



KEYSTONE AWARDS

CELEBRATING CONSTRUCTION EXCELLENCE
TENTH ANNIVERSARY

**STRONG BUILDERS,
STRONG COMMUNITIES**

Leadership. For nearly 60 years, the Associated General Contractors (AGC) of St. Louis has led the way in building strong communities and a strong future for the St. Louis' business community, families, and children. Whether it's building the offices, hospitals, roads, bridges and other facilities that drive our economy, or creating a charter high school for students in St. Louis' inner city, the AGC is at the forefront of shaping St. Louis' future as a strong, responsible economic leader. As the unified voice of the St. Louis construction industry, AGC is committed to using its influence and ingenuity to make sure all St. Louisans have a chance to benefit from the opportunities provided by the St. Louis construction industry.

The AGC of St. Louis was honored to receive the "Chapter of the Year" award from AGC of America at their 88th Annual Convention in San Antonio, Texas. This is the second time in seven years that St. Louis has received this coveted award that recognizes outstanding achievements in management, recruitment and member services. The award also reminded a national audience that St. Louis is a great place to build and do business.

One of our proudest achievements continues to be the Construction Careers Center, the first charter high school in the nation dedicated to training young people for rewarding, high-paying careers in the construction industry. The school,

which was founded by the AGC in 2001, draws 90 percent of its students from St. Louis' minority community. Since thirty percent of the school's students are also female, St. Louis' construction industry is closer than ever to achieving real, meaningful inclusion at every level in the construction industry. Students from this year's graduating class accepted positions with the Carpenters, Ironworkers, and Operating Engineers apprenticeship programs. Still others are working on projects like the I-64 reconstruction and for the City of St. Louis City Engineering Department.

In May, award-winning author and broadcaster Juan Williams talked with students during a tour of the school. In an interview with KMOX's Charlie Brennan, Williams praised the AGC for its leadership and vision. "This school is a model for the nation," said Williams. "This is something St. Louis – everybody in the city – can hold up to the rest of the country. This is what we should be doing with education." The school also attracted national attention when it received the prestigious **Construction Users Roundtable (CURT) Workforce Development Award**, a national association made up of leading corporations in the United States and Canada.

Last fall, the school introduced the **Construction Careers Center Career Coaching Program**, a partnership with the Regional Business Council that matches students with career coaches from a number of AGC member companies including general contractors, specialty contractors, and construction industry suppliers and service providers.

The AGC is proud to present the accomplishments of our industry through the **10th Annual Construction Keystone Awards**, that again honor the most outstanding and innovative construction projects completed in the St. Louis area this year. Each project is a living monument to the creativity and hard work of the men and women who make up the St. Louis region's construction industry. Their commitment,

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dedication and workmanship are vital to building a strong, successful future for the St. Louis area.

This year, the AGC is pleased to introduce a new honor, the **Keystone Heritage Award**, presented in partnership with KMOX News/Talk 1120. The goal of the Keystone Heritage Award is to recognize innovative individuals or projects with a lasting or historic impact on the St. Louis construction industry and/or the development of the St. Louis region prior to 1997, the year of the first Keystone Awards. The first annual Keystone Heritage Award recipient is the Eads Bridge.

The success of the St. Louis construction industry affects almost every segment of our economy. Last year, our 450 AGC member firms built projects worth more than \$3 billion throughout the St. Louis region. The industry also provides employment to nearly 80,000 workers in the region – men and women who work hard to build the facilities that drive our economy – from highways, hospitals and business centers, to schools,

churches and arenas. As a result, each of the 2007 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 judges of the 2007 Keystone Awards include the following: John Berendzen, AIA of St. Louis (Fox Architects); Dan Esarey, IFMA-St. Louis (retired); Michael Fogarty, Jr., ASA-Midwest (Briner Electric); Dan Meckes, ACEC-MO (Crawford, Murphy & Tilly, Inc.); Kathleen T. Osborn, Exec. Dir., The Regional Business Council; Harold W. Wagner, Jr., PE, University of Missouri-Rolla; and Michael Welch, CSI (Ceiling Supply, Inc.). We appreciate the time and expertise they devoted to selecting the best that our industry has to offer. Together, we look forward to building a better, stronger St. Louis region.

www.agcstl.org

Heritage Award

An engineering feat in its day, the Eads Bridge is still a marvel as it helps meet the transportation needs of today's society. When constructed in 1874, it was the first bridge to span the mighty Mississippi and connect Illinois and Missouri neighborhoods. Today the bridge continues to carry both train and automotive traffic across the great river.

When James Buchanan Eads (1820-1887) unveiled plans for his bridge, few believed he could achieve such a feat. The design of the bridge called for materials and construction techniques that had

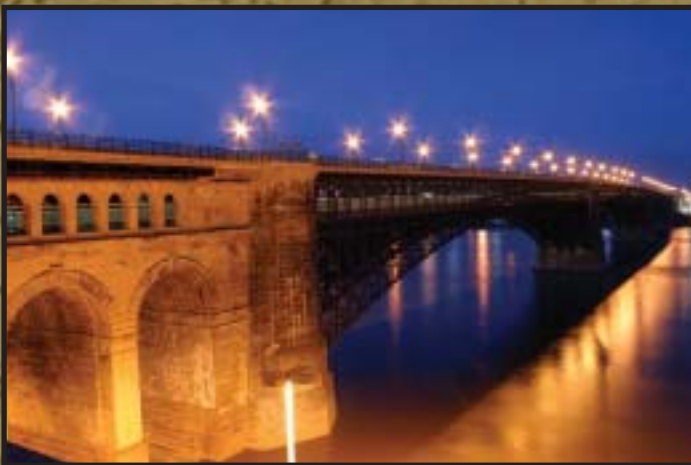
not been previously utilized in the construction industry. Not designed as a standard truss bridge, the Eads Bridge was constructed using three arches. The center arch is 520 feet and the two outer arches each span 500 feet. The piers that would hold up this great bridge were to be made of limestone carried down to bedrock.

Eads used an innovative technique to set the piers in the solid bedrock of the Mississippi. Construction crews sunk pneumatic caissons through more than 100 feet of water, mud and sand – a depth never before attempted by bridge builders. Construction took the lives of 14 workers who died of “the bends”. It was not yet understood that rapid resurfacing when diving under water caused decompression sickness.

Another oddity of the era was the use of a new alloy, chrome steel, which was used to build much of the bridge. Today, the bridge is considered the world's first chrome steel structure.

It took seven years to build the Eads Bridge (1867 – 1874) at a cost of \$10 million.

It is only fitting that the Eads Bridge be awarded the inaugural Keystone Heritage Award for its innovation in design and construction and for its lasting impact on the St. Louis region.



GC/CM - Building Construction \$20 million or more

Project of the Year Winner



Clayco/Paric Joint Venture
Express Scripts Headquarters
Owner: Express Scripts

An exceptionally tight schedule and a large team of players were two major challenges facing this 16-month project, but the building was still delivered ahead of schedule and within budget. A brownfield condition which was not discovered during pre-construction added an additional challenge causing the sequence of construction to be completely rearranged to allow remediation of the site. This situation qualified the project for tax credits and LEED Brownfield credits.

Finalist



Kozeny-Wagner, Inc.
Oak Hall at the University of Missouri - St. Louis
Owner: University of Missouri - St. Louis

Due to escalating material costs, this project was over budget before construction began. The university challenged the team to find a solution without sacrificing any of the design elements. After four intense months of value engineering analysis, the university accepted nearly half of the more than 100 cost saving options presented them, bringing the project back within budget. Most significant in recovering lost time was the use of pre-engineered and fabricated structural wall panels in place of traditional wood stud construction.

Finalist



McCarthy Building Companies
Sam Fox School of Design and Visual Arts
Owner: Washington University

This \$33 million, 112,500 square-foot facility was designed by world-renowned, Pritzker prize-winning architect, Fumuhiko Maki who wanted a simple space that would not detract from the artwork. To achieve his vision, everything is hidden, making for some intricate detailing—the alignment of caulk joints, mortar joints, walls with doors and corners, mullions following joints in the limestone, construction tolerances which needed to be cut in half to accomplish “simplicity.” McCarthy lined up all the elements to get a clean understated look in three dimensions.

GC/CM - Building Construction \$5 million to \$20 million

Project of the Year Winner



S. M. Wilson & Co.

Dr. William D. Purser D.C. Center

Owner: Logan College of Chiropractic

This unique project included the construction of a one-of-a-kind building and challenging sitework on an active college campus. The new 47,000 square-foot structure was constructed over a 100' by 200' sinkhole that had to be remedied with 350 yards of concrete. Additionally, the new building construction had to be coordinated while constructing a new campus road, three new parking lots, quadrangle, retention pond and other site improvements. The expansive sitework covered nearly every acre of the 112 acre campus.

Brinkmann Constructors

Frontenac Grove

Owner: Frontenac Grove, Inc.

Brinkmann Constructors was charged with transforming banquet and meeting space into the Frontenac Surgery and Spine Center using complex elements found in health care construction. Despite the enormous complexities of the transformation, the surgery center was completed in 90 days. Once the surgery center opened, Brinkmann managed the second phase retail component without disrupting daily operations. Frontenac Grove exemplifies the future of health care – a mixed-use development that combines a medical facility with retail space.

Finalist



L.A. Schaefer Construction Company, Inc.

St. Louis Community College - Wildwood Campus

Owner: St. Louis Community College

This project was designed and built under the guidelines of the Leadership in Energy and Environmental Design (LEED®) rating system. The state-of-the-art facility created challenges from the selection of materials, sequencing of construction and documentation, to the execution of a waste management plan (which resulted in over 95 percent of waste being diverted from the landfill). Implementation of a construction indoor air quality program and unique new energy efficient mechanical and electrical systems also added challenges.

Finalist



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GC/CM - Building Construction Under \$5 million

Project of the Year Winner



Hensley Construction, Inc.
Heartland Bank - Ladue, Mo.
Owner: Heartland Bank

Built from the inside-out, the construction of the bank was a marvel given the constraints of the land-locked location, along a busy thoroughfare. The 0.86 acre of prized land in Ladue faced environmental, multi-jurisdictional, road and site challenges requiring Hensley Construction to stretch beyond traditional construction services. With no room for heavy equipment, Hensley installed a bank vault with an antique vault door that weighed a combined 65,000 pounds.

Finalist



S. M. Wilson & Co.
*Family Care Health Centers -
Forest Park Southeast*

Owner: Family Care Health Centers

The location, a vacant lot adjacent to the occupied Family Care Health Centers (FCHC) facility, was the biggest challenge of this project. The only available site entrance was through the existing FCHC parking lot. During construction, this small lot was also utilized by staff and patients. There was no room for material storage or a staging area onsite. Because the new building was being erected on a tight site adjacent to the operating facility, safety was also a major challenge.

Finalist



Tarlton Corporation
Moosylvania Marketing Office Renovation
Owner: Moosylvania Marketing

Tarlton Corporation transformed an 80-year-old Baptist church and adjoining 1950s-era school into a mecca for creativity for Moosylvania Marketing, a St. Louis-based promotions and marketing firm. The scope of work included maintaining the building's historical significance and eligibility for federal and state tax credits, yet applying state-of-the-art technology and modern amenities for its 75 occupants. The outcome is a bright, lively building, rooted in the history of Maplewood, yet perfectly suited to Moosylvania Marketing's business mission.



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GC/CM - Industrial/Infrastructure Construction \$5 million or more

KCI Construction Company
Lower Meramec Lift Station

Owner: Metropolitan St. Louis Sewer District

It isn't uncommon to build a 20-story structure in the St. Louis area, but it is uncommon to end at grade instead of beginning there. KCI did just that, building two concrete shafts to 200 feet below grade to supply a new wastewater treatment plant, with an aggressive schedule that required up to thirteen cranes around one 90 foot diameter shaft. In the end the owner was pleased with KCI's ability to provide creative solutions to problems uncommon in this market.

Bloomsdale Excavating Co., Inc.
Holcim (US), Inc.

Owner: Holcim (US), Inc.

This large-scale, design/build earthwork project started with preliminary drawings, no specifications or plan for quality control. The owner and Bloomsdale Excavating had to immediately form a trusting relationship to accomplish goals of safety, quality and schedule. Identifying unforeseen problem areas in advance of the fast-paced operation was critical to this project. Onsite design and engineering was a daily event that was crucial to the project's success.

Fred Weber, Inc.
Route 64

Owner: MoDOT

The Route 64 - Compton Avenue overpass project was contracted by MoDOT as a fast-paced, high impact project requiring minimal amount of closure while minimizing inconvenience to the traveling public. The project consisted of the removal and replacement of two bridges and several MSE walls throughout the 40 and Compton corridor, this included the Compton Avenue and Forest Park Parkway overpasses. Aesthetic features included custom formlined MSE wall panels, lighting and formwork on the bridges and landscaping.

Project of the Year Winner



Finalist



Finalist



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GC/CM - Industrial/Infrastructure Construction

Under \$5 million

Project of the Year Winner



Kozeny-Wagner, Inc.

I-44 Bridge over River Des Peres

Owner: MoDOT

This project faced numerous changes and challenges including demolition of the bridge decks, the height and length of the bridge and the River Des Peres running beneath the structure. Preventative measures were critical prior to dropping the bridge deck, as these beams would be re-used for the new bridge. Due to the project site, no equipment could be used from the ground, thus all activity had to be performed on the roadway only 18" from full traffic flow.

Finalist



Fred Weber, Inc.

Route N Roadway Improvements

Owner: Dardenne Towne Square

Transportation Development

The City of Dardenne Prairie was transformed overnight with the completion of the Route N Roadway improvements. Working within a tight schedule and budget, this project provided much needed improvements to the previous roadway for increased safety and better traffic flow leading to new commercial developments. The additional commerce generated will allow this small community to grow and remain independent of the neighboring cities of Lake Saint Louis and O'Fallon.

Finalist



Helmkamp Construction Company

Roof and Air Handling Unit Replacement

Owner: Washington University

Replacing the roof, four air handling units and four heat exchangers at the same time created a difficult project, especially when the building was occupied and in use. The university required two units to be in operation at all times while the membrane roof was replaced and the air handling units were removed and replaced. Steel support bars were designed and fabricated onsite to raise the units off of the roof for future roof work. Skylights were permanently removed and a weather tight seal was installed.



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Project of the Year Winner



Helmkamp Construction Company
Sacred Heart Residence Renovation
**Owner: Archdiocese of St. Louis/
The Gamel Company**

Originally built in 1895 and acquired by the Archdiocese of St. Louis in 1953, the residence has gone through many transformations. To preserve the historical character of the building, much of the ornate woodwork was handcrafted to match the existing, while the original woodwork was refinished. The windows were completely stripped to the glass and re-built with new frames. The ten bedroom residence was updated to meet modern requirements and returned to its original splendor with zero accidents or incidents.

Helmkamp Construction Company
**BJC/CHNE Hematology-Oncology and
Cancer Care Center**

Owner: BJC/Christian Hospital Northeast
Updating and renovating this building was challenging. The construction area was separated by a lobby being used by patients and employees, which had to be maintained for their access. Renovation of the space provided new patient care and support services and made the lobby more functional and attractive. Infectious control measures were instituted to contain construction activities. This project was completed on time and under budget with zero accidents or incidents.

Volk Construction Company
Washington University - Wilson Hall Renovation
Owner: Washington University

Washington University-Wilson Hall Renovation was an exciting project with a tight schedule and challenges that are common with 80-year-old buildings. Installing HVAC, new electrical systems and a sprinkler system in the tight ceiling constraints offered formidable challenges for the project team. A state-of-the-art lecture hall also added to the complexity of the project. The building is a mixture of new materials utilized in a way that maintains the charm of the original building.

Finalist



Finalist



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Specialty Contractor - Building Construction

\$2 million or more

Project of the Year Winner



Bell Electrical Contractors, Inc.
University Heights Loft Apartments
Owner: Harrison Partnership

A new utility ductbank was designed to accommodate Ameren UE, AT&T and Charter Cable. This ductbank consumed the entire rear alley and had to be 12' to 14' deep to get below existing water and gas lines. The new ductbank eliminated the existing overhead service into the Habitat for Humanity building, which shares the alley utilities. Bell Electrical installed a new electric service and upgraded Habitat for Humanity's equipment at no cost to the organization.

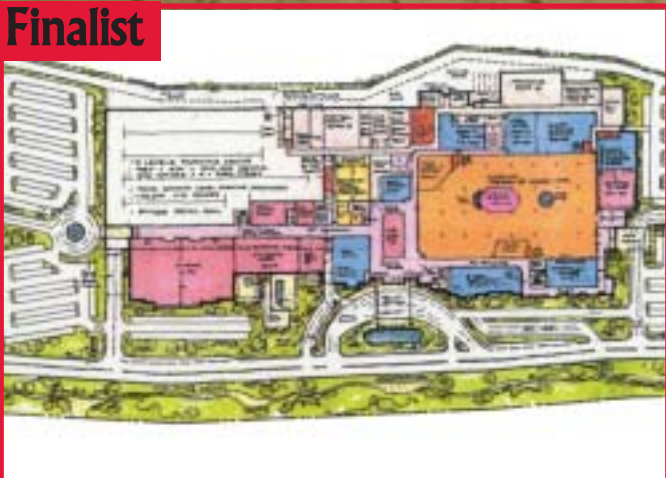
Finalist



Environmental Operations, Inc.
Hazelwood Commerce Center
Owner: Hazelwood Commerce Center, LLC

Part of the Lambert-St. Louis International Airport noise buyout, Hazelwood's 180-acre, abandoned Robertson neighborhood was home to a landfill, auto salvage and autobody/mechanic businesses, vacant and derelict homes and illegal dumpsites. Cost-effective solutions for site remediation were provided, including a successful application for state Brownfield tax credits, innovative landfill cleanup, conventional remediation and demolition, and design of a comprehensive risk transfer plan indemnifying the city and the developer.

Finalist



Environmental Operations, Inc.
Pinnacle-Lemay Redevelopment
Owner: St. Louis County Port Authority

In a laudable public/private effort, the long-abandoned, former National Lead Industries site is being remediated and redeveloped as the Pinnacle-Lemay Entertainment complex. Environmental Operations, Inc. provided turnkey environmental services to make the daunting project a possibility; from acquiring state Brownfield tax credits and creative reuse of site debris and local resources, to the design of a comprehensive risk management program indemnifying the owner and developer.



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Specialty Contractor - Building Construction Under \$2 million

Guarantee Electrical Company
Lester's Sports Bar and Grill
Owner: Miller Group

Located in an existing multi-tenant building, the 8,148 square-foot Lester's Sports Bar and Grill is an example of a relatively small but complex and high-profile project that was completed safely, on time and on budget through the cooperation of professionals, contractors and union tradesmen. The combination of the complex lighting design, tight schedule and congested site created a very challenging project. Special lighting features include roof-mounted floodlights, the bar's vaulted ceiling and in-ground uplights for the Stan Musial statue.

Bell Electrical Contractors, Inc.
Tony Hawk's Big Spin
Owner: Six Flags - St. Louis

Critical issues discussed in early coordination meetings included several trades working simultaneously in the same area and the need to lay out and pour concrete piers while excavation work was performed for the underground conduits. All this was completed with limited space for equipment. Adding to the challenge included heavy wall conduit installation and control to the brake areas and top of the 60' lift that had to be coordinated with the steel erectors for positioning the tall boom lifts.

T. J. Wies Contracting, Inc.
Momentum
Owner: Momentum

Creative design elements were plentiful on this project. The space was filled with free standing walls that were opened to the exposed roof deck, and rolling vaulted drywall ceilings run throughout the project. Many of the walls and ceilings incorporated aluminum reveals and resin wall panels. Although both floors of the tenant finish project needed to be complete in four months and the unique, yet functional design offered many challenges, it was finished within budget and on schedule.

Project of the Year Winner



Finalist



Finalist



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Specialty Contractor - Industrial/Infrastructure Construction

\$2 million or more

Project of the Year Winner



Kaiser Electric, Inc.

MSD Lower Meramec Lift Station

Owner: Metropolitan St. Louis Sewer District

Kaiser Electric faced many challenges during the construction of this project. The logistics of building a 20-story structure below ground in a 90' diameter shaft took the cooperation of all trades and contractors. The complex electrical conduit systems had to be engineered and installed differently because of limited space and completion schedules.

Finalist



Aschinger Electric Company

Lambert-St. Louis International Airport

Multi-User Flight Information Display System

Owner: City of St. Louis

Installation of the electrical and communications infrastructure, supporting superstructure, 248 LCD monitors and 84 rear projection monitors is a challenge in itself. Doing so within a fully occupied, operating international airport required a true owner-contractor partnership to plan, coordinate and complete the construction while not interrupting airport operations.

Finalist



Murphy Co., Mechanical Contractors & Engineers

Pfizer Steam Generation Project

Owner: Pfizer Corporation

The challenges of steam generation capacity expansion spanned site logistics, rapid mission-critical mobilization and uninterruptible plant operations. Within 16 working days, Murphy Company orchestrated its team to perform demolition, install breaching, and complete piping and tie-ins for steam, fuel and boiler breaching during the annual 36-hour shutdown. The team worked 2,200-plus manhours safely in confined spaces exceeding 120°F. Work was completed seven weeks before deadline, under budget, with zero injuries.



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Eastern Missouri Laborers' District Council

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Specialty Contractor - Industrial/Infrastructure Construction Under \$2 million

Subsurface Constructors, Inc.
**Stabilized Nitrogen Technology Granular
Production Center**

Owner: Lange-Stegman

This expansion project took place on ground consisting of uncontrolled fills on top of river sands and silts. Initially the project called for driven pile but the cost was detrimental to the project budget, resulting in the owner considering reducing the project size. However, Subsurface Constructors, Inc. analyzed the soil determining the feasibility of a vibro stone column solution and presented a proposal that saved the owner money and allowed them to build the larger facility on a shorter schedule.

Castle Contracting
Roberts Place Turnkey Sitework

**Owner: The Roberts Brothers –
Michael and Steven Roberts, and
Roberts Place Development**

With a visionary owner and an aggressive construction manager, this tight urban adaptive re-use project required bundled sitework. Castle Contracting provided a turnkey sitework operation that took single sourced responsibility for a million dollar utility and earth work package. A combination of street smart methods and gutsy intelligence make this an award winning project.

Midwest Trenching & Excavating, Inc.
Jefferson National Expansion Memorial Bore

**Owner: National Park Service,
U.S. Department of the Interior**

There were two equally challenging elements facing this project. First, drawings from the early 1960's provided the only reference to what lay beneath the historic park grounds and highway so it was unknown what artifacts and old building debris existed. The second challenge was the depth and limited space within which the bore had to be precisely shot under I-70, without disrupting the 92,000 daily vehicles passing along this section of highway.

Project of the Year Winner



Finalist



Finalist



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