



BEST OF 2007 AWARDS

Citibank La Cantera, San Antonio

Excellence Award - Private, Design

Key Players

Submitted by: Marmon Mok Architecture

Owner: Citigroup, New York

Architect: Marmon Mok Architecture, San Antonio

Structural engineer: Danysh & Associates Inc., San Antonio

Civil engineer: Pape-Dawson Engineers, San Antonio

MEP engineer: Cleary Zimmerman Engineers, San Antonio

General contractor/construction manager: Leonard Contracting, San Antonio

Despite a fast-track schedule and tiny, irregular site that barely was large enough for the program and parking, the Citibank La Cantera branch bank project team still took time to make sure the design and materials were exactly what the owner had in mind.

During construction of the 4,874-sq-ft structure, the Leonard Contracting project manager conducted multiple sample mockups for the Marmon Mok project designer to make sure that the color of the integral stucco was just the right shade of white. A similar number of mock-ups were needed to make sure the wood soffit

was just the right color match with the upscale retail Shops at La Cantera.

In addition, there were several structural engineering modifications that needed to be made with regard to the vat tubes between the main building and the drive-through bank area. The contractor wanted to make sure that the building was constructed with the look intended by the designer. This required several meetings with the contractor, structural engineer and Marmon Mok designers.



BEST OF 2007 AWARDS

Air Force Village Wellness and Vitality Center, San Antonio

Excellence Award - Private, Design

Key Players

Submitted by: Marmon Mok Architecture

Owner: Air Force Village Foundation, San Antonio

Architect and MEP engineer: Marmon Mok Architecture, San Antonio

Structural engineer: Alpha Consulting Engineers Inc., San Antonio

Civil engineer: Vickrey & Associates Inc., San Antonio

General contractor: SpawGlass, Selma

Designers were challenged to create a new 9,800-sq-ft wellness center in the midst of a 40-year-old retirement village while still reflecting the original architecture of the site.

Care was taken to blend the use of new colors and textures seen on the building exterior with those of the existing campus. Designers were sensitive to the massing and scale of the building as it related to the existing multistory independent-living building, so as to complement the overall composition of the campus buildings. Designers incorporated materials that match those of the existing facilities.

Due to the location of the facility in a

high-traffic pedestrian area, care was taken to provide a means of pedestrian circulation for residents walking to and from this facility in order to reach other destinations. The location of the building serves as the centerpiece for the entire campus.

To allow for extensive resident parking as well as a smooth construction process, the project team worked closely with the administrator and resident committee to assess the entire 23.5-acre site for the relocation of parking and the center's amenities.

BEST OF 2007 AWARDS

City of Lubbock Southwest Pump Station, Lubbock

Excellence Award - Public, Design

As one of the fastest-growing cities in West Texas, Lubbock is expanding beyond the capabilities of its municipal water supply system. The Lockwood, Andrews & Newnam project team designed and built a new pressure plane and 14 MGD pump station to help serve the expanding area.

The team's innovative design resulted in a pump station that is easily maintained by city staff. Common pump station designs include pipe fittings hidden under the floor slab. However, fittings historically fail, causing leaks or pressure loss within a water distribution system. This facility was designed with access and

maintenance in mind. The design exposed the discharge header in a pit within the pump station so that no fittings are located beneath the building slab.

Rather, the fittings remain easily accessible to the client's maintenance staff. In addition, a bridge crane has been designed inside the pump station to facilitate lifting and moving each pump. The in-line arrangements of the pumps within the stations further aid maintenance and repair and reduce the need to take the pump station out of service.



Key Players

Submitted by: Lockwood, Andrews & Newnam Inc.

Owner: City of Lubbock

Engineer/construction manager: Lockwood, Andrews & Newnam Inc., Austin

Sub-consultant engineer: Enprotec/Hibbs & Todd Inc., Lubbock

General contractor: Archer Western Contractors, Arlington

BEST OF 2007 AWARDS

Memorial Hermann Heart and Vascular Institute - Southwest, Houston

Excellence Award - Health Care, Design

The addition of the 163,000-sq.-ft., five-story Heart and Vascular Institute, which is on a campus already home to six buildings and two parking structures, required a re-study of the health-care center's master plan to provide logical circulation for vehicles and pedestrians.

The new institute offers minimally invasive diagnostic spaces, six advanced cardiac catheterization labs, a hybrid interventional procedure suite, a pharmacy and four ultrahigh-tech cardiovascular operating rooms. It connects the existing hospital on two levels via an elevated bridge and street-level walkway.

The structure's design features pre-

dominant architectural precast fenestration contextual with the overall campus image. A dramatic red elevator tower with reflective glass curtain wall provides a definitive entry statement for the institute.

To reduce energy consumption and operating costs, the facility was designed and constructed to meet energy conservation initiatives and corresponding building codes. Features include daylighting, high-efficiency lighting, nighttime setback of environmental systems, variable speed drives on major HVAC equipment and harmonic canceling transformers.



Key Players

Submitted by: FKP Architects Inc.

Owner: Memorial Hermann Healthcare System, Houston

Program manager: Trammell Crow Co., Houston

Architect: FKP Architects Inc., Houston

Structural and civil engineer: Walter P Moore, Houston

MEP engineer: Wylie & Associates Inc., Houston

Contractor: Vaughn Construction, Houston

BEST OF 2007 AWARDS

Dell Children's Medical Center of Central Texas, Austin

Excellence Award - Health Care

To keep up with the demand of 46 counties and more than 75,000 annual patient visits, Dell Children's Medical Center of Central Texas found itself out of room and in need of more medical services. The 470,000-sq.-ft. facility - three times larger than the original hospital - includes new and enhanced children's programs. It blends technology, architecture and medical services into a healing environment that is kid friendly and environmentally responsible.

The project team had to maintain the schedule and workflow amidst constant changes and project enhancements. These

included an approximate 4,000-sq-ft addition to the fourth-floor laboratory; the addition of the tower; the redesign of the chapel, gift shop and coffee shop; equipment adaptations of all imaging rooms and surgical suites; and the redesign of the healing garden. Despite these and other changes that threatened the opening of the facility, patients were moved from the existing facility and the facility opened on the originally scheduled move-in date.

The project is expected to receive LEED platinum certification, making it the first facility in the world to receive this designation.



Key Players

Submitted by: White Construction Co.

Owner: SETON Network Facilities, Dell Children's Medical Center of Central Texas, Austin

Architect: Karlsberger, Columbus, Ohio

General contractor/construction manager: White Construction Co., Austin

Mechanical contractor: Dynamic Systems Inc. Austin

BEST OF 2007 AWARDS

Grace Clinic, Lubbock

Excellence Award - Health Care

The project team building this 100,000-sq-ft, fast-track clinic had to incorporate a number of late-in-the-game changes and still brought the project to completion on schedule.

The clinic's imaging center went through a complete redesign just prior to installation of the slab-on-grade, forcing the portion of the slab at the imaging center to be blocked out. Construction began on the west side of the first floor, moving east, and the imaging center is located on the east side of the first floor.

Walls were being painted in the clinical space on the west side of the first floor before the slab-on-grade in the imaging center

was ever poured. Despite this, the imaging center was delivered 14 days after substantial completion of the rest of the first floor.

The size of the project location presented a number of safety issues, including the limited onsite storage areas for large amounts of construction materials, parking for workers and the delivery of materials such as concrete and structural steel. To address these issues, the construction manager developed a detailed schedule of material delivery which was revised, sometimes daily, to meet jobsite progress.

Lee Lewis Construction met weekly with subcontractors to discuss schedule changes and to coordinate the work site activities.



Key Players

Submitted by: Lee Lewis Construction Inc.

Owner: Scott Laboratories, Lubbock

Architect/engineer: Parkhill, Smith & Cooper Inc., Lubbock

Landscape architect: Thomas D. Brown & Associates, Austin

Construction manager: Lee Lewis Construction Inc., Lubbock

Mechanical contractor: Armstrong Mechanical, Lubbock

Electrical contractor: Acme Electric, Lubbock

BEST OF 2007 AWARDS

North Cypress Medical Center, Houston

Excellence Award - Health Care



The new \$46 million North Cypress Medical Center is a 227,000-sq-ft hospital that includes several specialty areas: a cancer center, full-service emergency room, OR suites, CCU areas, lab/CT scan/MRI areas, outpatient areas, administrative areas and kitchen/ dining areas.

Built separately is a 155,000-sq-ft office building with 36 medical suites for the doctors and medical professionals who work at the adjoining medical center.

The project team faced a number of owner-initiated changes during the project's duration but was still able to complete the job within the original schedule. For example, the project's major medical

equipment vendor was changed due to pricing concerns after vendor shop drawings had been received and coordinated.

The process of finding another vendor took six months instead of the one month expected, during which time the areas affected by the equipment remained on hold. The new vendor was finally brought on in March 2006 and the team had to scramble to get the drawings and resume construction in the area. Considerable management overtime brought the project back on schedule.

Key Players

Submitted by: Gilbane Building Co.

Owner: North Cypress Medical Center Operating Co., Houston

Program manager: Hospital Affiliates Development Corp., Brentwood, Tenn.

Architect: Davis Stokes Collaborative PC, Brentwood, Tenn.

Structural engineer: Structural Affiliates International, Nashville

MEP engineer: IC Thompson, Brentwood, Tenn.

Construction manager: Gilbane Building Co., Houston

BEST OF 2007 AWARDS

University of Texas Southwestern Ambulatory Clinical Building, Dallas

Excellence Award - Health Care



The new 160,000-sq.-ft. Ambulatory Clinical Building was designed for use by multiple departments. The project has every aspect of construction, from coordinating high-tech imaging equipment to a five-star hotel on the third floor, called "overnight stay."

The owner called for early turnover of the bottom three floors. Because most of the building systems were being run from the roof penthouse, it was a challenge to get those three floors up and running, tested and approved prior to owner occupancy. This was occurring as heavy construction was still under way on floors four through six.

Getting everyone on board and coordinating inspections, testing and the final clean were important in the success of the turnover date. Daily progress meetings with subcontracting partners and staff allowed Balfour Beatty to practice a "divide and conquer" method with each staff member, giving each person a part of the building or scope of work to focus on and get done.

Key Players

Submitted by: Balfour Beatty

Owner: University of Texas Southwestern, Dallas

Architect: FKP Architects Inc., Dallas

Construction manager: Balfour Beatty Construction, Dallas

MEP engineer: CCRD Partners, Dallas

Structural engineer (ambulatory clinic): Datum Engineers Inc., Dallas

Structural engineer (bridge): Charles Gojer and Associates, Dallas

Civil engineer: Charles Gojer and Associates, Dallas



BEST OF 2007 AWARDS

American Airlines Center Platinum Club Renovation, Dallas
Excellence Award - Renovation/Restoration, Private

Key Players
Submitted by: Balfour Beatty Construction
Owner: The American Airlines Center, Dallas
Architect/Engineer: HKS Architects Inc., Dallas
Structural engineer: Walter P Moore, Dallas
MEP engineer: JJA, Dallas
Construction manager: Balfour Beatty Construction, Dallas

What the American Airlines Center Platinum Club renovation lacked in size, it made up for in challenges. Crews renovating and expanding the 16,000-sq-ft exiting club space in the American Airlines Center faced a number of technical and logistic issues.

In building the structural composite deck, a crane was needed to hoist the steel structural beams. Because of the load limitations of the floor, the construction manager could not find a crane on the market that could meet the requirements.

With a tight construction schedule (because of the Dallas Stars preseason opener), Balfour Beatty turned to its subcon-

tractor Irwin Steel to find a solution. Balfour Beatty asked Irwin to custom build a small derrick crane lift that would meet the load limitations.

Within two weeks, Irwin Steel designed and built the derrick crane that could do the job. The innovative approach to a challenging situation kept the project on schedule.

With other construction projects in full swing all around the center, crews had no lay-down area. The construction team managed with only the construction area space for materials and equipment while keeping the rest of the center accessible during major sporting and entertainment events.



BEST OF 2007 AWARDS

WesternGeco Renovations, Houston
Excellence Award - Renovation/Restoration, Private

Key Players
Submitted by: JE Dunn South Central Inc.
Owner: WesternGeco, Houston
Architect: Gensler, Houston
Structural engineer: Matrix Structural Engineers, Houston
MEP engineer and electrical contractor: Dominion Interests Inc., Houston
General contractor: JE Dunn Construction, Houston
Electrical contractor: Mid-West Electric, Houston
Mechanical contractor: Graves Mechanical, Houston

A four-phase renovation to WesternGeco's North American headquarters resulted in a new employee retreat area, employee entry, offices, training center and customer center.

The most challenging component of the project was the erection of two 65-ft-long jack-beams to support a 600,000-lb building load. The beams were brought into the building within an 11-ft clear opening.

The beams were then maneuvered between the interior building columns, which were just 30 ft apart. It took crews more than 24 hours to set the crane to the hydraulic jacks and lift the beams. The

project team accomplished the daunting task over the Labor Day weekend.

The required completion date never shifted, despite numerous scope changes. The team maintained both a short-term look-ahead schedule and a master project schedule to monitor changes and how they might impact completion of the project. On a number of occasions, the owner authorized overtime for select trades to meet its strict schedule requirements.

BEST OF 2007 AWARDS

Bayou Place Phase II, Houston

Excellence Award - Renovation/Restoration, Design

Designers renovating this existing urban convention center incorporated a balanced mix of new construction with existing structure so the original design shined through.

Using operable curtain wall and roll-up doors, designers maintained an urban feel for the building and capitalized on the site overhanging the bayou. The upper floor was to be entirely for loft offices, all of which are currently leased, while the lower ground floor was kept as flex parking.

The major element in the renovation was the building's three-story core that capitalized on the existing extra-wide stair and tunnel system access. The core was

designed with a "loft" feel in mind, utilizing industrial materials and motifs including a second level sky lobby that overlooks the historic "hanging tree" on the site of the former courthouse. Careful coordination was undertaken with a concurrent city project to enhance the bayou side frontage.



Key Players

Submitted by: Powers Brown Architecture

Owner: 500 Texas Avenue LP, Baltimore

Architect: Powers Brown Architecture, Houston

Structural engineer: Haynes Whaley Associates, Houston

Civil engineer: Cobb, Fendley & Associates Inc., Houston

General contractor: Camarata & Perry Commercial LLC, Webster

BEST OF 2007 AWARDS

Rooster Springs Elementary, Austin

Excellence Award - K-12

Water from both the ground and sky brought challenges to the construction of this 110,000-sq-ft elementary school building.

During drilling of the piers for the building foundation, unexpected groundwater was encountered. Multiple piers had groundwater intrusion into the pier holes at a rate that exceeded the ability to control it with either pumping or casing of the pier shaft.

The contractor worked with the geotechnical engineer to resolve this issue using an innovative placement technique in which concrete was injected into the pier holes using a high-pressure pump placed

at the bottom of the pier hole. This stopped the water intrusion and forced the water up and out of the pier hole.

Rainfall was another obstacle facing the project team. In an average year, the area sees approximately 33 days of rain. During the project, there were more than 120 days, or more than 50 in., of rain, which delayed the work. Still, the project team achieved an on-time completion.



Key Players

Submitted by: American Constructors LP

Owner: Dripping Springs ISD, Austin

Architect: Fields & Associates, Austin

Structural engineer: Datum Engineers, Austin

Civil engineer: CMA Engineering, Austin

MEP engineer: MEP Engineering, Austin

General contractor: American Constructors LP, Austin

HVAC contractor: MTECH, Austin

BEST OF 2007 AWARDS

San Marcos High School, San Marcos

Excellence Award - K-12

Dissimilar materials were utilized throughout the 345,000-sq-ft San Marcos High School project as an architectural feature to provide contrast to the building envelope. This created a multitude of waterproofing and coordination challenges, including transitioning between the materials along the jambs of windows and doorways due to the varying thicknesses of the materials.

To accurately address each of these conditions, the contractor drafted CAD shop drawings of each of these varying conditions and worked together with the design team to develop waterproofing details that were not only aesthetically pleasing and

consistent with the design but also provided multiple barriers for water infiltration.

Additionally, the contractor coordinated each of these details with the multiple subcontractors, then inspected and water-tested each installation to ensure water tightness after construction.

The high school building includes classrooms, administrative areas, kitchen/cafe-teria, 1,800-seat gymnasium, practice gymnasium, locker rooms, dance studio, laboratory classrooms and a visual performing arts area that seats nearly 1,000. In addition to the main school building, the project included the replacement of nearly 1 mi of a three-lane county road.



Key Players

Submitted by: American Constructors LP

Owner: San Marcos CISD, San Marcos

Architect: Pfluger Associates Architects, Austin

Structural engineer: HMG & Associates, Austin

Civil engineer: Loomis Austin Inc., Austin

General contractor: American Constructors LP, Austin

BEST OF 2007 AWARDS

Sunnyvale Middle School, Sunnyvale

Excellence Award - K-12, Design

The new Sunnyvale Middle School is the first middle school serving the growing district. The cafetorium will serve both the school and the community. It includes a sound system, multilevel seating and ample adjacent parking to accommodate functions.

A theme established in the community, the "Texas Vernacular" architectural style, is also incorporated into this project. It includes natural stone and standing-seam metal roofs that fit in with the existing town hall buildings.

Native stone flows continuously from exterior to interior for beauty, durability and sustainability. Ceramic tile on floors

and walls throughout the school is patterned to compliment the native stone.

Energy and shipping savings were realized by the use of local sources. Also, the interior ceramic tile was donated.

Sustainable design elements were incorporated into the project, including long-life, standing-seam metal roof, wide overhangs and natural lighting throughout. Energy savings through light monitors provide ample natural light in corridors. Broad overhangs at classroom wings and entrances provide shade and weather protection.



Key Players

Submitted by: WRA Architects Inc.

Owner: Sunnyvale ISD, Sunnyvale

Architect: WRA Architects, Dallas

Structural engineer: L.A. Fuess Partners Inc., Dallas

MEP Engineer: Estes, McClure & Associates Inc., Tyler

Civil engineer: RLK Engineering, Allen

Construction manager: Gallagher Construction Management Services, Plano

BEST OF 2007 AWARDS

McAllen Convention Center, McAllen

Excellence Award - Entertainment

Performed under the watchful eye of an exacting owner and scrutinizing taxpayers, the project team successfully completed construction of the largest project in the city of McAllen's history – the McAllen Convention Center.

The 193,239-sq-ft facility features a 60,000-sq-ft exhibit hall, 12,000-sq-ft ballroom, six meeting rooms and a banquet kitchen equipped to serve 1,600 guests.

One-of-a-kind custom materials embellish the interior of the McAllen Convention Center, including several intricate patterns of carpet that show brightly colored butterflies in flight.

Because each of the carpet patterns was

designed exclusively for the project, the lead time was significantly longer than anticipated. Crews made several trips to the fabricator in Atlanta to ensure the carpet would be finished, delivered and installed in time for the grand opening.

To ensure the highest quality of work was put in place on the job, onsite pre-installation conferences were conducted with all specialty contractors and foremen. Installation of first work was inspected by field supervisors before the next phase of activities began to prevent quality concerns. In addition, the design team reviewed the work for approval prior to the next phase.



Key Players

Submitted by: SpawGlass Contractors Inc.-Harlingen

Owner: City of McAllen

Architects: Thompson, Ventulett, Stainback & Associates, Atlanta; and Gignac Associates, Corpus Christi

Engineers: Half Associates, McAllen; Walter P. Moore, Atlanta, Ga.; CHPA, Houston

General contractor: SpawGlass, Harlingen

BEST OF 2007 AWARDS

J. Erik Jonsson Central Library, Dallas

Excellence Award - Specialty Contracting

The primary contractor's familiarity with access challenges helped reduce scaffolding costs during the renovation of the J. Erik Jonsson Central Library by 90%.

The scope of work at the 11-story central library included a renovation of its exterior envelope. Because of an inverted atrium with cantilevered elevations at the north side of the library, the city believed the only way to access this side of the building was with traditional scaffolding. Bids were received in excess of \$50,000 to provide 160 vertical ft of scaffolding and overhead protection for the two-month phase of the project.

Chamberlin proposed the use of a

swing stage with a Spider-certified anchoring tie-back system and a German Denka lift to install the anchoring system. This option reduced the city's expected costs by thousands of dollars.

Crews completed the renovations during business hours with minimal disruption of the library's operations.



Key Players

Submitted by: Chamberlin Roofing & Waterproofing

Owner: City of Dallas

Architect: Conley Group, Irving

General contractor: Chamberlin Roofing & Waterproofing, Dallas

Masonry contractor: Metro Masonry, Plano

BEST OF 2007 AWARDS

MD Anderson FEMA Flood Mitigation, Houston

Excellence Award - Specialty Contracting

After facing severe water damage from Tropical Storm Allison in 2001, M.D. Anderson Cancer Center and FEMA began taking action to make sure their facilities would not face the same devastation again.

Crews created a compartmentalization system designed to contain the water inside areas of the building near the most vulnerable flooding points, should a flood event occur. Since collecting the water in these rooms would create a tremendous amount of stress on some of the surrounding walls, they had to be strengthened and waterproofed to prevent structural damage and water leakage.

The unique strengthening method used involved the installation of 2,000 lin ft of a special carbon fiber material on several of the flood room walls. The carbon fiber is a thin – but extraordinarily strong – 4-in. strip of black material that is essentially unbreakable. It is applied in vertical strips to a wall from floor to ceiling with an epoxy adhesive and provides enough strength to withstand a room full of thousands of gallons of water without buckling. The walls are then covered with thermoplastic membranes to provide waterproofing.



Key Players

Submitted by: Chamberlin Roofing & Waterproofing

Owner: M.D. Anderson Cancer Center, Houston

Architect: Wilson Architectural Group, Houston

Engineer: Carter & Burgess Inc., Houston

General contractor: JE Dunn South Central Inc., Houston

Waterproofing contractor: Chamberlin Roofing & Waterproofing, Dallas

BEST OF 2007 AWARDS

St. Edward's Parking Garage, Austin

Excellence Award - Specialty Contracting

The schedule for construction of this parking garage at St. Edward's University was not only extremely short – just four months - it was also plagued by frequent rains. Crews changed their approach to the original foundation plan and augmented saturated soil to make sure the owner's completion date was met.

Above average rains impacted the project site prior to mobilization and, as a consequence, high ground water conditions were encountered in all of the pier holes. To further complicate matters, the poor subgrade conditions increased the risk that any pier casings would be lost. Flintco facilitated the solution of pumping concrete

to the pier bottoms and simultaneously removing the ground water with vacuum trucks as the water was displaced.

In addition, crews brought in sand and other dry materials to deal with the saturated soil conditions encountered during slab-on-grade work. Slab pours were reduced in size so each area could be prepared and immediately poured before the next shower came along. Flintco brought in additional labor and equipment resources to help the concrete subcontractor work through this difficult area of the project.

The 761-space garage serves a new 300-bed residence hall and dining facility across the street.



Key Players

Submitted by: Flintco Inc.

Owner: St. Edward's University, Austin

Architect: Cotera + Reed Architects, Austin

Structural engineer: Datum Engineers Inc., Austin

Civil engineer: Bury + Partners, Austin

MEP engineer: ACR Engineering, Austin

Associate landscape architect: RVI Planning and Landscape Architecture, Austin

General contractor: Flintco Inc., Austin