Outstanding Construction Awards

Friday, February 10, 2023

AT&T Executive Education and Conference Center

Program

- Welcome
- Dinner
- Opening Comments
- Special Recognition
- 2022 Outstanding Construction Awards

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2022 Outstanding Construction Awards

Category: Building 2 ($2 Million - $5 Million)
General Contractor: Austin Canyon Corporation
Project: Herrera Law Firm
Design Firm: Clayton Korte

The Herrera Law Office project is a 5,500 square foot office building designed by Clayton-Korte Architects, constructed on a podium with parking underneath. The project is located in the Rosedale Neighborhood at 44th and Medical Parkway, a slowly evolving streetscape wherein new commercial buildings are being constructed and remodeled. The office honors the neighborhood by being located at the perimeter of the Rosedale community and is tastefully designed to exemplify the highest quality of commercial construction. The scope of work included the demolition of a previous structure and construction of the new building including site development, utilities and a building comprised of a steel and structural cold-form framed building with curtain wall, storefront, masonry and plaster exterior finishes at the envelope. The interior includes polished concrete floors, custom wood paneling and millwork, wood and storefront door assemblies, and an elegant finish vocabulary befitting the Herrera Law Firm.

The project had many aspects of difficulties in construction, starting out with the site being extremely small with the building covering approximately 95% of the entire site, not including the perimeter sidewalks. Additionally, the neighborhood constraints of existing commercial businesses, small streets, no on-site parking and residential traffic created a dynamic whereby every phase of the project demanded significant coordination and management. Moving from the site constraints to the building itself, the Architectural design involved various angles and detailed assemblies, not the least of which was the coordination necessary to marry the concrete foundation, the steel main structure and the decision to use structural cold-formed steel framing. Coupled with the structural elements, the use of curtainwall on a building that involved numerous detailing restrictions and the various structural components created a unique opportunity for coordination and adaptation by the Design and Construction Teams as the project was constructed.

Support from the following Trade Partners in attendance tonight:

Anchor-Ventana Glass
BJ Electric Company
Vanguard Fire & Security, LP

2022 Outstanding Construction Awards

Category: Building 3 ($5 Million - $10 Million)
General Contractor: Braun & Butler Construction, Inc.
Project: Roosevelt Gardens
Design Firm: hatch + ulland owen architects

Roosevelt Gardens apartments were developed, and are owned by, Austin's own Project Transitions. Project Transitions was incorporated in 1988 and is dedicated to serving people with HIV by providing housing, comprehensive support services, recuperative care and hospice in compassionate and caring environments. Roosevelt Gardens Apartments is a 40-unit wood-framed apartment complex that consists of six three-story wood-framed buildings under one roof. There are 12 studio apartments, 22 one-bedroom units, 6 two-bedroom units, an onsite laundry room, a manager's office, four support services rooms and a commercial kitchen.

The project faced numerous challenges including lot size, close proximity to neighbors, working on a dead-end street, a building structure that was built just 8'-0" off the property line on two sides of the lot, and an unprecedented escalation in material prices. It was important for our crews to maintain the great relationships Project Transitions built with their neighbors, so our Superintendent went door to door introducing himself, passing out business cards, so that everyone on the street knew who to call if they had any issues. The neighbors appreciated him reaching out and as a result we received few complaints about traffic, parking, noise, etc.

After the project, both the Owner and Project Architect were delighted with the result. They were able to finally realize a dream that had started more than thirty-four years earlier. Large windows were used in each apartment to allow for as much natural light as possible. The use of bright, natural light is not only an effective green initiative, as less artificial lighting is needed, but it also allows for the space to feel more open and less confined. The stained wood cabinets and solid surface countertops provide the feeling of a luxury space. The LVT flooring, through out, allows for ease of accessibility and maintenance.

Support from the following Trade Partners in attendance tonight:

Anchor-Ventana Glass

2022 Outstanding Construction Awards

Category: Building 5 ($30 Million - $75 Million)
General Contractor: SpawGlass Contractors, Inc.
Project: Austin Convention Center Marshalling Yard and Warehouse
Design Firm: PGAL

The Austin Convention Center hosts more than 300 events each year. Deliveries to stock these events have become more and more difficult as Austin's population and subsequent traffic have continued to grow. To combat these issues, the City of Austin signed up the design-build SpawGlass/PGAL team to design and construct a new marshalling yard to accommodate event deliveries and serve as an overflow option for emergency situations such as natural disasters. Completed in August 2022, the marshalling yard project site occupies 44 acres near Austin-Bergstrom International Airport, providing ample space for the City to facilitate event deliveries for the Austin Convention Center.

The complex features a 70,000-square-foot, tilt-wall warehouse with a 1,200-square-foot mezzanine level. The warehouse interior boasts approximately 5,000 square feet of office space and conference rooms, 2,000 square feet of secured storage, a 1,200-square-foot maintenance shop, four sunken loading docks and three at-grade loading dock spaces.

Work began on the marshalling yard project on December 2, 2020. Throughout the project's duration, several challenges were overcome by the team. During the early design phase of the project, plans were submitted to Austin Energy for their use to complete the primary and secondary power designs. These plans were required to design and install the required power infrastructure, which included multiple power poles, wire and the main transformer. Due to the lead times and phasing requirements of Austin Energy, it took 20 weeks for the poles to be set and another 20 weeks to connect power to the main transformer. During the weeks of limited power, the SpawGlass team utilized temporary construction power to ensure no time was wasted.

Another project hurdle centered on the marshalling yard's floodplain. SpawGlass team members discovered that the original project plan was not properly aligned with current FEMA 500-year floodplain map regulations. As a result of the team's discovery, several major alterations were made to the project's design. These changes led to the inclusion of various landscaping treatments such as the planting of more than 26,000 seedlings, the removal of various invasive fauna, soil decompaction and the addition of scattered wooden debris.

While the facility primarily serves the purpose of a warehouse and marshalling yard, the structure itself is also an aesthetic and architectural marvel. Constructed from concrete tilt-wall panels, steel roof trusses, girders, and interior columns, the warehouse stands out with a white facade and bold black trim.

Support from the following Trade Partners in attendance tonight:

Building Image Group
Chamberlin Roofing & Waterproofing, Ltd.
Clean Scapes
GQ Tile Co.
Holt Engineering, Inc.
The Glass House, Inc.

2022 Outstanding Construction Awards

Category: Building 6 ($75 Million - $150 Million)
General Contractor: JE Dunn Construction
Project: Waterloo Tower
Design Firm: BOKA Powell
Design Firm: Wuest Group

JE Dunn was the design-builder and co-developer of Waterloo, a 30-story, 373,300 SF high rise apartment tower community, the tallest of its kind in Austin's UT West Campus district. Waterloo Tower consists of 241 luxury student housing apartments with 796 beds housed on 25 resident levels, in combination with 4 floors of above-grade parking. Waterloo is bustling with urban life, drawing in guest and residents to utilize a vibrant and inviting street-level lobby and lounge to study, interact with the community, connect with friends or grab a quick refreshment. The project delivers top-of-the-line amenities and apartments through a contemporary, sleek and trendy design.

This project was built on a tight, urban site at the corner of 24th Street and Seton Avenue, resulting in a challenging site that required close logistical coordination for all material and equipment deliveries throughout construction. The JE Dunn team was extremely limited with storage and laydown area, until the garage was completed. This project coincided with the height of COVID, resulting in nationwide material delays. The JE Dunn team worked closely with trade partners to track and revise items that were back ordered or extremely delayed. Things like appliances and MEP had to be substituted. Items that are not typically long lead, like insulation and drywall, were extremely hard to stay ahead of. The project's drywall partner was only allotted a certain amount of material per month. Because of this, the JE Dunn team would secure as much as possible, keeping it on the floors weeks before it was needed to maintain the schedule.

VDC is very typical during the MEP phase to resolve system clashes prior to construction. In addition to utilizing VDC and the BIM model for MEP coordination, JE Dunn also utilized it to coordinate the concrete pours for this project. The team met with all trade partners involved and ultimately took every drawing (rebar, post-tension cables, etc.), and overlaid them all into one file that included the model information. This created a master document that indicated the exact location of all reinforcing, steel embeds, and MEP sleeves.

The project was built in approximately 22 months from start to finish. The project team successfully completed the project 28 days ahead of the contractual obligation which allowed students to move in a month early. This building was fully leased upon final completion on June 15, 2022, with a month to spare for student move-in for the fall semester.

Support from the following Trade Partners in attendance tonight:

Anchor-Ventana Glass
Buda Woodworks, LLC
Building Image Group
Clean Scapes
D&W Painting, Inc.
LaForce, LLC
Loose Cannon Industries, LLC
Stripe-It-Up

2022 Outstanding Construction Awards

Category: Building 7 (Over $150 Million)
General Contractor: Hensel Phelps Construction Co.
Project: Travis County Civil and Family Courthouse (TCCFC)
Design Firm: Gensler

The Travis County Civil and Family Courts Facility (CFCF) is a 430,000 GSF courts complex in Austin, Texas, designed to replace the Heman Marion Sweatt Travis County Courthouse built in 1931, and which has not been renovated for more than 50 years. Having outgrown its previous space, Travis County formed a public-private partnership to construct a new Civil and Family Court Facility that better serves its constituents, approximately six blocks from the original courthouse. Hensel Phelps, along with a Design-Build team that includes Hunt Development Group, Gensler, Chameleon Companies and CGL Companies, was awarded the project by unanimous vote of the Commissioners to move forward in exclusive negotiations for a development agreement. The new $270 million, 12-storycourthouse facility includes 26 jury and non-jury courtrooms and also serves to consolidate 18 different county, district and state departments which are currently spread throughout buildings surrounding the Heman Marion Sweatt Courthouse.

The initial challenge for Travis County CFCF was in developing the optimal choice for financing. Given the urgency of the project, Travis County opted to procure the new courthouse using a progressive development. Government organizations are embracing new creative delivery methods to accelerate schedules, cut costs, and take advantage of private financing. More states and localities are using public-private partnerships(P3) and Design-Build methodologies to design and construct public facilities, thereby bringing private-sector delivery efficiency to government projects. For Travis County CFCF, the project went from site selection and rough programming to financial close and starting construction in nine months.

With support for the project underway, site location and grading were the next hurdle to overcome. The block presented designers with a challenge in the form of a steep grade that rises almost 18 feet from the northeast corner to the southwest corner. This was resolved by putting the parking garage underground, with the entrance/exit located on the lower site. This project utilized the full site however by having part of the garage roof function as the foundation for an above-ground public plaza. The plaza's perimeter is made of masonry walls and zig-zagging stairways that take pedestrians from street-level to the ground floor of the courthouse level.

As a high-profile public building, the courthouse was designed to be durable enough to last over 75-years but affordable enough to guarantee responsible stewardship of taxpayer money. Reliable materials like locally-source limestone, sturdy leathers, and blackened steel give a warm and timeless appeal that references the Texas Hill Country, and sustainable design aims for LEED Silver certification.

Support from the following Trade Partners in attendance tonight:

Bergelectric Corporation
FireTron, Inc.
Chamberlin Roofing & Waterproofing, Ltd.
Dynamic Systems, Inc.

2022 Outstanding Construction Awards

Category: Design Build 3 (Over $30 Million)
General Contractor: The Beck Group
Project: River | South
Design Firm: The Beck Group

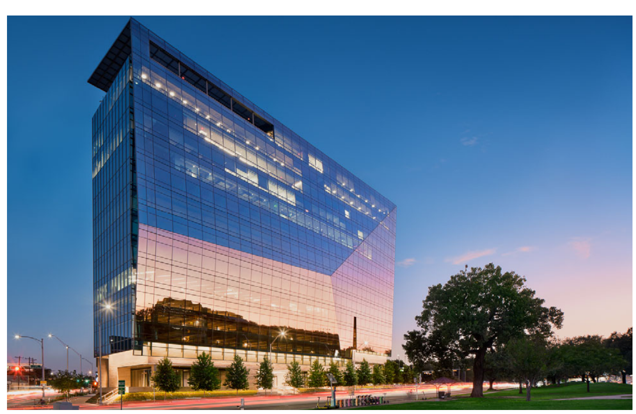
River South is the first project delivered as part of Austin's transformative South Central Waterfront District on the southern side of Lady Bird Lake. It has excellent connectivity to Austin's Central Business District, the South Congress District, and hike and bike trails. Beck designed, built, and provided sustainability services for the 350,000 SF Class AA office. It features 20,000SF of ground-level retail and restaurant space and a 5-level below-grade parking garage. The building features new multi-modal connections, an on-site bike valet, a sky terrace and a habitable green roof. A state-of-the-art fitness center occupies a glass box within the green roof, providing fantastic lake and downtown views. In addition to its amenities, River South is called the 'smartest' building in Austin due to its automation system. It recently became the first SmartScore Platinum Building in the state of Texas. The system provides real-time feedback and can interact with tenants to promote world-class comfort, health, and security features.

The River South office building occupies the entirety of a triangular site, bound by major traffic arteries serving downtown and central South Austin on all sides. The site's location across from The Long Center, Auditorium Shores, proximity to Zilker Park and downtown Austin meant there were a slew of special events to contend with, which limited or prohibited street work and lane closures. River South's site was not only constricted, but houses utilities and switch gear boxes that serve surrounding buildings and neighborhoods. Early on in the project, it was decided that we would need to bury all on-site utilities. This presented major challenges as the streets encircling the project serve as major telecom pathway, requiring careful documentation of existing lines and coordination of new duct banks. In addition, the pair of Austin Energy electrical switch gear boxes had to be accommodated. It was established that moving them off the site would not be permitted, the design had to be changed in order to allow 10' clearances all around and a 30' overhead clearance which created a large impression in the side of the building. The overhead clearance was provided behind a pair of large, operable, suspended, steel-framed gates clad with the garage screen fin system allowing the team to maintain the required clearances while avoiding a heavy aesthetic impact.

The project began in the spring of 2019, completing excavation and beginning pours of elevated concrete decks as the COVID-19 pandemic hit in the United States. Despite the challenges ahead, Beck's construction team continued working remotely and in shifts from newly enclosed offices to minimize person-to-person contact. The team achieved topping out in April 2021 and substantial completion in February of 2022.

Support from the following Trade Partners in attendance tonight:

Anchor-Ventana Glass
Chamberlin Roofing & Waterproofing, Ltd.
Stripe-It-Up



2022 Outstanding Construction Awards

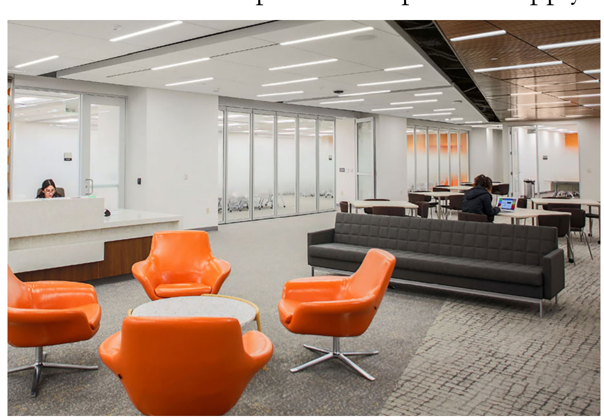
Category: Education 1 ($0 - $10 Million)
General Contractor: J.T. Vaughn Construction, LLC
Project: Student Success Outcomes Dept. Renovation
Design Firm: SmithGroup

Located in the heart of the University of Texas at Austin's (UT Austin) campus, the Flawn Academic Center serves as a student-centric hub to house student services in one convenient location. One of these services is the Student Success Outcomes department. Located on the second floor of the building, the Student Success Outcomes department exists to advance equitable access to career education, experiences, opportunities, and success. As part of our renovation for this department, we provided a variety of spaces for students to interact with recruiters in one-on-one and group settings, including interview rooms, advising offices, meeting rooms and classrooms, as well as a hospitality area for visiting recruiters.

As part of our renovation for this department, we provided a variety of spaces for students to interact with recruiters in one-on-one and group settings, including interview rooms, advising offices, meeting rooms and classrooms, as well as a hospitality area for visiting recruiters. The new space co-located a number of departments and groups from across campus into the newly-renovated second floor to better support students from the very start of their academic journey, through transition, into their careers.

In the heart of the West Mall on campus, the Flawn Academic Center is located directly east of the iconic campus landmark, the Main Building & Tower, and directly west of the Student Union Building – essentially sandwiched right between two of the most heavily-trafficked buildings on campus. Pedestrian traffic outside of the building and our job site was near constant, 24/7 hours a day. The six-story building remained completely operational during construction, including the first -floor loading dock. Because this building is a student-centric hub on campus, we placed extra emphasis on the student experience and coordinated all of our work, deliveries, and construction traffic to minimize as many impacts as possible. For example, the first floor of the Flawn Academic Center opened at 8:00 a.m., meaning all of our deliveries needed to be completed by 8:00 a.m., which is not a typical construction schedule. For the majority of our deliveries, we scheduled their arrival at 5:00 a.m. so we would have sufficient time to unload and relocate the delivery truck well before 8:00 a.m.

This project took place in the middle of the COVID-19 pandemic, at the height of procurement delays. Supply chain issues impacted nearly every major trade – drywall, insulation, metal framing, electrical cabling, electrical equipment, controls equipment, controls devices, etc. It was not a matter of which trades were impacted, but how much each trade was impacted. Despite the supply chain issues we faced, as well as the restrictive work times, we completed the project on time, and UT Austin re-opened the second floor of the building for the start of the Spring 2022 semester.



Support from the following Trade Partners in attendance tonight:

LaForce, Inc.

2022 Outstanding Construction Awards

Category: Education 2 ($10 Million - $30 Million)
General Contractor: Hill & Wilkinson General Contractors
Project: Campsite at Shield Ranch
Design Firm: Andersson / Wise Architects, Inc.

This project is a 14-acre addition to the 6,800-acre El Ranchito camp at Shield Ranch that serves children from low-income families. The scope includes a 4,900 sf pavilion for community gathering, 18 out-buildings totaling 5,900 sf, a mile of asphalt roadway, and several miles of gravel trails.

There were several very challenging aspects of the Campsite project. A great amount of skill and effort during design/preconstruction and construction were required by our entire project team to succeed. The Shield Ranch Foundation started planning for the Campsite project with a vision to create a model of conservation for others to follow. The project is not connected to any outside utilities, which proved to be extremely difficult. This is the first project in Texas where rainwater is being used for direct consumption (drinking water), solar panels and energy storage power the entire campus, and evaporative toilets were used in each outhouse building.

The 6,800 acre Shield Ranch where the Campsite project is located is a conservation easement with a deep history. Rock fences from the original settlers on the ranch come within twenty feet of the Pavilion building and the Pavilion bridge goes over one of these fences. Every part of the property and site had to be protected during construction to eliminate any negative impacts to the soil, landscape, and vegetation. No offsite topsoil or vegetation was imported to eliminate the possibility of introducing non-indigenous or invasive species from other sites. The project team spent several months before construction meticulously laying out each structure to reduce the removal of trees and tree limbs. The trail network and each structure site was fenced off throughout construction to avoid even foot traffic on adjacent non development zones.

The build followed the job schedule very closely. By getting all our main roadways and fire lanes in early, we deliberately avoided heavy rains during the fall and spring. This allowed us to easily access the remote site and keep our schedule moving at a timely pace. Navigating the TCEQ permitting process for our public water system proved to be the most difficult obstacles in regard to time. Because we weren't getting rainwater to fill the public water systems, the finalization of the permits was delayed, but to not let this delay construction, we were able to obtain variances to truck in the water to test our system.

Support from the following Trade Partners in attendance tonight:

Chamberlin Roofing & Waterproofing, Ltd.
Clean Scapes
Five Star Drywall & Acoustical Systems, LLC
FireTron, Inc.
LaForce, Inc.

2022 Outstanding Construction Awards

Category: Education 3 ($30 Million - $75 Million)
General Contractor: Bartlett Cocke General Contractors
Project: Sunfield Elementary School
Design Firm: Huckabee Architects

The 111,611 SF campus, located in the Sunfield subdivision features the district's next generation prototype of elementary campus design, and offers a STEAM (Science, Technology, Engineering, Arts, and Mathematics) program. The campus can house up to 900 students, kindergarten through fifth grade.

The location of Sunfield Elementary School presented challenges due to proximity to the neighboring community as well as due to soil conditions and lay of the land. Being surrounded by development caused the project team to have high sensitivity on timing of concrete pours and a heavy emphasis on maintaining tidy roadways. The building was placed at a low area in the terrain which made foundation work particularly challenging following rain events. This project experienced the brunt of ongoing material availability issues. This caused strain to the schedule because not all materials were able to be procured by the originally scheduled milestones. The project team endeavored to provide feasible solutions for procurement issues from material substitutions to scheduling adjustments to mitigate for these challenges. Along with material shortages, the influx of construction in the Central Texas region consumed the labor pool causing manpower and tradesmen to be much more difficult to find. Extended resources were recruited especially during critical times to ensure the project was staffed appropriately.

The design of this elementary school is intended to be a prototype for future elementary schools in the school district, so an achievable standard was set by this project. The floor plan lends itself to separation by grade level as well as transparency throughout the building. The masonry façade is a combination of limestone and brick accentuating the surrounding community which consists of masonry homes. Two standing seam roof elevations extend above the low slope roof with metal panel siding and contain clearstory windows to allow for natural lighting as well as provide a contrast to the masonry veneer. Playgrounds were located directly adjacent to the building to ensure a safe and secure area for children to exercise and unwind. The site itself lends itself to an abundance of space for additional areas for activity which includes a large play field in the rear of the campus.

A construction duration of 14 months was established for this project prior to the awareness of substantial material availability issues. Multiple procurement issues arose from structural steel to drywall. Roof insulation obtainability was a key factor in getting the building dried in timely. Following coordination with the design team, the roof section was changed to an alternative design to mitigate the issue. Despite market factors, the building was turned over to the campus before commencement of the Fall Semester.

Support from the following Trade Partners in attendance tonight:

Anchor-Ventana Glass
The Tablet and Ticket Company
Vanguard Fire & Security

2022 Outstanding Construction Awards

Category: Education 4 (Over $75 Million)
General Contractor: Rogers-O'Brien Construction
Project: The Austin Media Center
Design Firm: Gensler & Studio Steinbomer

The Austin Media Center at Austin Community College (ACC) Highlands Campus is a transformation of the former Dillard's department store building into a creative hub for Central Texans. The space provides a new home for Austin PBS, ACC administrative and student services offices, and a public gathering place for the nearby community. What once was the former Dillard's department store, now accommodates the growth plans of ACC, provides a new broadcasting facility, and a longterm partnership with Austin PBS.

In 1971, Highland Mall opened as Austin's largest regional shopping center and very first indoor mall. In 1987, Dillard's acquired the former Joske's location and soon after opened a second store within the mall in 1993. After 44 years, Highland Mall officially closed its doors after being purchased in partnership by ACC Community College and RedLeaf Properties to begin redevelopment into a new state-of-the-art college campus.

The project, in its final form is a 4–level building consisting of approximately 187,000 SF of office and administrative support space as well as a 1–story addition including approximately 27,000 SF of studio and support space. The project features an event lawn, open workspaces, and is now home to the largest 12G studio in the country.

The former Dillard's department store has developed into a dynamic environment that accommodates for growth and aligns with the values of today's Austin Community College Highland Campus and Austin PBS.

Support from the following Trade Partners in attendance tonight:

Buda Woodworks, LLC
GQ Tile Co.
Weifield Group Contracting Texas, LLC

2022 Outstanding Construction Awards

Category: Industrial/Warehouse 2 (Over $5 Million)
General Contractor: J.T. Vaughn Construction, LLC
Project: Stassney Campus Warehouse Building
Design Firm: Marmon Mok

The Texas Department of Transportation (TxDOT) maintains a safe, integrated transportation system to support reliable mobility and enable eco-nomic growth. Faced with renewing multiple leased office spaces across Austin, TxDOT took the opportunity to improve their facilities and create a more collaborative environment through the new Stassney Campus. TxDOT hired Vaughn Construction to complete this 49-acre campus. As part of the initiative to consolidate TxDOT's functions, we constructed the 131,600 SF Warehouse Building.

The Warehouse houses TxDOT's print shops and traffic lab, where TxDOT assembles, tests, and distributes intersection signaling boxes for future road projects from this single location. With this unique functionality came a host of interesting and complex challenges that were only exacerbated by peculiarities in the site's location and design. Our team worked closely with TxDOT, the design team, and our trade contractors to overcome these challenges and deliver an attractive, modern facility tailored to TxDOT's needs. By the end of the project, one fact was undeniable - this was no ordinary warehouse.

One way the Warehouse Building differs from a typical warehouse facility is in its advanced MEP design. Instead of the typical rooftop air handler units (AHUs), the Warehouse Building contains a variety of features designed to make the building more energy efficient, improve air quality, and provide redundancy in the event of an outage or other emergency.

The Warehouse Building houses TxDOT's new print shop, a large, commercial-scale printing facility where TxDOT can produce all their digital and hard copy materials. TxDOT planned to move their existing print shop equipment into this new space, but they also needed to maintain production capacity at all times. Our team worked with TxDOT to develop a plan to phase their existing print shop equipment into the space before we even turned over the completed Warehouse. Our goal was to ensure the new print shop would be capable of supporting production immediately. Our team worked through a variety of coordination challenges to achieve this goal without affecting the project schedule.

Support from the following Trade Partners in attendance tonight:

Chamberlin Roofing & Waterproofing, Ltd.
Marek Blind & Shades
The Glass House, Inc.

2022 Outstanding Construction Awards

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

General Contractor: Veliz Construction

Project: Army Futures Command Renovation

Design Firm: US Army Corps of Engineers Fort Worth District

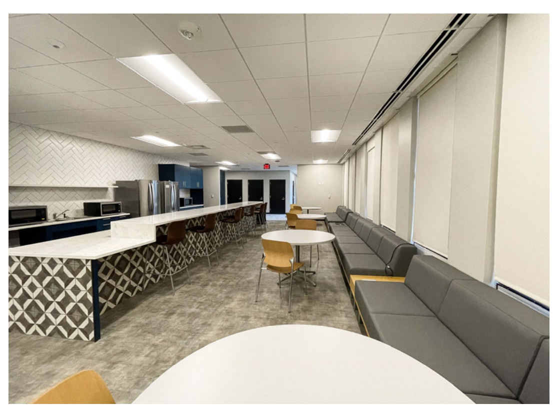
The United States Army Futures Command (AFC) is a United States Army command designed as a public-private initiative that runs modernization projects for the Army. It is headquartered in Austin, Texas. The project involved the renovation of over 17,000SF area throughout a multi-story building. Work included abatement of over 13,000SF and the interior demolition of drywall and carpet flooring. New construction consisted of new partitions, STC-rated solid wood doors, frames, hardware, flooring, kitchen solid surface countertop, new sink, light fixtures, outlets, data drops, communications upgrades, re-rout fire suppression system, modification of mechanical systems and plumbing, new acoustical ceiling tiles, and mini blinds.

Biggest challenges for the project included coordinating work with numerous Federal agencies on several floors, ensuring the project's high-security requirements were met, and minimizing disruptions to building occupants throughout the duration of the project. Further, this project is located within a federal building complex in downtown Austin.

The Army Futures Command project consolidates office operations from several locations within the building into a single floor. It provides a more user-friendly break room and lounge area in compliance with new safety and security requirements. The ISA for AFC comprises several interior tenant alterations on multiple floors of an eleven-story building. Over 150 ft of hallway partition was replaced with STC 45 high-security partition. Special means and methods were devised to allow proper ventilation of split compressor units for all the server rooms and sound-dampening returns for meeting rooms and private office spaces.

Support from the following Trade Partners in attendance tonight:

FireTron, Inc.



2022 Outstanding Construction Awards

Category: Residential Multi-Family 1 ($0 - $150 Million)
General Contractor: ANDRES Construction Services, LLC
Project: AVENIR
Design Firm: GDA Architects, LLC

AVENIR is a 17-story, 387-unit residential tower with three levels of below-grade parking and two levels of above-grade parking. Referred to as "Texas with a Twist," AVENIR offers residents access to several amenities such as an indoor basketball court, work-from-home stations with a podcast studio, a community lounge and bar, a Zen garden, and a pool deck featuring a jumbo movie screen. AVENIR also boasts full downtown views, as well as views of the Capitol.

Throughout the duration of this project, ANDRES utilized Touchplan (virtual pull planning) to coordinate each trade. Consistent use of Touchplan as well as weekly meetings with trade partners allowed the team to build a cast-in-place garage while simultaneously building the slab-on-grade liner units against the garage. This allowed the wood-framing schedule to advance and the tower portion to continue. ANDRES also implemented SiteAware on this project which utilizes a drone to survey areas prior to pour. SiteAware verifies conformity with the project CADs and then provides a report to the project team in an effort to eliminate potential errors and repeat work.

Despite challenges presented by building right off of the I-35 North Frontage Road as well as the unprecedented challenges brought on by the pandemic, AVENIR was successfully completed on schedule and at budget.

Support from the following Trade Partners in attendance tonight:

ERW Site Solutions
Stripe-It-Up

2022 Outstanding Construction Awards

Category: Historic Renovations
General Contractor: IE2 Construction, Inc.
Project: Lone Star Circle at Taylor
Design Firm: Clayton Korte

This project consisted of remediation, selective demolition, and renovation of an 8,000 SF, two-story, cast-in-place concrete structure on a concrete foundation. The existing building, previously known as the Taylor West End School, was built in the 1920's, and operated until 1983 as the primary elementary school in the area. Prior to this project, it had been vacant, in an abandoned state, until city leaders and concerned citizens decided to re-envision the space as a health clinic to offer a new service delivery model that bridges health care and community-based support services. Through a collaborative effort, the facility addresses the environmental, behavioral, and social conditions that affect the health of underserved residents in East Williamson County.

In a true example of adaptive re-use, this community landmark was revitalized and transformed into a clinic with nine exam rooms and two behavioral health offices estimated to serve over 5,000 patients annually. In addition, the facility houses a senior center and a Meals on Wheels program. By preserving much of the historic character of this building, this once, neglected building that sat dormant for decades now serves as a beacon of community and hope for so many.

The schedule was built with intent to be completed by August 2021.The project was on track to finish on time but was delayed by material procurement of selected exterior windows and doors. The windows were scheduled for delivery but would not arrive until the project was complete. We worked up several options and discussed the pros and cons of each with the Owner. Our team modified the critical path schedule communicated and coordinated it with trade contractors through multiple meetings, and added temporary windows so the Owner could move in.

Support from the following Trade Partners in attendance tonight:

Choate USA
Red River Contract Flooring, LLC

2022 Outstanding Construction Awards

Category: Specialty Construction
General Contractor: J.T. Vaughn Construction, LLC
Project: Stassney Campus
Design Firm: Marmon Mok

The Texas Department of Transportation (TxDOT) maintains a safe, integrated transportation system to support reliable mobility and enable economic growth. Faced with renewing multiple leased office spaces across Austin, TxDOT took the opportunity to improve their facilities and create a more collaborative environment through the Stassney Campus project. State officials bought a 49-acre wooded tract of land, which they received at a significant discount due to its complex development conditions and substantial natural grade changes. TxDOT hired Marmon Mok Architecture to design a single headquarters complex that consolidated all its divisions onto one campus.

To support this goal, the campus includes the five-story, 425,000 SF Office Building; the six-level, 548,000 SF cast-in-place Parking Garage for 1,586 vehicles; the two-story, 13,000SF Central Utility Plant; the one-story, 131,600 SF Warehouse Building and mezzanine housing TxDOT's road sign print shop; and the one-story, 87,000 SF Laboratory Building and mechanical penthouse where TxDOT tests everything from concrete and asphalt to paints and coatings used for marking lanes.

In addition, the Stassney Campus boasts its own nature walking trails. The campus's design depicts the state's seven regions while calling back to TxDOT's purpose with the theme "A Road Trip Across Texas." Vaughn served as the construction manager-at-risk for the new campus project - our largest state contract to date. Our team pulled out all the stops to support TxDOT's mission of "Connecting You with Texas."

The most challenging space to build out across the entire Stassney Campus proved to be the 4,250 SF asphalt lab located inside the Laboratory Building. The dense amount of lab casework and equipment, as well as the associated HVAC, plumbing, and electrical systems supporting the equipment, made this tight space difficult to coordinate.

Our team collaborated with TxDOT and the design team to devise a fully coordinated design delivery schedule and bid package strategy, focusing on releasing packages of work early. We split the project into seven attractive work packages, so we could release new packages while construction progressed on previous packages of work. Through this calculated coordination effort, we were able to ensure the project proceeded smoothly and according to its schedule sequencing needs. As an added bonus, our carefully devised work packages ultimately received over 500 total bids, which created a competitive pool of trade contractors for us to choose from. In the end, our approach ensured we delivered the project on time while also saving taxpayers nearly $23 million.

Support from the following Trade Partners in attendance tonight:

LaForce, Inc.
Marek Brothers Systems, LLC
Schulte Roofing
Stripe-It-Up

2022 Outstanding Construction Awards

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

Specialty Contractor: Allied Electric Services, Inc.

Project: TFC Texas Supreme Court Building Lighting Renovation

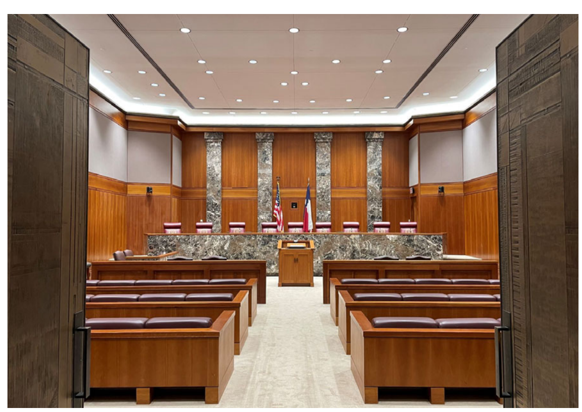
Design Firm: Huitt - Zollars, Inc.

The project that Allied Electric Services, Inc. (AES) was able to complete for the Texas State Court System was both challenging and rewarding. This project consisted of replacing 494 light fixtures and installing a new lighting control system in the chambers of the Texas Supreme Court, 3rdDistrict Court of Appeals, and the Court of Criminal Appeals. The chambers are in the Supreme Court Building and the Price Daniel Building located at the Capital Complex in Austin, Texas. AES served as the Prime Contractor direct for Texas Facility Commission for this project.

Challenges for this project proved that AES was able to maintain timelines to complete the work that exceeded the customers' expectations through keeping the court rooms inworking order. Meeting these goals gave the Texas Court System the ability to keep the courts in session during the phase of the renovation. The scheduling of the lighting replacement and the sessions the court needed to maintain was a key challenge to the project. Maintaining the ability to work with the court schedules, have the courtrooms operational when they needed them, and then being able to be flexible in our work schedule was essential to complete the project in the customers' time frame.

The design of new lighting control system was not compatible with the existing fixtures in the court rooms. The new fixtures had to be installed and modified to be controlled by the existing control panel as to not disrupt the integrity of the courts when they were in session during the install. All the furnishing in the court rooms remained during the install process, which proved a challenge to complete the work while not damaging any of the court rooms furnishings.

We had to "Think Outside the Box" to overcome the challenges presented by this project. Inspection cameras were used to look above the ceiling through the existing holes to route the wiring for the new lighting control system. These cameras were fundamental in avoiding damage to the plaster and keeping the integrity and the authenticity of the ceilings. In addition to a scissor lift which is typically used in elevated work, we had to use 2 different types of scaffolding to complete the install. Standard scaffolding was used where it could be utilized. However, working above the furniture, we had to use scaffolding with different sized outriggers and offset legs to complete the work across different grade heights. Setting up protection for the furnishings, completing the work to keep a functioning lighting system, and returning the court rooms back to their original state in a 3–4 day time frame was crucial in keeping the courts operating as needed. The new lighting system was installed in these time frames to ensure a firm completion date and the desired symmetry of the new lighting for the court rooms.



2022 Outstanding Construction Awards

Category: Electrical 3 (Over $10 Million)
Specialty Contractor: Bergelectric Corporation
Project: Travis County Civil and Family Courts Facility
Design Firm: Gensler

Bergelectric teamed with Hensel Phelps Construction as the design-assist electrical contractor for the Travis County Civil and Family Courts Facility in Downtown Austin, TX. The 12-storycourthouse building now features25 courtrooms, a ground level cafe, an expansive outdoor plaza, and five levels of below grade parking.

Overall, the completed project is comprised of more than 430,000 square feet of space including 25 courtrooms, along with 390 parking spaces in a five-level underground parking garage, which is contained within a raised podium at the base of the structures. The facility replaces the Heman Marion Sweatt Travis County Courthouse that was built in 1931, and which has not been renovated for more than 50 years. It had four courtrooms and 15 adapted spaces to function as courts. The current civil caseload demand is at least for 25 courtrooms.

Based on Berg's interview performance, team engagement, and detailed constructability approach, Hensel Phelps selected Bergelectric to be their design-assist partner for the Travis County Civil and Family Courts Facility. BIM & Prefabrication Extensive coordination by Bergelectric's BIM Department was required as the project requires BIM Level ofDevelopment (LOD) 400 standards. This level of development required elements to be modeled as specific assemblies, with complete fabrication, assembly, and detailing information in addition to precise quantity, size, shape, location and orientation.

The prefabrication assemblies were delivered to the jobsite with what Berg terms a "Room in a Box" assembly kit. With this assembly, the electrician was able to enter a room, open the "Room in a Box" and start assembling the devices based on the prefabrication floor plan. No additional materials needed to complete the installation - everything was in the box. The new courthouse was completed in September of 2022.

2022 Outstanding Construction Awards

Category: Mechanical 1 ($0 - $5 Million)
Specialty Contractor: Capital Industries, LLC
Project: University of Texas School of Nursing Union Replacement
Design Firm: Page/

UT's Health Discovery Building is an 8-story building with 267,000 square feet, all of which was impacted by our team's service work. 97,000 sf of Labs, 20,000 sf of vivarium and 15,000 sf of core Labs. This included the changing of 2,267 heating water system unions which regulates building temperature.

Capital Industries' scope of work for the University of Texas Dell Medical School Union Replacement began with a defined scope of work that evolved. Features of this work included:

•Base scope included changing out two unions at each Fan Coil, VAV and Control Valve on the heating water system.

•Preconstruction coordination with each level's Director of Labs and Research were coordinated to set schedules for access and preplan for any service interruptions.

•Our expanded scope included accounting for extra union before-hand to alleviate the supply chain delays during the height of Covid and associated raw material shortages.

•Added Scope to Level 2 included T&M work that included installing temporary water, the coordination of scaffolding set up to access inaccessible areas, dry wall removal and additional valves to allow for future equipment service.

This project was a lump sum project that began with a narrative and a marked up set of drawings indicating known unions that needed to be replaced. Additions were made based on unit rates for added union counts.

This project began coordination in August 2021 and union changeouts began in September 2021. Added scope was a fluid process that was reviewed and approved floor by floor with the final union installed in later June 2022. This project was 80% self-performed. Subcontracted scopes include water treatment, controls, and insulation.

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