

2011

A PUBLICATION OF
THE AUSTIN AGC

Austin Constructor

Austin AGC Outstanding Construction Awards

- AGC Safety Services
- Safety for New Employees



SKILL RESPONSIBILITY INTEGRITY

city and county entities. The site has a Hutto address, is split by Travis & Williamson Counties and is served by the Pflugerville Fire Department. Due to the unique

location, inspections had to be carefully coordinated documented. Although the building started as a shell with tenants being added late in the construction process, two tenants

occupied the building within the original completion date of the shell building contract. As tenants were added, all suites were finished within established construction schedules.

HEALTHCARE 2

\$10 – \$30 Million

Rogers-O'Brien Construction Co. Hillcrest Baptist Medical Center Medical Office Buildings

*Project Owner: Lillibridge Healthcare Services, Inc.
Project Architect: Lillibridge Healthcare Services, Inc.*

Recognizing the need to further modernize its services in order to further its commitment to the City of Waco, Hillcrest Baptist Medical Center partnered with Lillibridge to design and develop two new medical office buildings. Lillibridge engaged Rogers-O'Brien Construction for Phase Two construction of the 167,000 square-foot facilities. The addition of the two Medical Office Buildings on the Hillcrest Baptist Medical Center campus is the latest chapter in a 90-year history of superior healthcare services in Central Texas. The shell buildings were completed in a 10 month period, one month ahead of schedule, and within budget. The tenant build-outs were completed in a phased schedule process. This project was scheduled utilizing the critical path method (CPM) and a fast-track approach, which produced more value for the owner by reducing design and general conditions costs. This created additional opportunities to be more creative by

suggesting cost effective options in order to reach definitive goals.

The key to the success of this project was coordination and communication. There were various outside parties included in the coordination of activities to ensure that all operations went as planned. Project phasing, detailed coordination, daily communication and updates between the construction personnel and the various other parties were imperative. Parking and materials staging was a challenge due to the various parties sharing the same parking lots. As construction began on the office buildings, another general contractor was completing construction on an adjacent site of a replacement 236-bed hospital for Hillcrest Baptist Medical Center. Once the hospital was opened for business, Rogers-O'Brien placed an employee in the parking lot to direct traffic flow and ensure the safety of the multiple tenants, hospital staff and visitors.



A change order for additional scope included the addition of the Hillcrest MRI Suite. The original plan was to move the 1.5 ton Philips Ambient MRI into the building through the main entrance and roll it into the suite. But instead of wheeling it through the building and risking potential damage to the existing structure or finishes, a hydraulic crane was used to lift the MRI magnet to the top of the building and to then lower the magnet through an opening in the roof directly down into the MRI suite. This saved the client \$25,000 and several days of remodeling and restoration. Part of the scope of work included connection of the Community Medical Office Building to the new hospital facility via a skybridge. An infection control plan was put into place to ensure that life safety measures were maintained during the connection process. Connection to the hospital proceeded efficiently and safely, with little or no interruption to hospital operations.

SPECIALTY CONSTRUCTION

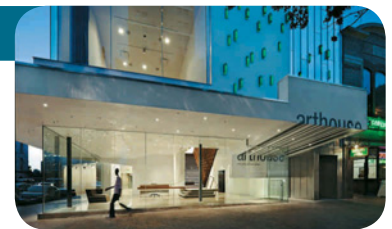
Structura, Inc. Arthouse at the Jones Center

*Project Owner: Arthouse at the Jones Center
Project Architect: LTL Architects*

Working with esteemed New York City architects Lewis Tsunrumaki, Lewis LTL Architects, Structura was able to combine its creative talents with first-rate engineering and construction skills to completely transform one of

Austin's finest artistic and historical landmarks. Originally built in 1877 in all brick, Arthouse at the Jones Center is the oldest contemporary art museum in the state of Texas. Specially designed systems and components went into the redesign

and addition to the building, and tolerances were tight, calling for intricate and careful coordination of all systems and trades involved, including closely working with the city and nearby businesses in the busy downtown area.



Tripling the existing space in size and usability, Arthouse went from a 7,000 square-foot facility to a 20,830 square-foot building, which now includes four separate and open levels. The second floor of the space was previously unusable, but now boasts a large column-free gallery featuring a suspended 57 x 13 foot high wall. The reconfiguration of the existing building allows it to house an elegant and sunny entry lounge, first floor galleries and open administrative office space, a dedicated

video/film gallery, a 90-seat community screening room, two artist's studios, a public mezzanine lounge and a rooftop event space that serves as an outdoor theatre.

The floor-to-ceiling windows in the entry lobby open the building to the street, allowing sidewalk views for curious passersby. A sculptural plaster awning intensifies the open, bright look of the structure. The exterior skin of the museum is perforated with 177 custom-laminated glass 4 x 16 inch units, clustered to

allow more light into the building and at night lit by LED lighting creating an animated façade. The original Queen Theatre's large stucco murals were left exposed and had to be carefully restored. The original wood rafters and steel trusses in the ceilings were stripped down and left exposed for a grand, high-ceilinged look. Many creative solutions were required in the revitalization of this artistic space, which took approximately 10 months to complete – on a non-profit budget and on time. ■

The 2010 award winning projects were completed with support from the following AGC Specialty Contractors and Suppliers

Braun & Butler Construction/ Buda Fire Station No. 2 East

Austin Flag & Flagpole, Inc., BJ Electric Company, Flooring Solutions, Inc., Hull Supply Co., Inc., John Thames Excavating, Ltd., Kinney's Commercial, Inc., Ramming Paving Company, Slater Painting Company, Inc., The Bug Master Exterminating Service, Warehoff's, Inc., Western States Fire Protection

Workman Commercial Construction Services, Ltd. / First Baptist Church of Dripping Springs

Austin Acoustical Materials, Inc., Brit-Tex Plastering, C & Z Enterprises, LLC, Lone Star Paving Company, Metro Services, Inc.

Chasco Constructors / Redeemer Presbyterian Church

Austin Architectural Graphics, Inc., Baker Drywall/Triangle Plastering – Austin, Champion Site Prep, L.P., Flooring Solutions, Inc., Hull Supply Co., Inc., Jett Enterprises of Texas, LLC, Looking Good Masonry, Northstar Fire Protection of Texas, Inc., Otis Elevator Company

The Beck Group / University of Texas at Austin Norman Hackerman Building

Baker Drywall/Triangle Plastering – Austin, Central Texas Reinforcement, Inc., CMC Capitol City Steel, Dynamic Systems, Inc., Entech Sales & Service, Inc., Hull Supply Co., Inc., Longhorn Blinds of Austin, LLC, Marek Brothers Systems, Inc., McKinney Drilling Company, P and S Masonry, Inc., Peabody General Contractors, Inc., Schmidt Electric Company, Inc., Sisk-Robb, Inc., Transit Mix Concrete & Materials Company, Visual Innovations Company, Inc.

Solis Constructors Inc. / CH-47 Aircraft Maintenance Hangar

A & R Demolition, Inc., Aaron Concrete Contractors, L.P., CMC Capitol City Steel, P and S Masonry, Inc., Rockford Business Interiors

Austin Canyon Corporation / Amplify Credit Union - Congress Avenue Branch

APAC-Texas, Inc., Wheeler Companies, Hull Supply Co., Inc., Kinney's Commercial, Inc., Medel Painting, Pioneer Roof Systems, Rockford Business Interiors, Sisk-Inc., Walls and All, Inc.

Sabre Commercial, Inc. / Tarrytown Pharmacy

Joe Clark Mechanical Services, Inc., Marek Brothers Systems, Inc., Vanguard Fire Systems, L.P.

SpawMaxwell, a Balfour Beatty Company / Ultra Electronics

Austin Acoustical Materials, Inc., Building Image Group, Inc., Flooring

Solutions, Inc., Koetter Fire Protection of Austin, LLC, Lasco Acoustics and Drywall-Austin, Inc., Rockford Business Interiors

SpawMaxwell, a Balfour Beatty Company / St. David's Rehabilitation Hospital

Dynamic Systems, Inc., Flooring Solutions, Inc., Intertech Flooring, Lasco Acoustics and Drywall-Austin, Inc., Western States Fire Protection

Braun & Butler Construction / Forest Creek Medical Center

BJ Electric Company, Champion Site Prep, L.P., Flooring Solutions, Inc., Hull Supply Co., Inc., Joe Clark Mechanical Services, Inc., Pioneer Roofing Systems, Thermal Mechanical Contractors, Inc., Western States Fire Protection, APAC-Texas, Inc., Wheeler Companies

Rogers-O'Brien Construction Co. / Hillcrest Baptist Medical Center Medical Office Buildings

Elk Electric, Inc., Flooring Solutions, Inc., Southwest Construction Services, Texas Air Products, ThyssenKrupp Elevator Co.

Structura, Inc. / Arthouse at the Jones Center

Buda Woodworks, LP, D.R. Kidd Company, Inc., Koetter Fire Protection of Austin LLC, Looking Good Masonry, Russell & Traugott Painting and Decorating, Ltd., ThyssenKrupp Elevator Co., Vanguard Fire Systems, L.P. ■