, including multiple high-end wall coverings. The game room included a custom designed PHRG motivation wall as well a unique rock inspired wall covering on the opposite wall alongside video games, a pool table, and a ping pong table. The dining and break area included a black wallcovers with semi-gloss patterns that are visible when the light hits it in a certain way.

One task that required heavy coordination with the Met Center and the airport involved the installation of up to 20 HVAC rooftop units. Our team was required to coordinate and notify the airport about our crane use, providing the coordinates of our location. The airport also requires that the crane be flagged on top to serve as a visual for pilots.

This gorgeous office/warehouse finish out was delivered on time and within budget. The finished product is visually arresting and highly user friendly, with plenty of wide open spaces. The client was very pleased with our team and the final result.

Support from the following Subcontractors/Suppliers in attendance tonight:

Hull Supply Co., Inc.

2018 Outstanding Construction Awards

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

General Contractor: Rogers-O'Brien Construction Company

Project: Flex Renovations & Dock Expansion

Design Firm: Arcadis U.S., Inc. (Dock Expansion) & AECOM (Renovations)

The Flex campus in Austin is a 24/7 occupied manufacturing facility with over 2,000 employees and multiple in-house customers. This 50-year old facility contained antiquated equipment and infrastructure when RO arrived on-site. Other obstacles within this live facility include constant pedestrian and automotive traffic, several sensitive individual operating laboratory and manufacturing environments, restricted work due to noise limitations, limited access to various areas of the campus, and always of utmost concern, public safety. In order to accomplish the work efficiently, it was imperative that we break it into smaller sections and phases, due to the complexity of the scope.

Originally built in the 1960's, the Flex campus is an old building, built using outdated construction practices. Throughout the years, many infrastructure projects were performed internally. Due to the modifications having been completed internally, the work did not appear on the original as-builts. This led to many obstacles, as it was hard to establish a design with the abundance of unknowns in the infrastructure.

The highly-secure Flex manufacturing campus consists of approximately one million square feet of space, which led to complex logistical challenges. Before RO, Flex had not worked with a contractor that planned logistics in advance. Prior to that start of construction, RO provided a logistics plan, and we were able to plan ahead and work around the various challenges.

Security and accessibility was another logistical challenge. It was imperative that RO and Flex communicate constantly throughout the project's duration to ensure that safety was maintained without interrupting the construction schedule.

The schedule was fast paced and aggressive. This project was broken up into multiple phases and the work was scheduled around manufacturing and management of the facility. It was imperative that the schedule remain fluid and was adaptive as work progressed. Through close communication with Flex and our trade partners, we collaboratively overcame many schedule challenges and met the client's needs without delay.

Support from the following Subcontractors/Suppliers in attendance tonight:

B Wise Environmental Consulting, Inc.
CHM Weatherguard, LP
Clean Scapes, LP
Flooring Solutions, Inc.
Hull Supply Co., Inc.
Koetter Fire Protection of Austin, L.L.C.

2018 Outstanding Construction Awards

Category: Interior Finish-Out 2 ($500 K - $2 Million)
General Contractor: Sabre Commercial, Inc.
Project: Vida Capital and Ovation Partners
Design Firm: STG Design

This project involved the first-generation finish out of the fourteenth floor of the Shoal Creek Walk building in downtown Austin. It involved renovating the offices of two sister companies that made decisions separately. STG designed two completely different luxury lobby spaces and office designs, along with a common elevator lobby and corridor.

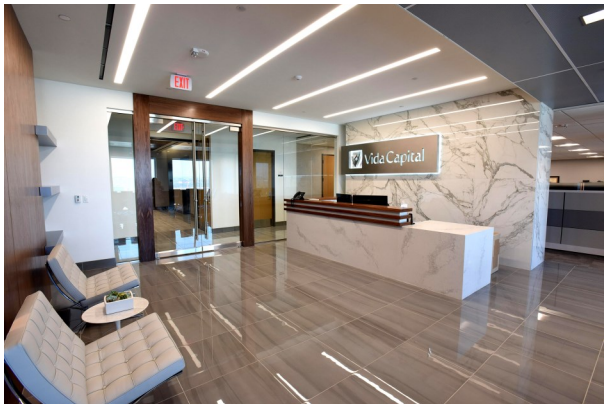
Each office has its own unique high-end finishes, lighting packages, and design elements throughout. Each features its own distinctive reception area, break room and conference room along with a mixture of executive style individual offices and open office space. The Class A Shoal Creek Wall office building has an AEGB 2-Star sustainability rating.

The biggest difficulty our team faced was completing this project in a building that was not yet finished. The entire Shoal Creek Walk Building was still under construction when we arrived on site. Work continued on the building shell while we started the luxury tenant finish out on the 14th floor. And because the building was still under construction, working elevators were scarce.

Many of our materials had to be literally cut down due to limited space in the elevators and stairwell. All of the studs, for example, had to be cut down to fit in the elevator, but first the team had to get the engineer's permission to use the shorter studs and get approval of their suggested splicing technique. There was also a light that was part of the Vida reception design that had to be cut in half, since it was 4 inches too long for the elevator, and it wouldn't fit in the stairwell either. The subcontractors carried it up the stairwell in separate pieces to the 14th floor where it was reassembled.

Both of these luxury office designs are stylish and welcoming. The Vida reception area features a stunning white marble accent wall and reception desk, backlit signage within the marble, and gleaming tile floors The Ovation lobby sports warm dark wood accents and paneling with drop lighting on one side of the desk.

Although it was certainly an uphill climb, the Sabre team completed these two beautiful office finish outs on time (owner sanctioned extension) and within budget.



Support from the following Subcontractors/Suppliers in attendance tonight:

LaForce, Inc.

2018 Outstanding Construction Awards

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

General Contractor: McCarthy Building Companies, Inc.

Project: Texas Children's Hospital Austin MoPac Specialty Care Clinic

Design Firm: Page/

This project required a $4.6 million major renovation build-out of approximately 28,000 sf on levels 2 and 3 in an existing occupied 4 story building. This project consisted of public areas (large waiting area with sub-waits), clinical areas (plastic surgery/urology, cardiology, allergy/immunology, pulmonary, gastro, diabetes/endocrine, neurology, and x-ray), ophthalmology suite, and admin suite. Admin suite includes a large conference room, small conference room, and break area.

This is one of Texas Children's first expansion projects into the Austin area. Because of the Owner's eagerness to get into the market, timeline for design, construction and occupancy were all compressed. Some of the design such as radiology infrastructure and ophthalmology were still be completed during construction. This made it very challenging for us to maintain productivity as we had to work around those areas but still complete within the construction timeline. The project consisted of multiple specialty long lead items shipping from overseas. It was extremely important that these were identified and released within the first few weeks of construction in order to have them installed prior to our original projection completion.

The project was located inside of an existing occupied building. The first floor was occupied by a bank with executive conference rooms, offices and other meeting spaces. Noisy work and deliveries occurred during after-hours. The existing building had very expensive finishes that had to be protected as we made deliveries during the evenings or early mornings. The protection had to be removed and the space cleaned prior to the next business day.

Since the Grand Opening of the clinic was established prior to the design being complete, there wasn't enough time to go through the normal permitting process. Through extensive research and multiple meetings early on, we were able to successfully compile all necessary documentation to take advantage of the new expedited review process at the City of Austin. We received a permit within one week of submission. The project then had a little over 4 months to procure material, complete construction, and obtain occupancy permits. Although the schedule was compressed, the quality was never in jeopardy, the project was completed with minimal punch list items, which were corrected prior to go-live.

Support from the following Subcontractors/Suppliers in attendance tonight:

Allied Electric Services, Inc.
Allied Fire Protection

2018 Outstanding Construction Awards

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

General Contractor: Bartlett Cocke General Contractors

Project: Georgetown ISD Administration & Hammerlun Center for Leadership & Learning

Design Firm: Huckabee

The new Georgetown ISD Administration Facility project involved the coordinated renovation of three existing buildings on a 9-acre campus. One of the existing buildings dates to the 1920's. Several of the elements to be added into the building required analysis of the existing structure, since the main building was constructed of cast-in-place concrete with hollow clay masonry units used as form work and in-fill. One specific example of this coordinated review was the installation of an operable partition under an existing concrete deck whose joists were formed with these hollow clay masonry units. Once demo was completed, the exact size of the existing structural columns also affected finished pilaster and wall interactions.

The new facility sought to preserve numerous architectural elements of the existing historic building. These elements included existing long leaf pine floors, existing concrete building columns, exposed clay masonry elements, visible mechanical piping and related systems, clay roof tile accents, cast stone elements, and operable windows. In addition to these historic architectural elements, many modern elements were also incorporated including multiple styles of operable glass partitions, the wood slat ceiling system, acoustical cloud elements, Raco sliding glass doors in storefront assemblies with simplistic door pull assemblies, large format floor and wall tiles, complicated ceramic wall tiles in wet wall areas, large center pivot doors for appearance and function, and LED lighting systems. These existing and modern elements were seamlessly merged together by the architect and have created a very sophisticated environment for our client.

This complex demolition and renovation project required extensive planning, teamwork and creativity. Our coordinated efforts with the GISD, the Architect, the City of Georgetown and related offices allowed us to finish on time. Due to the numerous existing elements that presented themselves during construction, it was paramount that all stakeholders maintained fluid lines of communication so that alternative scheduling considerations could be planned for and executed promptly. Ultimately, Bartlett Cocke General Contractors was able to maintain the completion date of November 30th.

Support from the following Subcontractors/Suppliers in attendance tonight:

Anchor-Ventana Glass
Chasco Constructors
CHM Weatherguard, LP
Flooring Solutions, Inc.
Lasco Acoustics & Drywall, Inc.
Lighthouse Electrical Contractors, LP
Lochridge Priest
Texas Bomanite of Austin

2018 Outstanding Construction Awards

Category: Historic Renovations

General Contractor: Rizzo Construction, Inc.

Project: St. Austin's Catholic Church Exterior Renovation and Lobby Addition

Design Firm: Sixthriver Architects

In 2013 St. Austin's Catholic Parish commissioned a team of professional consultants to perform a façade assessment of the Church, Rectory and Bell Tower buildings. With the results of the report indicating poor appearance of the exterior and falling pieces of stone, the Church engaged the services of Sixthriver Architects and Rizzo Construction to work with the Church to produce a plan that would address the public safety issue and improve the exterior appearance. Also, on the list of improvements was the desire to create a child watch area so parishioners could drop off younger children in a secure area to be watched during mass and other special celebrations.

There was nothing simple about this project. The front of the project faces Guadalupe Street and the UT campus is right across the street. There is a 25' wide public sidewalk before you get to a protected bike lane and then you are on Guadalupe Street. To the rear of the project is an alley. This didn't allow for any laydown yard onsite. The Church has a very busy schedule with a morning and evening mass every day during the week, weddings at least one weekend a month, un-planned funerals and major religious holiday celebrations. In addition, the school uses the church regularly for practice in preparation of special events and it contains a couple of classrooms. Another building on the campus, directly to the north of the Rectory, is the Church office with a handful of full-time employees.

Public safety was the number one concern for Rizzo Construction. Not just the public walking on Guadalupe, but also all the Parishioners, Students and Staff that use the buildings daily. The sidewalk along Guadalupe is very busy with pedestrians moving about as well as there is a bus stop. The City of Austin would not allow a full shut down of the sidewalk, so we had to maintain a minimum 5' protected walkway at all times.

When the project started RCI anticipated that construction would take just over a year. In the end it took 21 months. No one fully understood how busy the Church was and what an impact it had on production prior to starting construction. The Church and Architect were sympathetic to the additional time as we met as a team every two weeks onsite to review progress and discuss the challenges for the next two weeks. All reports from the Church is that the Parishioners and building committee are extremely happy.

Support from the following Subcontractors/Suppliers in attendance tonight:

Hull Supply Co., Inc.
Port Enterprises, Ltd.

2018 Outstanding Construction Awards

Category: Residential Multi-Family
General Contractor: JE Dunn Construction
Project: Skyloft
Design Firm: STG Design

Skyloft is a 426,592 SF, 18-story, 212-unit luxury student apartment building located in the West Campus area of Downtown Austin. This was a Design-Build project. It consists of post tension concrete flat slab framing, with 3.5 levels of concrete framed, below-grade parking. Amenities include a rooftop pool, fitness center, study lounges and media room. JE Dunn was the design-builder of Skyloft and successfully managed multiple challenges that could have impacted budget and schedule.

Needless to say, the West Campus area has heavy foot and vehicle traffic and is one of the busiest areas for construction in Austin. Throughout the project's life, JE Dunn was building next to five other construction sites within blocks of Skyloft. Because of our proximity to other residential housing and commercial housing, we kept an open communication and good relationship with surrounding neighbors, taking time to hear their issues and concerns.

Depth of excavation ranged from 35 to 47 feet, with a total cubic yardage of 35,000. Buda limestone was a challenge for the team, along with ground water that was encountered early during site work. We faced constrictions that required early coordination with Stakeholders and City of Austin. For utilities, we encountered undocumented utilities in the right-of-way. We also had to work and coordinate with other general contractors and civil engineers for neighboring projects that were under design and/or construction.

Austin is saturated with construction, and the skilled labor market is stressed. To make sure that trade partners were coming on to the project with work ready to start and using time and people in the most efficient way possible, the Project Team introduced pull planning. This is a technique that is used as part of the Last Planner® System to develop a coordinated plan for all phases of the project. Pull planning sessions were held 2-4 weeks before planned activities. Sessions involved trade partners' personnel that were actually performing the work. Together and with JE Dunn, they created a plan not only effective for themselves, but also for all trade partners.

JE Dunn has excelled in the Austin multi-family residential market, especially with regard to student housing. We have completed six student housing projects on The University of Texas West Campus that were within budget and on schedule. Skyloft not only was turned over to the owner a month early, but it also provide savings to the owner.

Support from the following Subcontractors/Suppliers in attendance tonight:

461 Eco-Clean
Chamberlin Roofing & Waterproofing
Clean Scapes, LP
Comfort Systems USA - Mtech
DCO Commercial Floors
Environmental Allies, Inc.
LaForce, Inc.;
Smart Corporation, Inc.

2018 Outstanding Construction Awards

Category: Specialty Construction
General Contractor: Jay-Reese Contractors, Inc.
Project: Trail Bridge at Congress Avenue
Design Firm: Freese and Nichols

This project required construction of improvements to the Ann and Roy Butler Hike and Bike Trail along the north shore of Lady Bird Lake as the trail passes under the Ann Richards Congress Avenue Bridge in Austin. Construction includes a new hike and bike bridge, including four drilled shaft piers in Lady Bird Lake, precast concrete deck panels, galvanized steel structural framing, galvanized steel bridge railing, concrete bridge abutments, lighting, minor reconstruction of on-land trail for bridge approaches, landscaping, and removal of the existing two trail bridges.

This project faced many obstacles from design, access, safety and construction. First and foremost, access to the project was solely from the water. All job materials, equipment and labor forces had to be delivered via boat or barge on a daily basis. Drilling and placing piers was done from barges and in tough locations on water underneath the existing Congress Avenue Bridge.

In addition to maintaining an active pedestrian and bike trail there was also a large bat colony living directly above the work zone. Working under the scrutiny of the Austin Bat Refuge, proper care had to be taken in order to maintain the bat habitat using a special bat exclusion plan which had its challenges as well.

The Trail Bridge at Congress Avenue was a long-awaited project for the users of the trail. The new trail bridge provides a much safer path day and night. The widened path leaves more room for bikers and pedestrians. This location enables everyone to enjoy the natural scenery and wildlife with the beautiful backdrop of downtown Austin, Texas. Included in this project is a bat viewing area which allows access from underneath the Congress Avenue Bridge.

The idea and design of this project was in the work for many years. The actual construction time took only 5 months when it was scheduled for 8 months to a year. Jay-Reese used only 7 days of a 30-day trail shutdown to complete the trail connection to the new bridge work which accelerated the schedule greatly.

2018 Outstanding Construction Awards

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

Specialty Contractor: Allied Electric Services, Inc.

Project: Round Rock Public Safety Training Center

Design Firm: Brinkley Sargent Wiginton Architects

Allied Electric Services, Inc. (AES) provided electrical services for the Round Rock Public Safety Training Center project as a sub-contractor to Chasco Constructors.

The Round Rock Public Safety Training Center consists of a 65,000 square foot main building, with thirteen Police and Fire Training buildings, situated on 77 acres of land in Round Rock, Texas. This was a complete "ground-up" project and AES provided all infrastructure raceway systems for temporary power, permanent power, communications, site lighting, and security for the entire project. The project receives its power from two separate utility transformers through a series of utility manholes.

Each of the 14 buildings required a finish-out ranging from surface-mounted raceways for utilization devices and lighting to complete office spaces, training rooms, and an indoor firing range. It is estimated the total installation required over 87,000 linear feet of raceways and over 314,000 linear feet of cable and wire.

Elevation changes and architectural features throughout the main building proved to be challenging. To conceal as much conduit as possible, the conduit systems were installed below grade and within tiltwall and CMU vertical walls. The trenching and excavation process took place in areas that can be considered "solid rock".

The project was designed with BIM Technology to avoid trade clashing. This required weekly BIM coordination meetings amongst all trade contractors prior to the building going vertical. AES was also contracted with the Fire Simulation Contractor to install all control cabling and terminations necessary for all of the fire simulation equipment. Some of this work was installed in areas subject to the heat associated with the fire including a mock up residential kitchen, a vehicle and a partially collapsed building.

All aspects of this 15-month project ran concurrently, requiring detailed manpower and material management. A dedicated team of technicians and managers completed the project on time and within budget.

2018 Outstanding Construction Awards

Category: Interiors

Specialty Contractor: Lasco Acoustics & Drywall, Inc.

Project: Georgetown ISD Central Administration & Williams Center for Professional Development

Design Firm: Huckabee

The Georgetown ISD Central Administration and Williams Center for Professional Development was a renovation of the existing Williams Elementary School which includes 3 existing buildings which total 52,250 sf. Exterior work was limited, but the interior was very extensive renovation. The original building on this site was built in 1923 as GISD's high school, before becoming a junior high, and the Williams Elementary campus. Construction for this project began in January 2018 with a substantial completion of December 2018.

The project was challenging because the new design included preserving parts of the original historic structure while also removing most of the scope that was added for the previous use as Williams Elementary School. The new space is designed to be open and flexible with exposed ceilings, movable walls and adaptable furniture. Our basic scope of work included standard metal stud framing drywall and insulation.

The sensitive nature of the existing building plus the extensive installation off specialty products required a very talented crew to ensure a successful finished product. The project also included substantial changes which occurred after the project was underway. Some of these changes were the results of unforeseen issue within a normal renovation while others were customization selected by the owner. Overall, the careful coordination between the architect, construction manager, and the subcontractors on the project provided a beautiful finished product that will be in place for many generations to appreciate and enjoy.

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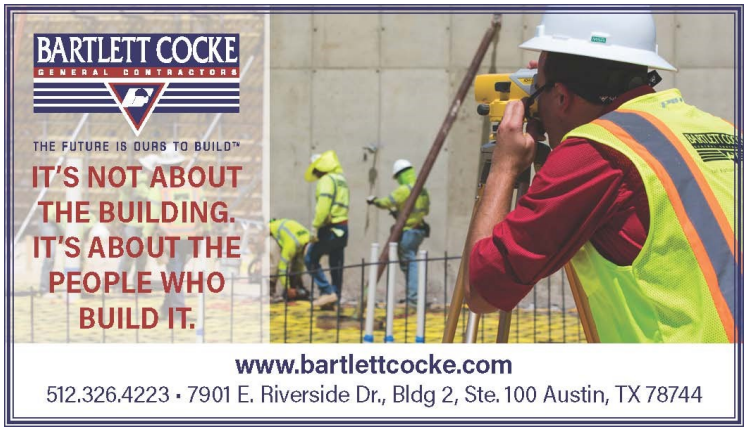

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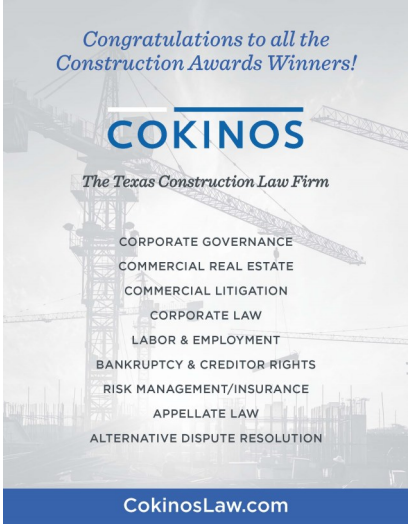

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Upcoming AGC Events:

- AGC Legislative Day - February 26, 2019
- Crawfish Boil Networking Event - April 17, 2019 @ Zilker Clubhouse
- Spring Golf Tournament - May 20, 2019 at The Hills of Lakeway
- Texas Building Branch Convention - June 5th - 8th, 2019 Jackson Hole, WY
- TopGolf Networking Event - Date TBD
- Annual Fish Fry - October: Date TBD

Notes:

Austin Chapter of the Associated General Contractors

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