



**AGC**

**AUSTIN CHAPTER**

THE CONSTRUCTION ASSOCIATION

**Outstanding  
Construction Awards &  
Installation of Officers Banquet**

Friday, February 07, 2020

AT&T Executive Education and Conference Center

# Program

---

- ◆ Welcome
- ◆ Dinner
- ◆ Opening Comments
- ◆ Special Recognition
- ◆ Installation of Officers
- ◆ 2019 Outstanding Construction Awards

# 2020 Executive Officers

---

Chairman

Alan Codina

Rogers-O'Brien Construction  
Company

Vice-Chairman

Chris Szeliga

JE Dunn Construction Company

Secretary/Treasurer

Ryan Shipley

Hill & Wilkinson General  
Contractors

Past Chairman

Ryan Therrell

The Beck Group

# State & National Directors

---

AGC of America  
Board of Governors

Kenton Heinze

Braun & Butler Construction, Inc.

State Director

Jack Archer

Austin Commercial

Alternate State Director

Ryan Therrell

The Beck Group

# 2019 Outstanding Construction Awards

---

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

**General Contractor: Hill & Wilkinson General Contractors**

**Project: St. Edward's University Main Building**

**Design Firm: Burton Balridge Architects**

The St. Edwards University Main Building, the original campus building built in the 1880's, underwent an extensive interior facelift on all four levels of the building, primarily focused on the first floor. Throughout its history, it has weathered a major fire event and a tornado in the 1920's. While both these events caused severe damage, the original structure still stands and is an integral part of the campus.

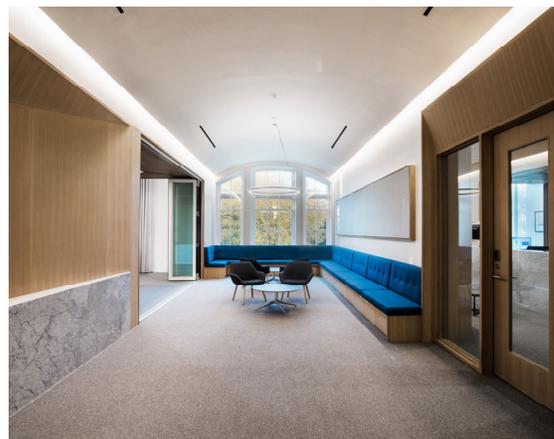
Being a fully occupied building, housing the bulk of the administrative staff on campus, it was imperative that the team was mindful of the staff's daily responsibilities and scheduled around them accordingly.

With most historic buildings, consultants and committees drive the direction of design and materials. This project had many natural red oak finishes that carried all the way from the millwork to interior storefront frames to cloud ceilings. This was paired with white marble and solid surface counters that all blended seamlessly into the millwork. In keeping with the historical requirements, the team installed period correct tile floors on the first-floor corridors and refinished all the plaster walls. The plaster walls were then accented with venetian plaster to highlight the welcome center using old world techniques.

Highlighting the history of this building was the cornerstone of the project. Walking into a 130-year-old building should feel timeless and Hill & Wilkinson believes that this feeling was achieved with the help of the historical committee and the design team. This was done through simple upgrades like changing the color of the LED bulbs in the corridor to make it have a warmer feel, all the way to stripping down the welcome center and giving it a completely new layout and facelift. By making these necessary upgrades to the building, the team created an inviting and impressive workspace for their staff, as well as a showpiece for prospective students and parents alike.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Anchor-Ventana Glass  
Dovetail Custom Wood & Metal  
Flooring Solutions, Inc.  
LaForce, Inc.  
The Demo Company



# 2019 Outstanding Construction Awards

---

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

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

**Project: UMHB Soccer Tennis Field House**

**Design Firm: Populous**

The University of Mary Hardin-Baylor decided their national champion soccer and tennis teams needed new athletic facilities. The Fieldhouse consists of a 11,000 square foot athletic support building for both the men's and women's soccer and tennis teams. The building is centrally located between the college tennis courts and soccer fields. It provides locker rooms, restrooms, laundry room, offices, conference and educational room, sports medicine rooms, public family restrooms, and officials locker rooms.

The project cost was higher than the allocated funds. Braun & Butler worked with the college facilities construction department to evaluating numerous value engineering items. Design changes were made to the HVAC system to help reduce cost. These mechanical design changes also helped reduce construction time. In addition, epoxy flooring was chosen for 90% of the building, providing a durable and lasting finish; all window coverings were removed, allowing natural lighting in the building.

The ground-breaking and start of construction were during the fall soccer season. The project site encroaches on the soccer game and practice fields. Student traffic and presence were continual. However, careful coordination, outstanding construction staff flexibility, and constant communication with coaching staff allowed for construction to continue safely and smoothly.

The project completion date was set for August 22, 2018. This was the first day of fall semester for students on campus. During construction, the college maintained a fundraising campaign. As additional funding was received, additional items of work were added and these were incorporated into the project during spring and early summer. Yet, the original completion date didn't change. The construction pace remained steady and constant throughout. With all finishes and final items coming together successfully, Substantial Completion and building turnover occurred 2 days earlier than projected.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Anchor-Ventana Glass  
LaForce, Inc.



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Emerson Construction Company, Inc.**

**Project: Arkansas Bend Park Construction**

**Design Firm: Stantec**

The project consisted of major upgrades to the existing Arkansas Bend Park, which lies along the shores of Lake Travis near the community of Lago Vista. It included constructing several new buildings and recreational facilities to enhance the Parks' appeal, along with the infrastructure to support both staff and Park guests.

The new buildings included a park entry building, a maintenance building and equipment shed, several restrooms/shower facilities and several shade structures. New recreational aspects included over a mile of hiking trails with picnic and limestone seating areas, eighteen RV campsites with water and electrical hookups, a playground, and re-establishing vegetation utilizing selective native grasses, tree and flower species.

Infrastructure included security fencing, cedar log fencing (utilizing cedar from clearing operations), new and refurbished roads and parking lots, extending the existing and adding a new boat ramp, a boat dock and access ramp with ADA accessibility, a domestic water supply system with a deep water well, a 24,000-gallon corrugated steel water tank for fire dept use, a sewage collection system complete with four sewage lift stations and two onsite sewage processing facilities, and six water quality basins to contain storm water runoff.

Challenges included refining the locations of improvements and installing in a safe manner to protect existing heritage trees and minimize disturbance throughout the Park property. Also the somewhat isolated location required creative solutions to provide construction support such as obtaining water, sewage and disposal services as well as concrete materials, stone, topsoil and soil amendments.

The end result is a beautiful, enjoyable park for the community. We are very proud of the many features and how well the design and construction complimented the existing terrain. The improvements and design features compliment the natural elements of the Park property.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Choate USA  
Diamond F Electric Contracting  
Panel Specialists, Inc.



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Austin Commercial, LP**

**Project: ARRIVE East Austin**

**Design Firm: Baldrige Architects**

The Arrive Hotel is a boutique hotel in the trendy East 6th Street district of Austin. The 58,600 square foot hotel features 83 rooms, underground parking, and repurposes a 100-year old warehouse to create Lefty's Brick Bar.

The construction of the hotel required managing several unique challenges caused by location, site conditions, arrangement of the structure, and installation techniques required. A single-level structure on the northwest corner of the project site was constructed with a double-wythe masonry approach in the early 20th century. Retaining the structure was not required by preservation authority, but Arrive Hotels wanted to incorporate this into the project to preserve the original spirit of the neighborhood.

Providing and protecting access to the site required many of the measures that are commonly encountered on projects in the urban core of the city. The site location on a busy corner required the project to rent and protect Right of Way for both sidewalk and drive lanes during construction. Concurrent construction of an office building to the west also required care to avoid an excavation by others at the property line.

Rather than a sandy-clay mix anticipated based on design analysis, initial excavation for piers uncovered actual conditions with a much higher sand volume than expected. Majority of piers had to be constructed with a slurry approach, which was more difficult given the limited site area available. This substantially increased the duration needed to complete foundation work, which the team had to overcome by working to complete the above-grade structure more quickly than initially planned.

While the schedule was certainly a challenge through completion of the project, critical sequence adjustments and constant push by the Austin Commercial to complete exterior skin and create the completed interior spaces ultimately resulted in a finished building within a very challenging overall duration.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Dovetail Custom Wood & Metal  
FL Crane & Sons, Inc.  
Flooring Solutions, Inc.  
LaForce, Inc.  
ModernCrete Concrete Design  
Vision Enclosure Walls



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Hensel Phelps**

**Project: Austin-Bergstrom International Airport Terminal/Apron  
Expansion and Improvements**

**Design Firm: Gensler**

Austin-Bergstrom International Airport (ABIA) Terminal/Apron Expansion and Improvements project was a multi-year, multi-phased project consisting of a new Stormwater and Deicing Collection Facility, 40 acres of new apron paving for approach and taxi lane improvements, a new east terminal expansion offering 11 new passenger boarding gates, and many upgrades throughout the existing terminal. The \$295M expansion balances the terminal and provides much needed space for the increasing number of passengers traveling through this airport. The completed expansion accommodates approximately 4 million additional passengers per year for a total of 15 million passengers annually — an increase of 36%.

The design of the terminal expansion was a modern take on a Texas Dancehall. On the concourse level, the terminal expansion offers passengers a 50-foot wide concourse with higher ceilings to allow for more circulation and to bring in natural light. The apron expansion was required to provide needed taxi lane dimensions for the terminal expansion as well as to accommodate additional RON (remain overnight) aircraft parking. The apron expansion project also included the design and construction of GSE storage facilities to accommodate airline/ground service providers' equipment storage.

The Austin-Bergstrom International Airport (ABIA) Terminal/Apron Expansion and Improvements project was completed over several years in multiple phases and was completed in an 100% operational airport. Working as a team and keeping the airport's best interests in mind when making decisions was a common theme throughout this project. One of the biggest challenges to the project was the immense amount of communication with airport operations that is required for construction coordination in an active airfield.

The project team was able to open the new Terminal Expansion one month prior to the required contractual completion date, allowing the airport to operate one month prior to the beginning of Spring Break and the multitude of visitors brought in by SXSW.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Chamberlin Roofing & Waterproofing, Ltd.  
Expans Electrical dba Strong Electric  
Ford AV  
Hull Supply Co., Inc.  
ISEC Incorporated  
Lasco Acoustics & Drywall, Inc.  
Mila Sketch  
NOW Specialties, Inc.  
Rosendin Electric  
Terracon Consultants



# 2019 Outstanding Construction Awards

---

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

**General Contractor: The Beck Group**

**Project: 2010 East 6th Street**

**Design Firm: The Beck Group**

The 2010 East 6th Street project is a new development of a 115,000 SF office building. Designed and built by Beck, it features three levels of office space and four levels of garage parking. Located in the heart of East Austin, the property is within walking distance of coffee shops, urban markets, restaurants and bars.

The most challenging element of 2010 E. 6th was constructing on a “landlocked” jobsite with very close proximity to neighboring properties. This led our team to need to find solutions for minimal roadway closures, negligible material lay down area, and on-time scheduled deliveries so as not to disturb the neighbors. While erecting the structure, our concrete pours had to be within the City of Austin working hours, which thereby dictated that each concrete pour could not start until 7:00 am. The Beck Team rose to the occasion with precise logistical planning on a day-to-day basis which ultimately led to a successful project completion.

Also, 2010 East 6th street was constructed on a site with extremely sandy soils. The pier sizes and depths were substantial, requiring a considerable amount of drilling during Austin’s wettest months. As the building rose out of the ground, the majority of the architectural concrete was hand formed with premium lumber to provide an exceptional finish. This included the exposed slab ceiling in the lobby as well as the exposed slab edges around the south and west sides of the building.

The building features bold, contemporary design with high-quality materials, floor-to-ceiling windows and exterior decks with excellent views to downtown Austin. The project caters to the East Austin aesthetic with industrial materials and exposed slab edges while still maintaining a contemporary feel. The dark bronze ACM band around the building provides a strong contrast against the bright white EIFS panels and the reflective glass creates movement within the façade by mirroring the clouds in the sky.

Despite the many challenges, the Beck team received their TCO nearly three weeks ahead of their scheduled Substantial Completion date, resulting in more time for the tenant finish-out general contractor to complete their scope of work for the owner.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

FL Crane & Sons, Inc.  
Flooring Solutions, Inc.  
LaForce, Inc.



# 2019 Outstanding Construction Awards

---

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

**General Contractor: The Beck Group**

**Project: Omni Barton Creek Resort and Spa Additions and Renovations**

**Design Firm: The Beck Group**

Beck orchestrated the transformation of the iconic Omni Barton Creek Resort & Spa in west Austin, the gateway to the Texas hill country. The comprehensive repositioning of the project addressed the core organization of the resort and visitor experience, including visitor arrival and circulation, amenity areas including the resort and members' pool, the tennis center, and access to the Ben Crenshaw and Tom Fazio designed golf courses.

One of the main difficulties this project presented itself with was its large site and portions of project being sprawled throughout the 18.5 acres. Because of the requests to have portions of the facilities finished at specific times we often found ourselves performing similar activities at opposite ends of the property, which resulted in spreading and increasing our work force across the property. Crew sizes increased to our trade partners, which resulted in a labor issues. This was overcome by strategic planning, prioritizing, and collaboration between Beck and each trade partner.

Another obstacle we had to overcome was the age and the lack of information of the existing facility. The first buildings were completed in 1985, with renovations following in 1986, 1987, 1991, 1998, and most recently in 1999. Existing documents were scarce and often incomplete leading us to multiple unforeseen during construction.

With the ever changing landscape of technology, we were able to use imagery produced from drones to assist with our pre-pour concrete slab inspections. We did this by taking images produced from the drones and overlaying them on shop drawings that were produced by through our extensive BIM coordination process.

Toward the beginning of construction the owner made the decision to close entire hotel to give Beck complete access to the property. This move came with an accelerated grand reopening date that Beck had to meet. The project spanned over four years, but was ultimately completed on time thanks to the collaboration and efforts of our design, construction, and owner teams.

Support from the following Subcontractors/Suppliers in attendance tonight:

Allegheny Millwork  
Chamberlin Roofing & Waterproofing, Ltd.  
Clean Scapes, LP  
Commercial Flooring Systems  
Dovetail Custom Wood & Metal  
Hull Supply Co., Inc.  
The Stowell Company  
Vision Enclosure Walls



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Hill & Wilkinson General Contractors**

**Project: St. Edward's University RCC Expansion**

**Design Firm: Specht**

The St. Edward's Recreation and Athletic Center (RCC) is a 12,000 sf expansion to their existing athletic facility. This expansion provides the students with a new weight room, restrooms and showers, dance studio, renovated office and meeting spaces.

Before going vertical with the new building, extensive underground utility work took place under what is now the new slab for the expansion. The current chilled water and boiler plant that feeds the entire campus is adjacent to the building. There were multiple lines running from that building that had to be demolished, relocated, or added before starting construction.

Other issues that were taken into consideration were the size of the site and location. The project was surrounded on three sides of the site with campus streets; therefore, the team was limited on site laydown area and coordination of deliveries. Ultimately this process was executed through detailed scheduling and working at odd hours to take deliveries and unload material in an effort to limit the amount of time streets were temporarily closed. All of this was done with student safety established as a priority and maintaining the necessary boundaries.

The exterior of the building kept in line with other new buildings on campus by installing a similar brick. These bricks were unique in nature because they were all handmade and no two were exactly the same. Getting these approved early in the construction process ensured the project would not be affected by the long lead time associated with the brick down the road.

The schedule for completion was phased by scope of work, starting with the underground utilities which was required to be completed in the first two months of the project. This was met by working through weekends and holidays. Once that phase of work was completed, the team worked off an accelerated schedule to ensure the new expansion would be operational by the 2019 holiday break. With these tight schedules and hard deadlines, the team was able to provide the campus with a complete project ahead of schedule and under budget.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

4MC Enterprises, LLC  
Anchor-Ventana Glass  
Chamberlin Roofing & Waterproofing, Ltd.  
Flooring Solutions, Inc.  
LaForce, Inc.  
Lakeway Ironworks  
The Demo Company



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Bartlett Cocke General Contractors**

**Project: Rodriguez Elementary School**

**Design Firm: Perkins + Will**

The 93,735 SF Rodriguez Elementary School was built to alleviate overcrowding and sustain the San Marco school district's growth projections. The Design Team was presented with a site with a severe north/south slope which was overcome by developing a split-level building configuration. The split-level design created its own set of challenges with sequencing of the schedule, access to and around the building, and the engineered retaining wall necessary at the building stepdown.

School construction revolves around immovable dates tied to building mobilization and the first day of school. Extensive coordination meetings were held with consultation with subcontractors to develop a comprehensive and durable schedule that met the Owners aggressive schedule requirements.

Working in a greenfield site with limited access, we had constraints that were predetermined and set by the developer. The paved access to the site was limited and at times was shut down by the developer for work and inspections. During shut down times, we had to redirect access to our site which included the use of heavy equipment to cut and maintain access during weather events.

The design of Rodriguez Elementary, from the entry, the use of glazing, and configuration of the classrooms creates an open and welcoming environment for learning. The "H" configuration of the floorplan allows for ample daylighting and uses a stepped plan that responds to the sloped site. The split-level nature provides opportunities for dynamic interior volumes in a way that did not stress the project budget.

From the 56 weather days to the limited site access, we overcame multiple obstacles and were able to deliver a building to the district in time for teachers to move-in and meeting our contractual project completion date. Our efforts to ease the compressed building turnover process for building mobilization/move-in by the owner was achieved by working closely with the district and the San Marcos Fire Department and building officials to accommodate the district's request to deliver, assemble, and stage in the classrooms prior to teachers arriving.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Anchor-Ventana Glass  
CHM Weatherguard, LLC  
Flooring Solutions, Inc.  
Stevens Industries, Inc.



# 2019 Outstanding Construction Awards

---

**Category: Education 3 (Over \$30 Million)**

**General Contractor: Bartlett Cocke General Contractors**

**Project: Moe & Gene Johnson High School**

**Design Firm: Stantec**

Johnson High School is a 3-story, 413,875 SF school, including varsity stadium with synthetic turf, baseball/softball complex with concessions, soccer field, and 10 tennis courts. The heart of the high school design is learning on display. Career tech spaces are organized along the school's main corridor to support visibility and underscore importance. Furthermore, flexible corridors and breakout spaces encourage group project work and promote collaboration and engagement.

Johnson High School is located on a site with particularly expansive soils that not only presented engineering challenges for the foundation and paving design but also made site access terrible during rainy periods. In order to overcome site access related problems, we moved the paving sequence forward as well as accelerated the process through the utilization of potassium injection which reduced the amount of soil removal and replacement with base.

Due to the size and complexity of the project we knew that man power would be a huge limitation of the schedule due to manpower pressures currently being experienced in the Central Texas market. To help alleviate risk associated with manpower concerns we bid certain building scopes in three different reduced packages allowing us to use multiple subs for the same trade.

A driving design concept for Johnson High School was to have a level of interior transparency that puts learning on display. Career and Technology oriented areas are located on the ground floor with access from the main interior circulation spine to draw attention to the work being done by students and faculty. Flexible meeting areas in the common circulation spine promote group project work and provide opportunities for cross-disciplinary collaboration.

Despite a 90 day delay in project permitting and 138 documented rain days our team was able to complete the project a full month ahead of our contractual completion date. We attribute our success to extensive planning and scheduling that involved all of our project partners including the Owner and their stakeholders, the design team, and our trade subcontractors. Additional credit is due to our trade packaging strategy and subcontractor communication which insured buy-in across the board.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Anchor-Ventana Glass  
Chamberlin Roofing & Waterproofing, Ltd.  
Sunsational Solutions  
Triad PHC, LLC



# 2019 Outstanding Construction Awards

---

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

**General Contractor: The Beck Group**

**Project: Ascension Seton Neighborhood Hospital - Bastrop**

**Design Firm: HKS Inc.**

The Ascension Seton Neighborhood Hospital (ASNH) is a project located in rural Bastrop, Texas (population 8,802). The Austin/Central Texas area is booming with new construction which makes a project with an hour commute and fewer local resources less attractive to bid competitively. This created the challenge of finding qualified trade partners capable of operating outside of their comfort zone and maintaining an aggressive construction schedule.

ASNH started in August 2018. From the beginning we experienced relentless precipitation resulting in what would be the rainiest fall season in almost 30 years for central Texas. With over three feet of rain from July to December our project quickly incurred 51 weather days. As a result the Bastrop Team and our trade partners developed a construction schedule prescribing six to seven day work weeks the last six months to achieve substantial completion in time.

ASNH is the first hospital to be built in Bastrop. The inspection process was new and challenging for city inspectors who were overwhelmed by the robust growth of the area and tasked with keeping up with the inspections of many projects in their community. ASNH pushed the city to revamp their inspection process and adopt new building codes in order to approve certificate of occupancy.

One of the biggest hurdles faced in construction was the highly sophisticated, robust, and state-of-the-art IT infrastructure requirements from Seton's IT department. The digital capabilities of this hospital are comparable to any new major healthcare facility and allow the ASNH to grow exponentially over the next several decades without the need to drastically revamp digital technology.

As with many hospital projects, ASNH was no exception and had space constraints challenges above ceiling on the hospital floor and the BIM process allowed us to tetris together an intricate system of MEP, fire suppression, and IT components. This process was coordinated in house by Beck's virtual building group, on-site project engineer, and combined efforts of our trade partners working both locally and remotely.

Despite the challenges, the Certificate of Occupancy, project substantial completion and TDSHS final all took place in time for the hospital's first patient date in December 2019.



# 2019 Outstanding Construction Awards

---

**Category: Historic Renovations**

**General Contractor: Hill & Wilkinson General Contractors**

**Project: St. Mary of the Assumption Catholic Church**

**Design Firm: Jackson Galloway Architects**

St. Mary's of the Assumption Catholic Church is a historic renovation in the small community of String Prairie, Texas. Located 22 miles from the next largest town of Bastrop and 50 miles from Austin, this remote community has rallied around the church for over a century, seeing many renovations over the years.

With the help of a historical consultant, church parishioners and historic photography, the Hill & Wilkinson team restored the church to its original state with some modern touches. The existing steeple was removed and a period correct steeple matching the original was constructed onsite. The interior colors of the church now match original paint colors from over a century ago and the choir loft was rebuilt to accommodate additional seating. The Hill & Wilkinson team also removed two scabbed-on vestibules and built a new back-of-house area where the clergy prepares for weekly mass.

The rural location of this project was a red flag to subcontractors. Hill & Wilkinson's team overcame this by using local craftsman to perform the finish work. The team also brought in framing and painting subcontractors from out of town, allowing the team to build relationships with subcontractors who could perform at the highest level for a client who expected no less.

After demoing the old carpet, the team discovered the original wood floors were in good shape and the church decided to keep them. However, the sanctuary was being extended 25 feet and the team was unable to acquire the 100-year-old long leaf pine flooring. The local craftsmen inspected an old, vacant general store in a nearby local town and determined the building was originally constructed at the same time as the church. The wood was salvaged from the general store, milled down and spliced into the existing floor, creating a seamless match across the sanctuary floor.

Hill & Wilkinson has had the opportunity to work on several different churches over the years, new and old, but the result of St. Mary's is truly outstanding. The exterior is simple, with bright white siding and blue trim, keeping in line with the other buildings on the grounds. The interior is full of bright colors on both the walls and ceilings with original hardwood floors and two tone columns down the main aisle. It is easy to see why this church is so near and dear to the parishioners who have spent a lifetime attending it.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Five Star Drywall & Acoustical Systems, LLC



# 2019 Outstanding Construction Awards

---

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

**General Contractor: Veliz Construction**

**Project: Jessie H. Jones Hall Lobby Ceiling Renovation**

**Design Firm: SmithGroup**

The University of Texas at Austin selected Veliz Construction to renovate the public lobby located at the second floor of the Jesse H. Jones Hall. Centrally located at the main UT Campus, near the UT football stadium, Jones Hall is home to the Tarlton Law Library – one of the nation’s largest law libraries.

The offices and library remained occupied during construction. The project took place during the summer break (May 20th to August 23rd), therefore special care had to be taken in rerouting users’ regular transit into the first-floor lobby or towards Townes Hall.

One of the major challenges was to keep a safe and dust-controlled area while the building was occupied since the atrium is a fully open double height area. Also, the specialized design elements that make the project truly unique and drawn in the UT culture and history posed their own unique challenges.

Several long lead time items (custom hard wood doors, light fixtures, ceramic tile, and ceiling tiles) arrived at the jobsite from the manufacturer damaged, not to specification or in non-working condition. In order to provide a usable space by the due date the atrium had to be open to the public, it was necessary to use temporary adapted materials or equipment so the space would have a professional overall look and would function to the required standards.

The UT Jones Hall project was managed and scheduled applying Lean Construction principles such as Constraints Boards, Last Planner Systems, pulls sessions and milestone planning. This methodology helped to achieve better communication between all trades, identify potential issues or delays in a timely manner, and provide solutions to RFI, unforeseen conditions or material lead times without having a severe impact to the schedule.

The project was substantially completed on August 23rd, 2019 in time for the UT Law School tail-gate party and the Staff Welcome BBQ hosted in the lobby where the Dean Ward Farnsworth welcomed members of the Law School faculty and staff to the new semester.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Southwest Electrical Contracting Services



# 2019 Outstanding Construction Awards

---

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

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

**Project: WeWork – SXSW Center**

**Design Firm: PGAL**

As the premier builder of WeWorks across Texas, RO delivered a one-of-a-kind, modern office space in the heart of Austin's Central Business District. The unique office space spans three stories, totaling 52,390 SF in the SXSW Center, with various sized conference rooms, offices and shared spaces. This interior office finish out was executed on the 7th to 9th floors of the 13-story tall SXSW Center building in Downtown Austin. The project was completed in just under 5 months.

The delivery of this project included an extremely condensed construction schedule in an occupied building that also had other construction projects occurring simultaneously. Accomplishing this aggressive timetable while working around the logistical challenges of loud work, limited delivery/elevator resources, and congested downtown traffic for parking and deliveries were just a few of the challenges the RO team overcame daily. The team worked with the existing tenants and the client to communicate the install schedule so that there were no interruptions to daily activity.

RO led the way in creating and updating detailed schedules with trade partner input that entailed multiple shift work to ensure the project was completed on time. This required careful coordination of each trade in every space to ensure the flow was smooth and work was efficient and expedient.

The collaboration on the WeWork SXSW Center project was unique because the project stakeholders (Owner/RO/Architect/Engineers) were all officed out of different locations throughout the United States. Because of the geographical distance, technology platforms were key in allowing our team to collaborate effectively.

During particular scopes or activities updates were made daily to accommodate detailed coordination of activities. Because of the quick turnarounds on this project, RO pushed hard to get delivery dates immediately upon completion of the submittal process so the team could identify any challenges. Creative solutions were provided for those unanticipated challenges caused by overlaps of submittals with delivery dates. The team prioritized submittals based upon need in the field and lead time.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Facility Solutions Group  
GMi  
ModernCrete Concrete Design



# 2019 Outstanding Construction Awards

---

**Category: Specialty Construction**

**General Contractor: JE Dunn Construction**

**Project: Hilton Austin Convention Center Skybridge**

**Design Firm: Gensler**

The Hilton Austin Convention Center Skybridge is a 3,126 square foot, engineering feat that connects the Hilton Austin Hotel and the Austin Convention Center to provide pedestrians with a safe and convenient passageway between the two locations. The bridge spans above 4th Street and the Capital Metro downtown rail line and station. The skybridge aims to improve safety and convenience by eliminating the need for pedestrians to cross this busy street when moving between the two buildings.

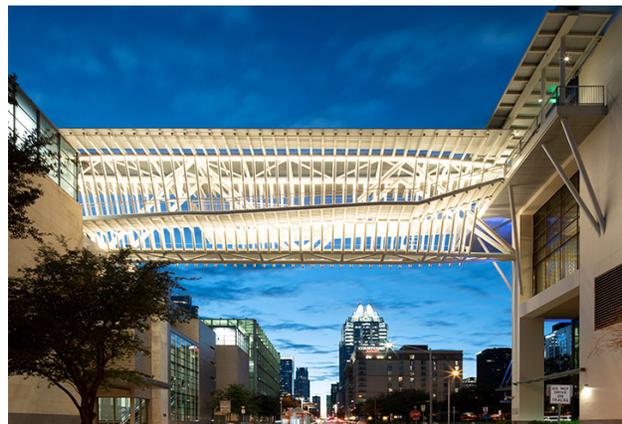
Beyond the bridge itself, the team was also tasked with the connection of the Hilton's new 6th floor terrace to the Hilton's exterior. The team was unsure exactly what the existing conditions were going to reveal once the AAC panels were removed. Unfortunately there were unforeseen problems with structural connections, but the design and construction teams worked seamlessly to develop and implement solutions to keep the project moving.

The Hilton and Convention Center continued busy schedules, hosting guests throughout construction, resulting in numerous "no-work" days. In addition, 4th Street was required to remain open during the process to avoid added expenses, disruption of community life, and interference with public transportation routes. The team had weekly meetings to determine allowable work days each week, and communicated daily to ensure that the structural design team was available to address unforeseen issues as they were uncovered so work days were productive.

Complementing the existing urban fabric and the characteristic Austin skyline, the bridge's open-air concept continues the pedestrian experience by enabling a visual connection to the city. The bridge also serves as a gateway to downtown for train commuters providing a visual "you are now in downtown Austin" moment. The open-air design provides psychological benefits for visitors who exit dark meeting rooms to cross into the Hilton, and are greeted with a moment of fresh air, where they can reconnect with the City, soak in skyline views, and watch the bustling street life 55 feet below them.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

Consort, Inc.  
Facility Solutions Group  
FL Crane & Sons, Inc.  
Terracon Consultants  
Western Specialty Contractors



# 2019 Outstanding Construction Awards

---

**Category: Residential Multi-Family**

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

**Project: Muze Student Living**

**Design Firm: Rhode Partners**

The Muze is an 18-story student living building, re-imagining student living in West Campus. The building includes three levels of below grade parking, and two above, with level 18 including amenity space, totaling 21 stories overall. The outdoor amenity space on the top floor holds an outdoor pool, theatre and kitchen. Inside the building, there are 158 units, totaling 502 beds.

Due to RO being involved early-on, the project was teed up in a way that allowed the project team to know about challenges in advance, which allowed them to plan out how they wanted to handle them. Foreseen, yet extenuating circumstances included a tight site, with little lay down area, and the compact West Campus area with other developments under construction nearby. Extenuating circumstances included material shortages, delayed deliveries forcing re-sequencing and a unique work around involving Chinese tariffs.

The core of the building is a double helix stair, meaning there is one stairwell, with two sets of stairs. It was imperative the structure be poured on time, which was successful due to an innovative “three pour” idea. Breaking the pours into smaller sections allowed the team to combine pours where needed, so that no time was lost. This became known as the “three pour” idea, due to the three pours on the decks.

Applying lessons learned from the University House project, completed just prior to the Muze project awardence, was paramount in the productivity and timely completion of this project. Small details were recalled that ultimately made a huge difference. Speaking to the effectiveness of the project team, when comparing University House and Muze, 19 and 18-story buildings, respectively, Muze was completed much quicker, with less manpower.

The team can be proud of their timely completion of the project, knowing they overcame many obstacles that could have set them back. The interior finish-out is described to have gone “like clockwork” by the project team. The delivery sequencing remaining on target was paramount to the timely completion, as there were many moving targets with long lead times, so their prompt delivery was crucial to keeping up with the schedule.

Support from the following Subcontractors/Suppliers  
in attendance tonight:

CHM Weatherguard, LLC

Choate USA

FL Crane & Sons, Inc.

GMi

LaForce, Inc.



# 2019 Outstanding Construction Awards

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

**Specialty Contractor: Allied Electric Services, Inc.**

**Project: Leander Middle School Phase 2**

**Design Firm: Fields and Associates Architects**

Allied Electric Services, Inc. served as the electrical subcontractor for Joeris General Contractors on the Leander Middle School Phase 2 Addition and Renovations Project. The project consisted of a 17,000 Sq. Ft. addition to an occupied middle school, and a 63,000 Sq. Ft. renovation of 3 wings.

AES was responsible for selective demolition and make-safe of the existing electrical system, the installation of new electrical panels, transformers, and safety switches, the installation of new lighting fixtures and the associated lighting control system, and the infrastructure for the new communication, access control, and fire alarm systems.

During our Pre-Construction phase of the project, manpower, replacement equipment delivery schedules, and installation plans were coordinated to meet the general contractor's project schedule and overall project timeline.

As soon as the Fingerprint and Background Check process was complete, a crew of AES employees descended on the addition to begin the installation of the electrical system. Our project team worked closely with the general contractor, the school district, and the electrical engineering team in coordinating weekend work in to accelerate the overall completion timeline.

The electrical work for the addition began in December of 2018 and was completed in June of 2019. The day after the students were released from school, AES proceeded with the renovation portion of the project which consisted of a 7-day-per-week operation. AES was tasked to complete the 3 wings simultaneously. A Foreman and crew were assigned to each wing and the project was completed in a 60-day period.

The ability to complete this project ahead of schedule is owed to our outstanding Pre-Construction Process, Field Technicians, success-driven Management Personnel and the exemplary efforts of the General Contractor.



# 2019 Outstanding Construction Awards

**Category: Interiors**

**Specialty Contractor: ISEC Incorporated**

**Project: Delta Austin Sky Club**

**Design Firm: CBRE | Heery**

The Delta Sky Club project in Austin, TX project consisted of designing and constructing a new Sky Club Lounge for Delta Sky Club Members in anew concourse of the Austin-Bergstrom International Airport. The 9000 sq ft interior finish included Austin inspired walnut surfaces, intricate metal finishes and rich colored banquette fabrics to create a unique environment. With over half of the project designed and installed in anoculus design and tight corridors, the entire project faced many challenges.

The exterior is designed to mimic Austin’s infamous moon towers and was built by a different general contractor than that of the interior Delta Sky Club. As such, most of the initial and continuous design challenges began here. ISEC was presented with drawings to estimate with only a few short weeks to prepare a bid.

With over \$2 million worth of millwork, metals and fabric being installed in a confined radial space, within a 2-month installation scheduled time frame; the operations team had an uphill battle the day they were debriefed. ISEC determined very early on, that only the most senior levels of operation could run this job successfully. ISEC utilized our Senior Project Manager to help ensure that risk was mitigated and that an exceptional product was delivered.

The extremely complicated details, oculus design and tight schedule of this project did not stop with the operations staff. The field staff had many challenges awaiting them before install even started. The ISEC superintendent selected to administer the Delta Sky Club Project was already onsite working on the ABIA terminal expansion project and therefore was able to have an early field presence to assist with layout and coordination. This was helpful in ensuring that the “hold-to” dimensions released to were maintained.

The cliché tag line “Team work makes the Dream work” seems to fit here perfectly. As it took so many eyes, heads, and hands to create what people are referring to as beautiful finishes and extraordinary design for such a small quaint space. For a project to be exceptional, it requires a unique blend of transparency, commitment, trade partner accountability, knowledge, active participation and trust in the Project and all teams involved.



# Thank You To Our Sponsors!

---



THE FUTURE IS OURS TO BUILD™

## TITLE SPONSOR



BAR SPONSOR



CHAPTER SPONSOR



PRINT MATERIAL SPONSOR



PROJECTOR SPONSOR



AWARD SPONSOR



AWARD SPONSOR



# AGC

**AUSTIN CHAPTER**

THE CONSTRUCTION ASSOCIATION

## Upcoming AGC Events:

- Construction Leadership Council (CLC) Kalahari Resort Jobsite Tour - February 19, 2020
- Construction Leadership Council (CLC) Bay Fishing Tournament - April 24th-26th, 2020 Seadrift, TX
- Project Management Development Program (PMOP) - April 27th - May 1st, 2020
- Spring Golf Tournament - May 4, 2020 at Lost Pines Wolfdancer Golf Club
- Texas Building Branch Convention - June 15th - 17th, 2020 Beauport Hotel, Gloucester MA
- Construction Leadership Council (CLC) Happy Hour - July 15, 2020
- TopGolf Networking Event - July 31, 2020
- Construction Leadership Council (CLC) Annual Skeet Shoot at Capital City Clays - September 24, 2020
- Annual Fish Fry - October: Date TBD

Safety training always available on demand!



## **\*\* SPECIAL ANNOUNCEMENT \*\***

### **We're getting ready for some renovations!**

We're at an exciting point in Austin AGC history as the year 2021 will mark our 75th anniversary as an organization here in town serving the business and advocacy interests of the local commercial construction industry! We have been located right here in the heart of Central Austin since 1946, and it's been 50 years since our current building opened.

It's now time for some updates to our office space, and so we have decided to embark on a remodel this year in an effort to create a more welcoming, contemporary and inviting space for the membership to enjoy. In general, we are updating the finishes, relocating restrooms, and creating a more useable layout.

We've selected a fellow AGC member, IE2 Construction, as the General Contractor for our project, and the Chapter Executive Committee led by Ryan Therrell (The Beck Group), Alan Codina (Rogers-O'Brien), Chris Szeliga (JE Dunn), and Ryan Shipley (Hill & Wilkinson) will help guide our effort as well. We expect to begin work in late February/early March and be completed by the end of May.

Several Chapter members have already expressed interest in assisting with the construction of the project, and we want to accommodate as many members as possible in the process while also stretching our budget as far as we can. In an effort to achieve these goals, we would like to hear from you if you want to be involved. For in-kind material donations, please e-mail Phil Thoden ([philt@agcaustin.org](mailto:philt@agcaustin.org)) with the Austin AGC and Mike Niefert ([mike.niefert@ie2construction.com](mailto:mike.niefert@ie2construction.com)) with IE2 Construction to let us know your intention. If you are a subcontractor, please e-mail Mike Niefert to express your interest in bidding. Any donations or financial assistance can be communicated on your bid at the appropriate time.

We are not asking for assistance, however we are grateful for any assistance offered! The recent years have been good for our industry, and we look forward to continuing to serve you from our updated office.

As always, thank you for your support for the Austin AGC and for your work here in the Austin area that helps build our community's quality of life!





# AGC

**AUSTIN CHAPTER**

THE CONSTRUCTION ASSOCIATION

## Austin Chapter of the Associated General Contractors

609 S. Lamar Blvd, Austin, TX 78704

(512) 442-7887 Main Line – (512) 442-3503 Fax

On the web: [www.agcaustin.org](http://www.agcaustin.org)

Like us on Facebook



Follow us on Twitter

