



AGC

AUSTIN CHAPTER

THE CONSTRUCTION ASSOCIATION

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

Friday, February 18, 2022

AT&T Executive Education and Conference Center

Program

- ◆ Welcome
- ◆ Dinner
- ◆ Opening Comments
- ◆ Special Recognition
- ◆ Installation of Officers
- ◆ 2021 Outstanding Construction Awards

2022 Executive Officers

Chairman	Chris Szeliga JE Dunn Construction Company
Vice-Chairman	Ryan Shipley Hill & Wilkinson General Contractors
Secretary/Treasurer	José Villarreal Vaughn Construction
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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

2021 Outstanding Construction Awards

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

General Contractor: Austin Canyon Corporation

Project: Velocity Credit Union Downtown Branch

Design Firm: Mente Sowell Architects

Velocity Credit Union was originally chartered in 1947 and has been serving the Austin community since that time. Their Main Branch at 11th and Sabine was constructed in or about 1963, and when the Credit Union decided to relocate their Headquarters, they included a decision to construct a Branch Facility that would metaphorically reflect homage to the history of their Main Branch and provide a beacon to celebrate Velocity's service to its Members.

The decision to locate a branch facility at 12th and Sabine ran into conflict with the City's surface parking requirements presenting the first difficulty in bringing the project forward. The next obstacles for the project were the existence of a Heritage Oak and the necessity to design and construct the project in accordance with the Great Streets program. Additionally, the construction of a 30+ story residential building next to the project presented logistical complications including shared infrastructure for a portion of the utilities.

The building design included circular elements with a clerestory which presented challenges to constructing the building with steel, masonry and storefront and marrying the intersection of straight lines and a curved building perimeter. Steel connections were adjusted during the erection process with the guidance of the Structural Engineering firm Steinman Luevano Structures, and special care was given to integrating the windows and storefront assemblies in curved walls to maintain the desired appearance.

While the project took longer than originally anticipated, it was completed within the time parameters agreed to by all parties and adjusted with the mutual acceptance of the same. This project is unique in that it is a single story building with surface parking located in an area where the City is encouraging high-density vertical construction.

**Support from the following Trade Partners
in attendance tonight:**

Anchor-Ventana Glass
Champion Site Prep, Inc.
Construction Metal Products, Inc.
Facility Solutions Group
Lighthouse Electrical Contractors, LP
Vanguard Fire & Security, LP



2021 Outstanding Construction Awards

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

General Contractor: Braun & Butler Construction, Inc.

Project: Hill Country Bible Church - Leander

Design Firm: Link Architecture

Hill Country Bible Church experienced tremendous growth during their first seven years and were ready to establish their own campus. After successfully purchasing a green site in Leander, the HCBC – Leander began the process of turning a piece of farmland into their future home. Having a licensed architect as a church member, led HCBC to select Link Architecture as the design firm. The Church hired Braun & Butler as their construction manager to go forward with Link Architecture as the architects.

Braun & Butler worked with the design team to evaluate architectural and acoustical systems. The need for quality space, outstanding acoustics and economy led to the selection of acoustical wall panels for the ceiling systems. The worship space ceiling is a hybrid system of acoustical wall panels and conventional ceiling components. The large open foyer space is a take-off of the system used in the worship. Braun & Butler and subcontractor had to design suspension systems for hanging and connecting large acoustical panels. This system created visually appealing ceilings with excellent acoustics.

Link Architects and their design committee for Hill Country Bible Church did an outstanding job providing options for cost efficient, eye catching finishes. Braun & Butler priced these options and allowed for fine tuning of the finishes to develop spaces that utilized extremely cost efficient and aesthetic finishes. The mix of limestone masonry, aluminum composite wall panels, stucco, and a standing seam metal roof make the building come to life.

The project was not without its fair share of challenges. The project site was an undeveloped green field on the edge of Leander. There were no utilities extending to the property. Power, gas, water, and communications had to be extended to the Church site. Current supply shortages of wire, pull boxes, manholes, meters, transformers, and pipe created numerous delays and cost increases. Temporary generators and water supply were needed during most of the construction. These utilities also demanded new easements and permitting. Braun & Butler had to coordinate and work diligently with City of Leander planning, permitting, and inspections to continue project progress. These utilities were finally connected just in time for building finishes to be installed.

Overall, the project was a success. The building's aesthetics are a visual landmark in the area. The Church staff has great expectations of the new facility leading to continued congregation growth, community participation, and future expansion.

**Support from the following Trade Partners
in attendance tonight:**

Construction Metal Products, Inc.



2021 Outstanding Construction Awards

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

General Contractor: SpawGlass Contractors, Inc.

**Project: The University of Texas at Austin
North and South Wings Renovation of the Anna Hiss Gymnasium**

Design Firm: BSA LifeStructures

Built during the height of the depression, the Anna Hiss Gymnasium is one of the oldest buildings on The University of Texas at Austin's campus. Envisioned by young female professor Anna Hiss, the gymnasium provided The University's female population a dedicated and harmonious space for physical education and recreational sports. However, the gymnasium became underutilized as years passed and The University evolved. In 2017, the possibility of adaptive reuse was born, and the space was ultimately dedicated as the future home for robotics research and fine arts studies as well as the Army Futures Command modernization program.

For the adaptive reuse renovation, the SpawGlass team was tasked with overhauling the building's lacking infrastructure to support modern technology while, at the same time, preserving the building's historical integrity. Construction was planned and executed in two phases. For the first phase, scope of services included demolition and abatement of the interior walls and existing shower pans on the first level of the south wing. Renovations included installation of a new elevator, topping slab, air handling unit (AHU), medium voltage switchgear and architectural finishes.

Preserving the original substrate and protecting the gym floor that would be re-purposed required unique construction techniques. The project team used a special technique termed sponge-blasting to preserve the building's original brickwork in one dry, low dust and ricochet-free step without the use of any harsh chemicals. Using a blast hose, little foam sponges were propelled at high pressures flattening onto the surface and rebounding back off. This process would quickly and gently remove the existing paint from the delicate brick. In addition, the recyclable media could be reused multiple times.

COVID-19 pandemic, and in February 2021, the historic Texas freeze put everything at a standstill for a solid week. Also, with a large portion of project dedicated to preserving the historical features of the building, many construction activities took twice as long to complete. Despite these unprecedented events and an intricate construction process, the project team successfully delivered the project only one week past the originally scheduled deadline. Outside-the-box thinking and innovative approaches, coupled with lean construction principles, were key to accomplishing this challenging feat.

Support from the following Trade Partners in attendance tonight:

Chamberlin Roofing & Waterproofing
Clean Scapes
GQ Tile Co.
Intertech Flooring
LaForce, Inc.
TCS Mechanical, LLC



2021 Outstanding Construction Awards

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

General Contractor: Hensel Phelps Construction Co.

Project: 701 Rio

Design Firm: BGK Architects

Owner: B&Z Development

The 701 Rio project is a five-story, 124,206 gross square foot office building located at the corner of Rio Grande and 7th Street in the downtown Central Business District of Austin. The project consists of four floors of Class A office space with the opportunity for ground floor retail and/or additional office space. Building amenities include a fitness center, lockers, showers, bike/scooter storage and a 6,418 square foot roof top terrace.

The largest challenges for 701 Rio arose from the goal to maximize rentable square footage and unforeseen global effects of COVID-19. This project utilized the full site by building from property line to property line, encroaching on large historic homes on two sides located a few feet from the project's 68-foot excavation. Protecting and preserving both historic structures however was paramount to all parties involved in this development.

The 701 Rio project was a very tight, downtown jobsite which required an immense amount of coordination. At approximately 60% excavation, COVID-19 hit in March 2020. The transition of neighboring residents in a 27-story apartment tower from the office to now working from home required a significant enhancement of our good neighbor policy. Rock excavation is loud and the City of Austin was struggling to determine what types of construction could continue.

Several construction techniques were employed in order to build a project in such a confined space, while minimizing neighborhood disruptions within the timeframe. We strictly enforced morning start times to no earlier than 7:00 am. In addition, we opened direct lines of communication with select apartment residents to keep them accurately informed on our operations. Our operations were adjusted where possible, including adding equipment to reduce the excavation duration. Furthermore, the Hensel Phelps team enhanced our communication with City of Austin inspectors, fire department, and police to keep them informed of our safety precautions and protocols.

The relationship between Austin-based ownership group, B&Z Development, a partnership between Diana Zuniga of Investor's Alliance Inc. and Jason Berkowitz of Roscoe Property Management, dates back to 2006 when Hensel Phelps and Diana Zuniga worked together on the Spring Condominiums tower.

**Support from the following Trade Partners
in attendance tonight:**

Alterman, Inc.
Chamberlin Roofing & Waterproofing
Cherry Coatings
Clean Scapes
Dovetail Custom Wood & Metal
Flooring Solutions, Inc.
Galindo & Boyd Wall Systems, LLC
Lasco Acoustics & Drywall, Inc.



2021 Outstanding Construction Awards

Category: Building 6 (\$75 Million - \$150 Million)

General Contractor: Rogers-O'Brien Construction Company

Project: Villas on Rio

Design Firm: Rhode Partners

Just two blocks west of the UT campus, the Villas on Rio residential tower broke ground in the fall of 2019. In just 108 weeks, the site was transformed from a cluster of four detached two-story buildings into a bold L-shaped high-rise wrapped around the Kenney House, a two story home established as a historic landmark in 1983. The new tower stands proudly clad in a mix of glass and three-dimensional panels with two-story curtain-walls surrounding the historic home. Beyond the unique look of its exterior, the building boasts unmatched amenities ranging from spa zones and study rooms, to an indoor basketball court and sports lounge. The site for Villas on Rio totaled just .63 acres, including the Kenney House and landscaping.

When constructing the schedule, the team didn't just arrange activities in sequence; each activity answered the specifics of "what" and "why". This approach leveraged the Lean Pull Planning system and significant amounts of trade partner feedback as tools to establish a baseline schedule everyone was confident in.

COVID presented a number of challenges to the construction industry starting in 2020. Material and product delays presented a familiar theme for projects mid-construction. A number of products and materials experienced delays, back-orders or never arrived at all. Small adjustments were proposed to and accepted by the design team and owner ranging from wall coverings, blackened steel and tile to keep the project on track both from a budget and scheduling standpoint.

Throughout the project a number of owner driven design changes were made. Each proposed change was met with a positive attitude and creative ideas from the team. These changes ranged from adjustments in finish selections like tile or wall-covering, up to reallocation of spaces that impacted building systems at a larger scale.

Strong project management and control of the project finances by the team ensured the project remained profitable through final delivery and close-out. Early value engineering such as the EIFS facade were captured and reflected in the contracted Lump Sum price. The project was financially a success both for the client and RO.

Beyond financial success, Villas on Rio illustrates a dynamic team leveraging transparent communication, strong organization, and creative problem solving to overcome the many challenges presented by a complex and fast-paced residential tower.

**Support from the following Trade Partners
in attendance tonight:**

Dovetail Custom Wood & Metal
Facility Solutions Group
Fashion Glass & Mirror
Galindo & Boyd Wall Systems, LLC
GQ Tile Co.
LaForce, Inc.



2021 Outstanding Construction Awards

Category: Building 7 (Over \$150 Million)

General Contractor: Austin Commercial

Project: Q2 Stadium

Design Firm: Gensler

Austin Commercial had the distinction of constructing the first major league sports venue in Austin, Texas. Q2 Stadium required a very thorough approach to meet the highly specific building components with the very aggressive schedule. The owner and design team were determined that the stadium would be an exceptional venue that blended the spirit of Austin and the Club's brand with the unique aspects of a Major League Soccer stadium.

The Austin Commercial team identified schedule as the critical challenge of the project while competing to win the assignment. Developing and implementing a comprehensive plan for project schedule from project planning (design and preconstruction) phase through the point at which the club could occupy the stadium was the primary focus for the project team. Completing the project in less than 20 months was a substantial accomplishment.

The lower seating sections surrounding the playing surface (the 'pitch') required substantial excavation to remove soil in the center of the bowl and at the west side, and shape the face of the bowl on the north and east. The concourse level and lower bowl seating on the west and south portions of the building are complex cast-in-place concrete elevated elements. This created the large building areas beneath these portions of the concourse to house key stadium components. The seating bowl was cast-in-place on grade on the north and east sides of the bowl.

The canopy that crowns the entire stadium is the signature feature of the building. It also provides vital shade for both fans and players. Aligning form and function of the canopy design with schedule and budget was the first key effort for the project team.

The 24-acre site presented a number of significant challenges for construction. Heavy traffic on the adjacent streets made careful management of site logistics just as critical as it would have been with a downtown site. The project team worked carefully to minimize the impact of overnight work on adjacent properties during critical early stages of the project.

The project was successful because of the relentless effort and solution focus of the team. Key team members worked long hours throughout the preconstruction process to ensure that key design decisions aligned scope with budget and schedule requirements. Without the exceptional skill and collaborative effort by experienced professionals through the critical decision-making exercise that shaped how the project would be built, a satisfactory outcome would have been severely challenged. The commitment of the ownership group to providing the right direction and support to these processes was equally valuable.

**Support from the following Trade Partners
in attendance tonight:**

Brazos Masonry, Inc.
Chamberlin Roofing & Waterproofing
Clean Scapes
Flooring Solutions, Inc.
ICBS, LLC
NOW Specialties, Inc.



2021 Outstanding Construction Awards

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

General Contractor: Bartlett Cocke General Contractors

Project: Bartlett Cocke Central Texas Regional Office

Design Firm: Studio8 Architects

The new Bartlett Cocke Central Texas Regional Office is a two-story, 30,000 SF building with an industrial architectural theme. State of the art technology, nanowalls & skyfold wall open to allow a large open space for events. The courtyard includes a spiral staircase that goes to a rooftop patio. A shipping container was cut in half and incorporated into the building to create the kitchen space.

The site for the new building is located within the Carson Creek Watershed and flanked by periodically flooded wetlands, a portion of which was on the site itself. This required careful and delicate site clearing and staging of materials by the project team so as not to impede, pollute, or disrupt the existing wetlands that were to remain; not to mention the inhabiting wildlife.

Proximity to the neighboring wetland area drove chemical soil injection / stabilization followed by 30foot deep structural piers. Most notably however was a high bay construction container serving as a break area conceptualized by the design team given this was an office for general contractors. A myriad of custom, on-site modifications were made to the storage container and then meticulously hoisted into place while avoiding an overhang assembly and structural steel columns in extremely close proximity. The container was then surrounded by curtain wall on all sides and topped with a metal roof for proper drainage which demanded precise detailing, welding, and over craftsmanship in adjoining different materials to pull it off.

The Bartlett Cocke Office is a visually striking building as you approach it heading southeast on Caseybridge Court. The vast array of curtain wall glazing along with both vertical and horizontal ribbon windows create striking and even rhythmic fenestration. There is a roof top terrace for events accessed by a spiral staircase from a tranquil courtyard area just outside the reception area. A stark interplay of structural steel, wood soffit, and metal panels transition into a state of the art interior office space which houses a 16'-0" x 4'-6" interactive video wall for BIM coordination and scheduling, amongst various other office amenities. After hours, the building glows at night with LED strip lights illuminating the stairwells and exterior terraces. The project team also implemented the utmost safety and quality control measures to ensure delivery of a Class A office building.

The COVID-19 pandemic hit just as we finished foundation work so material lead times and scheduling of inspections with City Officials during a lockdown presented the biggest challenge in meeting project milestones. In the end, to say the office build was a true team effort is an understatement and there wasn't just one project manager or superintendent solely responsible for its timely completion. The project completed in December of 2020 giving Bartlett Cocke its new home in Austin.

**Support from the following Trade Partners
in attendance tonight:**

Anchor-Ventana Glass
Champion Site Prep, Inc.
Lighthouse Electrical Contractors, LP
Marek Brothers Systems, Inc.



2021 Outstanding Construction Awards

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

General Contractor: Emerson Construction Company, Inc.

Project: N. 31st Street Improvements and TISD Parking Lots

Design Firm: Kasberg, Patrick & Associates

Time was truly of the essence with this project – a large portion of the project consisted of removing and replacing the existing student and faculty parking lots at Temple High School in their entirety over the summer break. In addition, the project included removing the main roads and above ground power poles into and around the High School and replacing with a new round-about road design, storm, water and underground power/data systems, all the while maintaining egress, power and data communication throughout construction.

The City of Temple, Temple ISD, KPA Engineers, Covey Landscape Architects and Emerson worked closely together to ensure that all work, including the beautiful landscaping, was completed before students returned for the fall semester. The massive bronze Wildcat statue, centered in the picture, was unveiled shortly thereafter. The final product yielded much improved egress for vehicles into the Temple High School and stadium parking lots and a much more aesthetically pleasing view of the area in and around the High School.

**Support from the following Trade Partners
in attendance tonight:**

Sparta Crane & Construction, LLC



2021 Outstanding Construction Awards

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

General Contractor: Chasco Constructors

**Project: TFC - Texas School for the Deaf
Early Learning Center and Central Services Center**

Design Firm: McKinney York Architects

A 25,000+ sq ft three story building was constructed between two existing buildings, on an active campus serving hundreds of hearing-impaired students and staff members. With not much room to maneuver, we had to ensure the project was completed on time, in a safely manner and within budget without negatively impacting the school's operations. With the campus being founded in 1856, there were many utilities installed over the years that were not well documented and that lead to our first task of locating and identify lines that would need to be relocated or abandoned to build the new facility. There were also utility shutdowns that needed to be coordinated with the school's maintenance staff as well as the Texas Facilities Commission.

Sandwiched between two existing buildings, we needed to maximize the little space available. With little to no storage space, projecting when specific materials & equipment would be required was key, we had to make sure our schedule was precise, and all materials were ordered on time. This effort was complicated by unpredictable lead times caused by global supply chain issues.

The exterior of the building was designed with old and new elements to bridge the gap between modern day advances in building materials and the historic architectural look and feel of existing buildings on campus. A combination of brick matching existing buildings, curtain wall and metal panel systems were used to produce a modern design with elements of the past resulting in an architecturally impressive addition to the 67.5 acre campus. The interior finishes followed suit with the use of stained millwork for the Lobby Entrance and New Boardroom balanced with the modern look of polished concrete floors in many of the common areas.

Working on an active campus with over 30 existing buildings presents unique logistical challenges. Safety must be a top priority especially during a global pandemic but delivering on time is also important. The extensive number of plan revisions also added to the challenge of completing this project. We received well over 100 Change Order Requests during the course of the project. Construction began in August 2020 and was completed in November 2021 which allowed the Texas School for the Deaf Board of Directors to hold their December Board Meeting in the new facility.

**Support from the following Trade Partners
in attendance tonight:**

Anchor-Ventana Glass
Construction Metal Products, Inc.
LaForce, Inc.



2021 Outstanding Construction Awards

Category: Education 3 (\$30 Million - \$75 Million)

General Contractor: Rogers-O'Brien Construction Company

Project: Ann Richards School For Young Women Leaders

Design Firm: O'Connell Robertson

Named for the 45th Governor of Texas, the Ann Richards School for Young Women Leaders is a college preparatory public school of choice for students in grades 6–12. A part of the Austin Independent School District, the school originally was established in 2007 at the former building of Porter Middle School. Years of growth reflected a space that was no longer adequate for the Ann Richards School (ARS) Stars, and in 2017, voters passed Austin ISD's \$1B bond proposal to prioritize 21st-century learning spaces for all students. As part of this bond package, Rogers-O'Brien delivered a state-of-the-art building for the future women leaders of Ann Richards School. The full-campus modernization project serves 1,000+ students in southwest Austin. The new design pro-motes flexible learning spaces, collaboration, and creativity.

All building systems and features reflect the latest in design advances, fully addressing accessibility, sustainable construction (LEED), and the provision of a healthy, safe and secure environment for students, teachers and staff. The scope of the new, 183,800 square foot facility includes a new academic wing, new athletics areas, fine arts, dining & kitchen, and media center with portions of Career & Technology Education (CTE), as well as new athletic fields and additional parking. Ann Richards School was the highest dollar value within the bond.

The team was privileged to work alongside student interns from Ann Richards School. Week long interns worked alongside the team in their day-to-day meetings, site walks and plan reviews. They were able to understand the needs and wants of the students who attended the school in a way that no one else could and offered a unique point-of-view, able to suggest modifications and enhancements otherwise not considered that greatly benefit many students to come.

Looking at the final product, it's hard to imagine that the ARS Stars used the previously facility for so many years. The new school is bright, open, and inviting, and also seamlessly blends with the learning and collaboration happening within its walls. It has a modern, yet timeless look to it, and was designed to last years. From the materials chosen to the finishes installed, the end goal of providing current and future students and faculty with a state-of-the-art school is evident. The RO team's diligence in ensuring that the job was done right, even if it meant having to rework some components, does not go unnoticed.

Support from the following Trade Partners in attendance tonight:

Cherry Coatings
Facility Solutions Group
GQ Tile Co.
LaForce, Inc.

Lighthouse Electrical Contractors, LP
Marek Brothers Systems, Inc.



2021 Outstanding Construction Awards

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

General Contractor: Vaughn Construction

**Project: St. David's Healthcare Partnership,
Bailey Square Renovation**

Design Firm: Polkinghorn Group Architects, Inc.

Operated by St. David's Healthcare, Bailey Square Surgery Center was the first freestanding multispecialty ambulatory surgery center in Texas. St. David's Healthcare hired Vaughn to update the recovery rooms, nurses' stations, restrooms, doctors lounge, a conference room, waiting rooms, reception, and public corridors.

The redesign of Bailey Square's outdated finishes was completed at the end of 2019. Unfortunately, due to the COVID-19 pandemic, the Owner was not able to move forward with construction until 2021. Once the surgery center became operational again, they wanted to move forward with planned updates as quickly as possible. Due to the high volume of surgeries, they could not afford to shut down the facility to complete construction. We were tasked with completing the construction in phases and making sure each phase was 100 percent finished because we would not be allowed back into the space for any punch list work.

When the Bailey's Square opened in 1973, Austin was a much smaller town with plenty of open spaces. As Austin has grown through the years, the city has become much denser. Now the surgery center is surrounded on all sides by businesses. This growth leaves no space for the additional traffic congestion brought on by construction.

Vaughn has extensive experience with construction in operational hospitals. We immediately implemented an infection control plan to keep our workspace clean at all times, as some of our construction spaces bordered active patient areas. We constructed temporary walls to contain dust and debris and used negative air machines with scrubbers to clean the air and ran temporary duct work along the ceiling of our workspace to exhaust the space out an exterior window.

The project started in early September and was completed on December 23, 2021. We were up against the clock, as many patients schedule their procedures right before the end of the year to meet insurance deductibles. We were tasked with formulating our own schedule as St. David's did not have a set date in mind, just as soon as possible. So, we developed a 12-phase plan to identify when we would work in each space. We collaborated with the staff on the schedule to gain information about how many beds could be down at a time. We started with the largest grouping of beds/space that could be down, to get the space back operational as soon as possible. We wanted to leave the smaller spaces for the final phases to maintain minimal impact over the course of the project. We allotted three weeks for each phase to be 100 percent complete. We completed one space at a time and immediately turned the space back over to the surgery center for use.



2021 Outstanding Construction Awards

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

General Contractor: The Beck Group

Project: Dell Children's Medical Center of Central Texas Specialty Pavilion and Parking Garage

Design Firm: HKS Inc.

Dell Children's Specialty Pavilion is located on the south side of Dell Children's Medical Center of Central Texas. The 4-story facility houses world-class cardiovascular, neurosciences and cancer programs for Central Texas children and families close to home. Completed in 13 months, the outpatient facility is connected to Dell Children's Medical Center and totals more than 161,000 SF of complex care services. In addition to the treatment rooms, this facility includes conference rooms on each floor, a larger conference room on level one and rows of offices for its specialist.

The design of the Dell Children's Specialty Pavilion has created a lasting connection with the community reinforced by the integration of building and site while promoting the goals of health and wellness. The Specialty Pavilion is pursuing LEED Gold certification and Austin Energy Green Building 3-star rating.

The project began a couple of months after COVID-19 hit. The pandemic disrupted the entire construction industry and challenged job sites to implement safety strategies to keep everyone safe while at work. The Dell Children's Medical Center Specialty Pavilion and Parking Garage project team met the challenges of COVID-19 head-on. The job site implemented a check-in procedure that included temperature screening and contact tracing logs.

The Dell Children's Specialty Pavilion is located in a Planned Unit Development (PUD) zone with very close proximity to residential housing and the active campus of Dell Children's Medical Center of Central Texas. This location has a noise ordinance which dictated that concrete pours could not start until 7:00am. The Beck Team strategically planned our concrete pours to maximize productivity, avoid conflicts with Austin traffic and not violate the noise ordinance.

The project started in April of 2020 at the beginning of the COVID-19 pandemic. This posed challenges for the Beck team because city permitting was behind schedule and started closing offices, working remotely and quarantining. This resulted in a 16-week permit delay. The client requested that the Dell Children's Specialty Pavilion be completed and open for patient care by April 2021. To add to the complexity, the TI contractor had to be complete with the finish out of their 3 floors in April as well. Despite the challenges, Beck was able to achieve TCO and project substantial completion on April 30th, 2021.

**Support from the following Trade Partners
in attendance tonight:**

Chamberlin Roofing & Waterproofing

Clean Scapes

Lasco Acoustics & Drywall, Inc.

Terracon Consultants, Inc.

Vanguard Fire & Security, LP



2021 Outstanding Construction Awards

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

General Contractor: JE Dunn Construction

**Project: Austin-Bergstrom International Airport
Consolidated Maintenance Facility**

Design Firm: Atkins Global

The Consolidated Maintenance Facility (CMF) is a 133,150 SF, 16 building campus located outside the secured area of the Austin airport. The campus serves as the new headquarters for all maintenance departments including office, conference room, kitchen and fitness spaces for staff occupying these buildings. For this project Virtual Design & Construction (VDC) was a major part of aligning the design documents from the architect and scopes of work for the trade partners. JE Dunn's VDC group took modules and laid them on a 3D model to see if any clashes existed within mechanical or electrical structures.

The biggest challenge was extending utilities to the undeveloped construction site. JE Dunn had to bring in all the infrastructure: water, sanitary, gas and telecom. Given the scale of this 16-acre site, sitework was a major element of this project. This included excavation and removal of native soil and importing select fill for all 16 buildings and structures, along with excavation, grading and environmental controls of three retention ponds. This project also required extensive underground utility work that included adding wastewater, storm water, domestic water and reclaimed water lines throughout the project site.

Because this is a government-funded project, the AUS CMF project did have requirements for bringing Disadvantaged Business Enterprises (DBE) onto the project. The original goal was 8.19% and JE Dunn surpassed the goal at +14%. Because of the buy-in of our largest trade partners and support of working with DBE firms, we were successful in achieving significant increases in diversity participation.

The original completion date was extended due to the added scope of work to the project. This also impacted the initial contract amount by 3 percent. Overall, the project came within budget and schedule based off the added scope of work. The project team began their pre-punch list process early to reduce non-conforming quality items before substantial completion. This process allowed items to be resolved before the final Owner Punch Walk and reduced the time and work done during the final stages of construction, thus maximizing the quality in the final product. JE Dunn also used BIM 360 as its main communication with trade partners which allowed a more efficient and effective way of tracking issues.

**Support from the following Trade Partners
in attendance tonight:**

Brazos Masonry
Centex Material Handling
Champion Site Prep, Inc.
Cherry Coatings
Climatec, LLC
Flooring Solutions, Inc.
GQ Tile Co.
LaForce, Inc.
The Brandt Companies, LLC



2021 Outstanding Construction Awards

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

General Contractor: Vaughn Construction

Project: Compass Group USA, The Den Dining Renovation

Design Firm: Omniplan, Inc.

Decades of built-up grease stained the kitchen walls of Texas State University's The Den Food Court. Its dilapidated kitchen equipment, lighting systems, and finishes showed signs of wear and tear. The university hired Vaughn Construction to renovate the kitchen, prepare connections for kitchen equipment and install exhaust hoods.

Renovating The Den Food Court, which had not been touched in 17 years, required mitigating existing structural damage, replacing much of the plumbing infrastructure, and installing new electrical systems in cluttered overhead space. Metal stud framing. The February 2021 winter storm resulted in some burst pipes which led to water damage to the drywall in the kitchen and other back of house areas. While making the repairs, the university's facilities team discovered the interior metal stud framing had rusted all the way through the metal stud framing track supporting the walls. We flood cut the metal stud framing four feet from the floor and braced it with new metal stud framing. We leveled the concrete flooring and installed new bottom track to receive the metal stud framing.

Demolishing and rebuilding two of the building's 24-foot-tall curtain walls posed potential hazards to students and faculty who used the adjacent breezeway, a primary pedestrian path across campus. The breezeway has two parallel sidewalks divided by a greenspace area. To ensure safe passage through the breezeway during the two-month process, we rerouted all pedestrians to the side farthest away from the building. We erected temporary barricades and built temporary stairs with railings to provide a safe alternate route for students.

All electrical and glazing items were impacted by industry-wide ballooning lead times. We frequently updated our procurement logs to track equipment and material, and we held weekly procurement meetings with trade contractors to ensure timely arrival. In the case of the kitchen service electrical panel, we worked with the electrical contractor to identify a temporary piece of equipment to meet the Owner's substantial completion date while we waited for the permanent panel to arrive.

The original substantial completion date was September 14 so students could utilize the dining facility in the fall semester. After underfloor issues surfaced, the Owner agreed to extend the completion date by two months. But this decision would have resulted in loss of revenue during the fall 2021 semester. The Owner asked if we could adjust our construction sequence to facilitate an early opening for a few of the food service providers. Looking at impacted areas, we committed to finishing the second floor prior to our new completion date. We completed our work on the second floor by September 17, which allowed the food service provider to reopen the Einstein Bros. Bagels in early October.

**Support from the following Trade Partners
in attendance tonight:**

The George D Alan Company
Performance Contracting, Inc.



2021 Outstanding Construction Awards

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

General Contractor: Braun & Butler Construction, Inc.

Project: McNeil HS Admin Area B

Design Firm: Perkins + Will

The project consisted of interior renovations to 19,000 SF of the previous Fine Arts Wing of McNeil HS. All walls and ceilings within the exterior shell of this part of the building were removed – including the removal of 12” concrete elevated mezzanine structures at the old band and choir rooms used for storage. The space was converted to the new main suite for the principal and administrative staff offices, (3) new conference rooms, staff breakroom and restrooms, registrar office and permanent record storage, vault room, career counselor suite, nurse’s suite, relocated MDF Room and a

new 2,500 SF lecture hall. Work on this project was completed with a functioning school campus requiring coordination with the existing operations maintenance staff. In addition, another GC started Phase 2 of the master project which then required coordination between the two general contractors, as well as, their multiple subcontractors. The new administrative Area ‘B’ included new roofing, all new mechanical roof top RTU’s, new electric panel and system for the administration area only, extension of the fire sprinkler system, extension of the fire alarm system, new flooring, new acoustical ceilings throughout and associated millwork. The main reception area is much larger than the original and provides an open and inviting space for visitors to the campus.

The most challenging aspect of the project was working on a fully functioning school campus, coordinating with an adjacent General Contractor & their subcontractors while maintaining the existing MEP systems during the renovation & installation of the new Administration Area systems.

**Support from the following Trade Partners
in attendance tonight:**

Big State Electric, Ltd.
D&W Painting
Construction Metal Products, Inc.
Flooring Solutions, Inc.
The George D Alan Company
Vanguard Fire & Security, LP



2021 Outstanding Construction Awards

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

General Contractor: Hill & Wilkinson General Contractors

Project: LifeAustin Mueller

Design Firm: Jackson Galloway FGM Architects, Inc.

LifeAustin Mueller Church was a multi-phase renovation of an existing, operational church campus. It included the original 8,000 sf chapel building that was built in the mid-1960s as well as the 54,000 sf sanctuary that was built in the late 1990s. The sanctuary building includes a 2,000-seat auditorium, A/V booths, children's daycare area, break rooms, restrooms, office space, two green rooms, a complete exterior façade makeover, and all new landscaping. The largest challenge, which was shared by everyone in the industry, was incorporating new COVID protocols into our daily routines while dealing with workforce shortages as well as material procurement delays. This was compounded by needing to distance our workers from the church's congregation during construction.

The team worked diligently to accommodate LifeAustin's ever changing schedule of services and programs. The church campus also had a separate building leased out to an active private school throughout construction. This created challenges with onsite deliveries, electrical and water shutdowns, and our general onsite presence. On top of sharing the space with the tenants and parishioners, the team was especially thorough to avoid issues with the local homeless population who kept trying to come onsite.

The first phase consisted of remodeling the chapel space. This included the abatement of all nonmasonry walls, some light structural repairs, new restrooms, complete finish replacement throughout, and a new TPO flat roof. Like so many remodels of older structures, it was hard to plan for the unforeseen. During phase two, all sanctuary areas were stripped down to bare studs and built back into a new, more functional space. One unusual challenge with this space was the lack of stamped, engineered drawings for the existing metal building. The structural engineer reviewed the structure in depth and made extensive modifications to bring the building up to current building standards.

Ultimately, the sanctuary was completed with a masonry and stucco facade and the campus received new landscaping, hardscaping, and additional parking. All these elements are visible from the highly trafficked 51st street. The sanctuary interior was finished out with all new flooring, ceilings, paint, and a complete redesign of the auditorium and childcare area. The building opened in August and has hosted several concerts since it's opening. The building has full broadcasting capabilities, and its congregation has grown since reopening its doors.

**Support from the following Trade Partners
in attendance tonight:**

Chamberlin Roofing & Waterproofing
Five Star Drywall & Acoustical Systems, LLC
The Brandt Companies, LLC



2021 Outstanding Construction Awards

Category: Historic Renovations

General Contractor: Bartlett Cocke General Contractors

Project: Rio Grande Campus Main Building Renovation

Design Firm: Studio8 Architects

ACC Rio Grande Campus is located in the west side of downtown Austin which presented many site access challenges. The project site included limited site boundaries which presented logistical challenges related to moving materials to and from the site. The existing building was completely gutted with only structural walls and select floor slabs remaining creating massive amounts of material to be hauled off.

Additionally, the mechanical rooms are recessed below the basement finished floor which required an additional 10 feet of excavation. This was particularly challenging due to the solid rock, groundwater, and limited height which greatly restricted the size of equipment that could be used to complete the excavation.

The project site also features a “sunken” courtyard on the southern end of the site. Construction of the courtyard was challenging due to the amount of rock excavation required which amounted to approximately 1,400 cubic yards of material to a depth of 10 feet below existing grade. The sunken courtyard is bound on the north side by the building façade and by 12th street city right of way on the north side which presented additional challenges in hauling material off site along with the placement of the large retaining wall blocks.

The driving design concept for the project was to create an open learning environment and include collaborative learning and event spaces with a focus on natural lighting. Large classrooms are located along the exterior perimeter of the building on all levels which features nearly new metal clad windows to replicate the original historic windows. The translucent ETFE roof system and restored steel windows cast daylight into the collaborative interior atrium spaces, Army Futures Command Software Factory, and ACCelerator spaces.

The project team was able to use creative methods to keep the project moving when the condition of the existing building presented unforeseen challenges including stabilization of portions of the exterior wall which created additional structural modifications during the construction process. ACC partnered with the US Army Futures Command near the end of the original project’s completion with design revisions to accommodate the new tenant issued shortly after. An accelerated design and construction schedule allowed the Army Futures Command to begin occupying their re-vised space several weeks earlier than originally anticipated.

**Support from the following Trade Partners
in attendance tonight:**

Anchor-Ventana Glass
Big State Electric, Ltd.
Champion Site Prep, Inc.
D&W Painting
Flooring Solutions, Inc.
Marek Brothers Systems, Inc.



2021 Outstanding Construction Awards

Category: Residential Multi-Family 1 (\$0 - \$150 Million)

General Contractor: ANDRES Construction

Project: Korina at the Grove

Design Firm: JHP Architecture

Located at the newly developed Grove of Shoal Creek, Korina at the Grove is the first mixed-use project within the surrounding area. A key component of a larger master plan design including boutique office space, senior living, and single-family townhomes, the project provides a connecting balance to the growing urban landscape. The 5-story complex contains 373 luxury apartment units and over 28,000 square feet of Class-A retail space. Korina is the largest portion of the Grove development, grossing 662,000 square feet. Additionally, the complex sits on a prime lot of real estate within minutes of downtown Austin therefore providing residents with panoramic views.

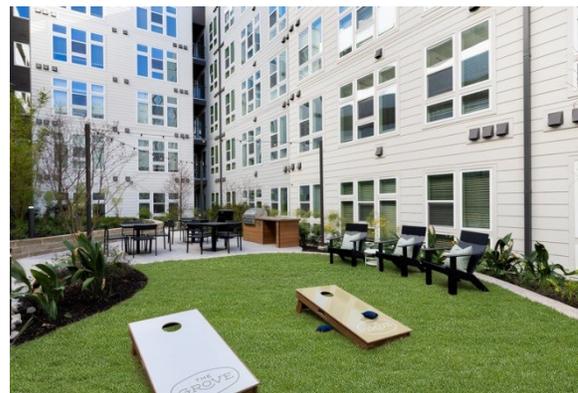
Several single-family residences and retail spaces were being constructed at the same time as Korina. Therefore, communication and coordination with other contractors at the adjacent jobsites was critical. Everything had to be discussed prior and planned accordingly to make sure there were no hiccups for any of the active projects. At times, this entailed scheduled shutdowns of roadways, power outages for energy pole enhancements, and roadway extensions which made planning and logistics tough. Each contractor had the common mindset to persevere without delays, so this con-sistent communication was handled maturely and with utmost importance.

When the project started, ANDRES advanced the schedule about three months. In advancing the schedule, we were able to erect a pre-cast parking garage at the same time as building a podium against the garage using a pour strip. This allowed us to advance the wood-framing schedule on slab on grades and continue onto the podium once that portion of the garage was fully erected. This not only moved us forward in the schedule, but also introduced a natural flow from section to section all the way to close out.

Despite all challenges, coordination, constraints, and the pandemic, Korina at the Grove made every scheduled date and finished on time. The project was delivered to ownership for full-use and retail construction as planned. The project was also completed under budget.

**Support from the following Trade Partners
in attendance tonight:**

Britt Design Group
Galindo & Boyd Wall Systems, LLC
Gulf Coast Pavers
Terracon Consultants, Inc.
The George D Alan Company



2021 Outstanding Construction Awards

Category: Specialty Construction

General Contractor: JE Dunn Construction

**Project: Texas Facilities Commission (TFC), Capitol Complex,
Phase One, Package 1 - 3**

**Design Firm: Cobb Fendley & Associates (Packages 1 & 2)
Jacobs (Package 3)**

Texas Facilities Commission's (TFC) Capitol Complex Master Plan re-imagines the district as a destination celebrating the Capitol and centralizes more than 90 state agencies. The Phase One includes two new office buildings, five levels of underground parking and a pedestrian mall as the focal point. The Master Plan was divided into six different packages. JE Dunn was not originally selected to perform work on this Phase. But when TFC's selected contractor for Package 1 (which was the catalyst for all the subsequent packages to begin) was under-performing and behind schedule, TFC contacted JE Dunn. As the runner up for the project, JE Dunn was asked to become the new CMAR and get the project back on track. We were rapidly on-boarded onto the project and quickly began evaluating scope of work, bid package strategies, construction means and methods, and how to bring greater efficiency to the project schedule. We began pushing dirt for the excavation just 2 weeks after contract execution. Our outstanding performance on Package 1 led us to be awarded the work for Packages 2 and 3.

Being the first contractor on the project, JE Dunn had to create the foundational space to go vertical—without issue—and meet the schedule so the next five packages in Phase One started on time. Averaging a depth of 60 feet, more than +500,000 cubic yards of dirt was excavated and hauled off site across 12 city blocks.

The scale of this project can not be overstated. And with one project team managing three separate projects with three separate schedules, the JE Dunn team had to come up with innovative solutions to push the schedule. For Package 1, their approach was to break this massive, 12 city block excavation into three segments which allowed them to better manage the schedule, and coordinate and communicate when, where, and how they were executing the work. They finished the first segment three months early, the second segment four months early, and the last segment three months early which allowed the next contractor to come in early and begin their work on the underground parking garage ahead of schedule.

Package 3 built a project schedule that not only outlined all the necessary milestones for constructing and connecting the two plants, but also built in additional time for commissioning, testing, resolution of issues and assurance that we turn over a facility that functions according to specification.

**Support from the following Trade Partners
in attendance tonight:**

Alterman, Inc.
Brazos Masonry
Chamberlin Roofing & Waterproofing
Cherry Coatings
Dynamic Systems, Inc.
Intertech Flooring
LaForce, Inc.
Russell and Traugott Painting



2021 Outstanding Construction Awards

Category: Other Specialty Construction

General Contractor: Jay-Reese Contractors, Inc.

Project: CMTA Downtown Multimodal Station

Design Firm: Downtown Gateway Partners

This project required construction of a new downtown train station for Capital Metropolitan Transportation Authority. The station features a new bridge, improved bikeway and sidewalk improvements, and major utility upgrades.

There were many challenges on this project. Below ground the tangled spaghetti bowl of utility lines had to be moved without disrupting service to the Convention Center and other area businesses during construction. Above ground the existing station had to be closed while maintaining service to the public without disruptions. Time was of the essence and the North Platform opening date had to be met.

Once construction began the chilled water line was discovered to be in a different location than had been identified in the plans. During the potholing process it came to light that the line would also be in the way of large storm box that was to be installed. Working with the owners and engineers additional time and money was saved by making adjustments to the box to avoid impacts to the chilled water line.

Construction on the North Side found that there were various void areas discovered and had to be dealt with immediately. Working with the CMTA, City of Austin and the adjacent businesses, solutions were found to repair the voids without any disruption of services. An unusual aspect to this project revolved around the canopies which are to provide cover for patrons on the center platforms. Aesthetically, the mirrored stainless steel undersides mimic the nearby Convention Center's glass-like facade and reflect artistic elements on the station platform. Built off site, the canopies were moved in sections to the station. The sections were then unloaded by crane and lowered onto the platform columns. Welders then worked through the night installing the canopy sections to the columns. This flow of work revolved around the train's schedule. Work could not begin until train traffic had stopped for the day and then it had to be completed before the train traffic started the following morning.

The goal of this project was to provide a permanent station with the ability to expand capacity and meet the future demand of service. Construction of the Cap Metro Downtown Station created a public plaza that ties together transit, the Convention Center and surrounding hotels and businesses. The Station presents a dynamic and artistic look that is inviting to the daily commuters and visitors in the downtown area. The Downtown Station opened early and under budget.

**Support from the following Trade Partners
in attendance tonight:**

Centex Material Handling
Diversified Electrical Solutions
Gulf Coast Pavers



2021 Outstanding Construction Awards

Category: Interiors

Specialty Contractor: Lasco Acoustics & Drywall, Inc.

Project: National Mounted Warrior Museum

Design Firm: Huckabee, Inc.

The National Mounted Warrior Museum is an \$11 million facility built adjacent to the Marvin Leath Visitors Center in Fort Hood, Texas. The 58,000 square foot museum is dedicated to the history of modern warfare and honors our mounted soldiers. The museum has 13,000 square feet of permanent exhibit space and 7,000 square feet of temporary exhibit space used for rotating exhibitions. In addition to the history of modern warfare, it also includes a wider history of Fort Hood and its units.

The radius Rotunda is the focal point of the project. In addition to being round, it also has a steeply sloped roof. The combination of these two design elements brought many challenges to the overall scope of the project. Building Information Modeling (BIM) was used to coordinate the successful installation of steel, metal stud framing, glass, and other design elements for this area.

In order to quickly and accurately install the radius framing, we partnered with Radius Track Corporation in Minneapolis, Minnesota. They were able to design and manufacture every piece of radius metal framing from the BIM model so that it fit perfectly within the steel structure. Each individual piece was numbered to coordinate with the shop drawings. This allowed a highly productive and accurate installation. The interior wood ceiling also provided a significant challenge to our team. Rulon International was the basis of design and it was an easy choice to partner with them based on past successful projects. That being said, this installation was different than anything we had done previously.

The project required individual wedges that not only followed the perimeter radius of the building, but also the sloped roof. We modified the suspension system and initially ran the members long between the beams before cutting them back to the final shape. The finished wood plank installation relied on lasers, chalk lines, and very skilled installers to keep alignment between the wedges perfect. All of this work was performed fifty feet in the air!

The unique design and high-end finishes required patience and precision from the Lasco team. We kept our overall crew size small and utilized our most experienced employees on the project. We had daily conversations with our Foreman and monthly team meetings to monitor progress and make sure we had the right crews on the right tasks. All of these measures provided high productivity and consistency in finishes so that our punch list only contained one item.

Utilizing a small crew did create some challenges with schedule. There were also some material and construction delays from other trades that required careful consideration to meet schedule while not going over budget on labor. In the end we utilized overtime and weekend work at key times to keep things running smoothly. This was often done on short notice and our field team executed flawlessly. The project was completed on time AND within budget.



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AUSTIN CHAPTER

THE CONSTRUCTION ASSOCIATION

Upcoming AGC Events:

- Construction Leadership Council (CLC) Networking Happy Hour - February 24, 2022
- National AGC Convention - March 28th - 31st, 2022 Grapevine, TX
- Construction Leadership Council (CLC) Bay Fishing Tournament - April 1st-3rd, 2022 Seadrift, TX
- Diversity & Inclusion Crawfish Boil Networking Event May 9, 2022 Zilker Clubhouse
- Spring Golf Tournament - May 19, 2022 Plum Creek Golf Course
- AGC Texas Building Branch (TBB) Convention July 19th-21st, 2022 Gloucester, MA

AGC Calendar of events:

<https://austinagctxassoc.weblinkconnect.com/events>



Build A Great Life!

With thousands of motorists and pedestrians passing by our location every day, we decided to brighten up the building with a colorful homage to the local commercial construction industry. The design was created by Emily Mente and showcases notable buildings in town – some newer ones built by our members and some older, iconic ones that represent Austin – along with tower cranes, a concrete mixer truck and industry professionals. The mural also reflects the natural beauty of Austin that, along with the built environment, makes a great quality of life for our community as a whole.

The mural also includes the line “Build a Great Life” because, fundamentally, that's what construction professionals do. Their career in the industry benefits themselves and their families while, at the same time, they are building a great life for everyone in the community who enjoys the offices, schools, churches, hospitals, hotels, apartments, restaurants, sports venues and many other structures throughout town brought from concept to reality by construction professionals. We hope you like it as much as we do!

A big THANK YOU to Evercam for providing the camera and to Equipment Depot for the boom lift to help make this project possible!

Check out [@buildagreatlife](#) and [@studionmente](#) on Instagram for more great pics of the mural.



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

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