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Building a Better T O M O R R O W *for St. Louis*

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Building a better tomorrow – that’s the goal of St. Louis construction industry leaders. From skyscrapers to small structures, members of the Associated General Contractors of St. Louis embrace a primary mission of helping St. Louis reach its full potential as a great place to live, work and grow. The AGC is proud to recognize the accomplishments of the commercial construction industry as it works to strengthen our economy and improve our quality of life.

Keystone Awards

Through the annual Keystone Awards, the AGC honors the most outstanding and innovative construction projects completed in the St. Louis area this year. Each project is a monument to the dreams, ingenuity and hard work of the men and women who make up our local construction industry. Their dedication and diligence are integral to helping St. Louis strengthen and maintain its role as an economic leader.

Judges

The judges of the 2006 Keystone Awards included the following: Jamie Cannon (retired), AIA St. Louis; David Diestelkamp (Jacobs Civil), ACEC of Mo. Vice Chair East; Tom McDonnell (George McDonnell & Sons Tuckpointing), ASA Midwest Council Secretary; Tom Smith (Manchester Hackett & Associates, Inc.), CSI-CDT President; Dr. Narayan Bodapati Professor Emeritus Southern Illinois University-Edwardsville; Joseph Cavato, Sr. Vice President, Community Program Development Corporation; and Dan Waldemer, Plan Reviewer, Code Enforcement for St. Louis County.

Legislative Action

Because of the important role the construction industry plays in protecting the safety and livelihood of the citizens of the St. Louis region, the AGC is committed to tracking and monitoring legislative issues that face our industry. The AGC, working in cooperation with other groups, secured passage of a new Missouri law that increased penalties for motorists who drive recklessly in construction zones, endangering the lives of workers and other motorists. We also achieved our goal of impacting legislation concerning eminent domain. The AGC actively supports legislation that protects the productivity and competitiveness of our industry and opposes laws that threaten the health and growth of the construction industry.

The region’s future growth and expansion depend on new projects that often test the patience of our region’s commuters. One of those is the Highway 40/64 renovation. The AGC has an important role in the Highway 40/64 project to ensure that it progresses smoothly. AGC is one of seven groups appointed to the

MoDOT Advisory Board for the Highway 40/64 project tasked with the job of developing an inclusion program to encourage and support minority construction workers on that vital project. Our role on the Highway 40/64 project Advisory Board includes advising the Missouri Highway and Transportation Commission regarding allocation of funds to attract and train workers who can participate in this project or similar projects in the industry.

The AGC also supports building a new Mississippi River Bridge, a multi-million dollar endeavor that will spur economic growth and improve transportation for tens of thousands of workers on both sides of the river as an equally important project that will require compromise and commitment from the citizens of both Missouri and Illinois.

Diversity Award

Diversifying the construction industry to include minorities in rewarding construction careers is high on the list of goals for the AGC. This year our work gained us national recognition. In April of 2006, we became the first chapter in the country to receive the Chapter Diversity Award from the Associated General Contractors of America. In June, we saluted the second graduating class of the Construction Careers Center, a ground breaking charter high school developed by the AGC in cooperation with St. Louis Public Schools to prepare young men and women for careers in the construction industry.

The goal of the Keystone Awards is to impress upon the St. Louis community the vital role the construction industry plays in building, and expanding our region. The creativity, craftsmanship and professionalism that these companies demonstrate on every project are the keys to building a brighter, better tomorrow for St. Louis. The construction industry’s enormous impact on the St. Louis community is a billion dollar benefit. More than 35,000 men and women work to build our region’s hospitals, highways, schools, factories, hotels, churches and entertainment centers. The 2006 Keystone Award entrants were judged on construction excellence, quality, and the challenges they faced in completing their projects. Projects were also evaluated based on budget, timeliness of completion and other circumstances that may have been unique to a specific project.

The Associated General Contractors of St. Louis represents more than 450 area construction firms. Last year alone, AGC of St. Louis member firms built in excess of \$1.6 billion in projects throughout the St. Louis region.

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General Contractor/Construction Manager Building Construction - Under \$5 Million

Aquinas Institute of Theology Paric Corporation

Bill Bruce, Rick Yackey & Rick Zimmerman

Built in 1903 for the Standard Adding Machine Co., to meet the tremendous demand for the newly-invented 10-key adding machine, the building now serves as home to Aquinas Institute of Theology. Renovation of this factory-turned-seminary-and-graduate-school kept the best of the building's past and enhanced it with a contemporary touch. Exposed ductwork, bricks and beams blend with hues of purple, blue, green and yellow, while 15-foot-high windows now brighten a chapel, library and classrooms.

Project of the Year Winner



Holy Redeemer Parish Commons & School Renovations

Kozeny-Wagner, Inc.
Archdiocese of St. Louis

The most challenging aspect of this historic renovation and addition was the demolition of the existing gymnasium. The nearly 50-year-old gymnasium was connected to the 100-year-old school and church. The design team was not aware of how the two buildings tied into each other and Kozeny-Wagner knew for certain that a creative shoring and bracing solution would need to be developed. The existing facility was not compromised and the foundation of the structure was incorporated into the final product.

Finalist



The Wilson School

S.M. Wilson & Co.
The Wilson School

The Wilson School project was a very complex project that affected every part of the school in some way. This project combined the complexities associated with multiple phases of construction, owner occupancy milestones, new construction of the underground gymnasium and renovation of the entire lower level and most of the upper level of the existing school. Many of the seasoned construction workers agreed this was the most challenging structure they had ever worked on.

Finalist



General Contractor/Construction Manager Building Construction - \$5 - \$20 Million

The Security Building Alberici Constructors

Security Building Partners, LLC

The Lawrence Group selected Alberici Constructors to complete a total renovation of the 117-year-old, 128,000 square-foot, 11-story Romanesque-style Security Building. This project was more challenging because the building was tenant-occupied and needed to remain operational during re-construction and replacement of major infrastructure and MEPFP systems. Increasing the degree of difficulty, the building is listed on the National Registry of Historic Places and sits on a tight urban site where construction was taking place on three sides with a busy city street on its fourth.

Project of the Year Winner



Hampton Village Target Store

S.M. Wilson & Co.
Target Corporation

The Hampton Village store was a unique project because it was constructed on top of an underground parking garage on a tight site in the city. However, before the store could be built, the existing Target store had to be demolished and the site had to be mass excavated for the parking garage. S. M. Wilson completed the demolition, excavation, parking garage and new 133,000 square-foot Hampton Village Target store in eight months.

Finalist



Riverfront Soil Stabilization

Walton Construction Company, LLC
Ameristar Casino St. Charles, Inc.

Preparing the sandy banks of the Missouri River to support a 26-story luxury hotel is quite a challenge given the 70-foot depth of bedrock and the river's changing water levels. The project team needed to increase the bearing capacity to withstand enormous pressures under an accelerated schedule and with low noise levels. The solution was the innovative use of vibro-compaction, employing large vibrating units and hydraulic injection to vibrate the soil, leaving it in a much denser configuration.

Finalist



General Contractor/Construction Manager Building Construction - \$20 Million Or More

Old Post Office – St. Louis, MO
BSI Constructors, Inc.
*St. Louis U.S. Custom House &
 Post Office Building Associates, LP*

The renovation of the Old Post Office in Downtown St. Louis has restored to life a magnificent piece of architectural history of the City of St. Louis. Listed as a National Monument, the restored Old Post Office is now home to an impressive mix of public and commercial tenants. In addition to being a truly beautiful and magnificent structure, the renovated Old Post Office is now a grand centerpiece in the ongoing redevelopment and revitalization efforts taking place in downtown St. Louis.

Project of the Year Winner



St. Joseph Hospital West Patient Tower
Alberici Constructors
SSM Health Care

Alberici was selected as the construction manager for the new patient tower based upon a 20-year working relationship built on honoring commitments. The three-story, 92,000 square-foot addition had to be completed while keeping the hospital operational. The challenges facing this project were two fold - relocating the docks and utilities without interrupting services at the existing hospital, and working on a very tight site adjacent to a privately-owned lake.

Finalist



New Busch Stadium
Kwame Building Group, Inc. / Hunt Construction
St. Louis Cardinals, LLC

The \$274 million Busch Stadium project was completed on-time by approximately 300 companies employing 2,800 workers. At 1.5 million square feet, the project is one of the largest construction projects in St. Louis history. Construction took place during the regular baseball season and playoffs, and the old stadium was demolished in 30 days after the new one was 70 percent built. A Mentor-Protégé program created 23 partnerships between prime and M/WBE contractors.

Finalist



General Contractor/Construction Manager Industrial/Infrastructure - Under \$5 Million

Fuel Oil Containment Project
Helmkamp Construction Company
Pfizer

Updating Pfizer's Chesterfield fuel oil supply was difficult. In a cramped space, two old fuel tanks were removed, a new containment pit 16-foot deep, 75-foot long and 55-foot wide was excavated and then enclosed in concrete with zero incidents or injuries. Four new 20,000-gallon fuel tanks were installed and new sewers added, existing sewers moved, and all necessary piping, access platforms and utilities installed. Completed in between two buildings and the main road, all vehicle/pedestrian traffic was maintained for the duration of the project.

Project of the Year Winner



Boeing Building 100 Veterans Memorial
Ben Hur Construction Company
The Boeing Company

The owner requested that each of the outer skins of the six-foot tall by 50-foot long curved stainless steel panels be seamless, with no visible weld marks or surface aberrations. Extensive research and design modeling was performed to ensure that the panels and internal structure would tolerate the constant temperature and atmospheric changes to maintain the aesthetic quality of the monument. The design began in late July and the Memorial was dedicated on November 11, 2005.

Finalist



Selma Plant Mass Excavation for Plant Expansion
Bloomsdale Excavating Co., Inc.
Buzzi Unicem USA

Bloomsdale Excavating was required to blast and excavate 500,000 cubic yards of rock for future plant expansion. This was in close proximity to the existing plant, which remained in operation throughout the job. The site towered vertically over 100 feet and within 50 feet of existing silos. Blasting occurred two to three times a day, requiring removal of plant employees. Bloomsdale's blaster continuously made decisions that impacted the entire scope of the project.

Finalist



General Contractor/Construction Manager Industrial/Infrastructure - \$5 - \$20 Million

Athletic Field Improvements

*Tarlton Corporation
Saint Louis University High School*

Constructing new soccer and baseball fields, a track, and athletic facilities for SLUH quickly transformed from a straightforward project to an extensive remediation effort. As Tarlton was coordinating mass excavation and fill operations, the team discovered a series of sinkholes at the future soccer field, some of which were over-excavated 30-feet deep. The sinkhole challenges and substantial schedule delays were solved by accelerating construction and re-sequencing work schedules to avoid inclement winter weather in order to complete the facilities for the seasons' start.

Project of the Year Winner



Kirchner Brick & Block

*Cissell Mueller Construction, Inc.
Midwest Products Group Co.*

A 30,000 square-foot foundry and a 78,000 square-foot die-casting building were removed from the 15-acre site. Asbestos floor tile within the die-casting plant office and contaminated hydraulic oil in several underground holding tanks in the foundry were abated and removed. Due to poor soil conditions and the extreme weights of the building and equipment to be placed within the building, the structural engineer had to design massive footings, foundations and structural slabs. German and Japanese technicians conducted the final assembly of all owner-supplied manufacturing equipment.

Finalist



Sigma Cold Rooms

*McCarthy Building Companies
Sigma-Aldrich Corporation*

For McCarthy and the project team, "high impact" will always be the defining characteristic of the \$9 million Sigma-Aldrich Corporation Cold Room project. The project spanned 120 days, within a fully operating chemical plant and around various other processes. McCarthy demolished and rebuilt existing walls, floors and ceilings, poured a new slab and repaired deteriorating building conditions. Additionally, they renovated process equipment and associated piping and controls used for production of aqueous chemicals.

Finalist



General Contractor/Construction Manager Industrial/Infrastructure - \$20 Million Or More

Route 40

*Fred Weber, Inc.
Missouri Department of Transportation*

What began as a MoDOT project on Route 40 in St. Charles County consisting of paving and a steel girder bridge at Route N in Lake St. Louis, soon grew to encompass roadways for a new retail center. With the addition of nearly \$6 million, the contract expanded to include additional roadways, retaining walls and a second bridge and yet, the opening was still made ahead of schedule. These improvements gave immediate relief to thousands of commuters and opened the way for continued growth in western St. Charles County.

Project of the Year Winner



Lower Meramec Wastewater Treatment Plant

*Goodwin Brothers Construction Co.
Metropolitan St. Louis Sewer District*

The Lower Meramec Wastewater Treatment Plant included aspects of heavy construction and equipment unique to this part of the United States. It also included unique architectural brick, glass and stainless steel exteriors. With 5,500 tons of reinforcing steel and 2.5 million pounds of structural steel, this project was successfully performed in the midst of the worst steel crisis in history. This project will serve the community for decades and accommodate future consolidation of all existing treatment plants along the Meramec River.

Finalist



New Runway Paving & Lighting, Access Roads & Perimeter Security Fencing

*Millstone Bangert, Inc.
St. Louis International Airport*

This project was the culmination of the Airport Expansion originally started over four years ago. Included in the job were the airport's third parallel runway, three parallel taxiways, four high-speed taxiways and 15 connector taxiways. Other project features included: 25-foot wide asphalt shoulders, perimeter roads and fencing, a complete runway lighting system and a third airfield lighting vault. The runway paving was finished two months ahead of schedule and the entire project was completed on time and under budget.

Finalist



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Interior Build-Out Project

St. Louis Migration
 Tarlton Corporation
 Monsanto Company

Tarlton relocated and renovated more than 200 laboratories and offices in fully occupied facilities. Sequencing multiple projects simultaneously between two campuses presented challenges to scheduling and coordination efforts. The migration was unique due to extensive rearrangement of existing fixtures and equipment. The team evaluated existing conditions, determined what could be reused, and coordinated acquisition of new materials. Sensitivity to workspace and researchers' needs was critical while completing the moves and interior build-outs within aggressive schedules.

Radiation Oncology Research Laboratory Renovation

Interface Construction Corporation
 Washington University School of Medicine

The original building was built in 1962 as a medical office building and provided a significant challenge to the installation of plumbing, electrical, data and voice communication, HVAC, and fire sprinkler systems necessary to operate a research laboratory. In addition, the floor had insufficient load capacity for the tissue culture hoods planned for installation. A structural engineer was hired to design reinforcement of the floor. The design allowed Interface to reinforce the floor without disrupting operations on the second floor.

St. Louis Hilton at the Ballpark

Paric Corporation
 Lodging Hospitality Management

This renovation reflects the continued investment in downtown stimulated by the new Busch Stadium. A new main entry, a complete overhaul of the hotel's lobby, meeting facility and ballrooms, and the addition of a lobby bar and business center were completed in just 65 days - all in time for Busch Stadium's opening day. The dark lobby was transformed into a bright contemporary space with dramatic back-lit decorative glass columns, beautifully-finished dark wood and suspended ceiling with decorative pendant and recessed down lights.

Project of the Year Winner



Finalist



Finalist



Specialty Contractor Building Construction - Industrial/Infrastructure - Under \$2 Million

One Financial Plaza
 Kirberg Company
 GREIT One Financial Plaza LLC

Kirberg Company and affiliated contractor Fabri-Tech Sheet Metal overcame significant challenges renovating the steep-sloped, 33,600 square-foot roof of this occupied commercial center - a 13-story downtown skyscraper. Demolition debris and new materials needed to be moved through the building (versus down the exterior), overnight shifts were required to minimize interruptions to tenants, and the steeply sloped, curved roof demanded stringent safety procedures. The contracting team succeeded with zero-accidents, zero-incidents.

Aquinas Institute of Theology
 Bell Electrical Contractors, Inc.
 Aquinas Institute of Theology

One of the many challenges Bell encountered was the limited space for normal building utilities. Because of the wood frame support of the first floor, the exact routing of conduit racks had to be coordinated with all of the other trades. Rack locations were laid out on the floor, and laser levels were utilized to determine elevations for each trade to eliminate conflicts and also possible structural interferences. Bell's general foreman lead coordination efforts that enabled each trade to complete their work.

MasterCard New Chiller Installation
 Murphy Co, Mechanical Contractors & Engineers
 MasterCard International

In the most mission critical environment, where more than 14 billion credit card transactions were processed in 2005, Murphy delivered enormous complexity with extraordinary skill in just 75 days. They created, installed and integrated a complex new cooling system essential to mitigate the heat generated by MasterCard's massive computer operations without disrupting the 24/7 data center operations. Murphy delivered a quality performance 45 days earlier than expected and ensured the 100 percent safety of its workforce and MasterCard employees working in close proximity.

Project of the Year Winner



Finalist



Finalist



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Specialty Contractor Building Construction - \$2 Million Or More

New Busch Stadium

*Sachs Electric Company
St. Louis Cardinals, LLC*

This unique job for Sachs Electric included the implementation of multiple installation methods as well as pre-fabrication work performed to stay ahead of schedule. The new stadium was only three quarters erected when the old stadium had to be demolished and the new one completed for the season. Special requirements for opening day included completion of all electrical substation rooms, the fire alarm system, security system, sports lighting, the clubs and suites, and the emergency electrical generation system.

Project of the Year Winner



New Busch Stadium

*Environmental Operations, Inc.
St. Louis Cardinals, LLC*

Coordinating additional excavation and disposal with construction excavation, EOI managed the diverse environmental elements of the project, finishing under budget and ahead of schedule. The New Busch Stadium project required a quick turnaround to meet the Cardinal's game schedule, but prior assessments had not revealed the extent of the contamination. Manufacturing operations had originally occupied the site. When demolished, basements had been filled with contaminated demolition debris which EOI successfully remediated.

Finalist



Monsanto Campus Fire Alarm Replacement

*GECO Systems/TelVi
Monsanto*

GECO Systems/TelVi was the prime installation contractor for Monsanto's campus-wide fire alarm replacement, installing 7,200 fire alarm devices in 26 buildings in 12 months. The scope included research laboratories, administrative and executive offices, the powerhouse, a childcare center, greenhouses and other ancillary buildings. They installed the underground fiber optic network connecting all buildings, power and raceway components, fire alarm panels, cables and devices. Additionally, GECO performed fire marshal testing and provided the general condition work scope.

Finalist



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