CNR
CONSTRUCTION NEWS AND REVIEW™
MAGAZINE

NOVEMBER 2024 • *YOUR* RESPECTED INDUSTRY VOICE

2024 CONSTRUCTION KEYSTONE AWARDS

CNR CONSTRUCTION NEWS AND REVIEW

NOVEMBER 2024

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Excellence From the Ground Up

BY **KERRY SMITH BUCK**
PRESIDENT & CEO

I truly do have the best job in the world.

I have the opportunity on a daily basis to learn from architects, engineers, contractors and others in the built environment about what they're creating – from futuristic medical research facilities to reimagined hotels, massive interstate capacity efforts, renovated air passenger terminals and new police precinct headquarters.

The construction experts from whom I have the privilege of learning talk through the measures they take every day on the jobsite to work up and beyond required industry safety requirements. They detail alternate strategies to make a project work – from a budget and time perspective – when the material that was specified won't be available anytime soon. They tell me of workforce challenges they're navigating to keep enough skilled professionals on the task and meet the project completion date regardless of unknowns.

Those I learn from on projects, including those honored in the pages that follow talk about what it means to be part of building a legacy – one that's seen or unseen that will remain an essential thread in the fabric of the built environment for decades to come.

Welcome to Construction News and Review Magazine's very first all-Construction Keystones, SCOTYs and Show Me Excellence in Craftsmanship awards edition. We're proud and delighted to partner with AGC of Missouri in recognizing those whose ingenuity and consistent work ethic brought these projects to fruition. Congratulations to the Keystone Awards winners and finalists, and truly to all those who submitted nominations that told of innovative work to design, build and construct amazing projects.

Congratulations as well to the firms who are recognized for their specialty work on myriad projects throughout 2024.

CNR is proud to share that this is the thickest, most comprehensive print edition we've ever produced.

From those who stand on the outside looking in – and those on the listening end of the narratives you share – we're impressed more than you may ever know at what you build and how you exemplify the best definition of teamwork there is.

Happy Reading!

The Evolution of AGCMO: Your Strongest Construction Resource

BY **LEONARD TOENJES, CAE**
PRESIDENT, AGC OF MISSOURI

Two local St. Louis-based construction associations were formed early in the 1900s. The Master Builders Association was formed in 1915 primarily for building contractors. The Municipal Contractors Association was formed in 1917 for infrastructure contractors. Meanwhile in Jefferson City, AGC of Missouri was formed in 1925. The AGC of St. Louis was created in 1949 with the merger of the Master Builders and the Municipal Contractors.

Finally, in 2015 another merger took place with AGC of Missouri and AGC of St. Louis combining to form our current AGC of Missouri. We're now approaching the anniversaries of both the most recent 10-year merger and the initial formation of AGC of Missouri 100 years ago.

Each of these association structural changes were made to better respond to the ever-changing construction industry. One way for AGC of Missouri to stay current is to honor our members who are leading the way. The annual Construction Keystone Awards are a good reflection of the many changes that are continually occurring to construction means and methods, delivery systems, owner expectations, technology use, safety practices, and workforce needs and demographics. Since the inception of the awards program in 1998, any number of changes in the awards also have occurred to stay in alignment with project types and sizes, the addition of the Specialty Contractor of the Year (SCOTY) Awards in 2011, and most recently a craftworker award.

We all know that the construction industry is changing fast. The Construction Awards Gala event gives us just a slight pause to look backwards at the accomplishments of our AGC of Missouri members' construction teams during the past year. It's one brief evening highlighting years of hard work.

A friend of mine likes to remind me that the windshield is always much larger than the rear-view mirror. AGC of Missouri certainly continues to build on our strong history and to focus on the future as we continue to develop and implement new services for our members. Your AGCMO staff team works every day to stay current in order to best help our members meet the new challenges that seem to pop up every day. Our Board keeps moving in strategic directions for workforce recruitment, retention, and diversity issues, advocacy, labor relations, safety services, and membership engagement and involvement.

As always, thank you for your support. AGC of Missouri, in all of its prior and current forms, is about the people and companies who work collectively to improve the construction industry.

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2024 AGCMO Keystone Judges Panel

The AGC of Missouri thanks each member of this panel of volunteer industry judges for his/her time, expertise, energy and effort.

Melissa Harlan, AIA
Project Architect, Kiku Obata & Co.
Board Member & President-Elect
AIA St. Louis

Melissa Harlan has more than 20 years of experience designing and documenting projects of varying type, scale and complexity for nonprofits, Fortune 500 companies, the U.S. government and residential clients.

She holds a Master of Architecture from Harvard's Graduate School of Design, a Bachelor of Architecture from the University of Arkansas and a Bachelor of Science in agriculture from Arkansas State University.

Melissa served on the jury for the 2020 AIA Gold Medal and AIA Firm of the Year and juried the AIA Small Project Grant and chaired the AIA Small Project Design Awards. She is AIA St. Louis president-elect, member of the AIA Missouri board of directors and AIA St. Louis J.E.D.I. committee, past chair of the AIA Small Project Design Knowledge Community and past president of the Fay Jones School of Architecture and Design Professional Advisory Board at the University of Arkansas.

Michelle Kratzer, P.E., PTOE
Midwest Integrated Services Division Leader, Gannett Fleming + TranSystems
American Council of Engineering Companies in Missouri

Michelle Kratzer is a professional engineer licensed in Missouri and Texas and a certified professional traffic operations engineer. Michelle graduated from Washington University in St. Louis with a Bachelor of Science in civil engineering. She also has a Master of Business Administration from William Woods University. She serves as the Midwest Division Director at TranSystems, leading transportation planning, program management, environmental science, grant services, freight planning and transportation safety engineering.

Prior to joining TranSystems, Michelle spent nearly 11 years as the Missouri Dept. of Transportation multimodal director leading statewide projects in aviation, railroads, transit, ports, freight and active transportation. She is an engaged leader in numerous transportation associations, including ACEC-MO, TRB, ITE, WSP and AASHTO.

Julie Villa, AIA, LEED AP BD+C, NCARB
Vice President/Director of Planning, Cordogan Clark
President-Elect, U.S. Green Building Council – Missouri Gateway Chapter

Julie Villa is a licensed architect with more than 20 years of experience in education, commercial and residential design. In 2017, she joined Cordogan Clark to refocus her efforts on educational design and expand her skills in planning, programming, client management and marketing.

Julie earned her Bachelor of Arts in Art History and English from Saint Louis University and dual master's degrees in Architecture and Urban Design at Washington University in St. Louis.

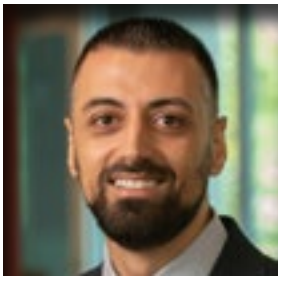
She has been involved with the Missouri Gateway Green Building Council for more than a decade, currently serving as board chair-elect.

Matt Tucker
President, Affton Fabricating & Welding Co. Inc.
Vice President, American Subcontractors Association – Midwest Council

Matt Tucker has been president of Affton Fabricating & Welding for nearly 13 years.

He was a member of the first graduating class of the Construction Leadership Institute at Southern Illinois University Edwardsville. In addition, he holds an MBA from Southern Illinois University Edwardsville and a Bachelor of Science in Business Administration from Truman State University.

Matt is a past board president (2005) of ASA-Midwest Council and has been a member of for nearly 25 years. He is also a past board president of the Bi-State Fabricators Association.



Ralph Tayeh, PhD
Assistant Professor
Dept. of Construction, School of Engineering
Southern Illinois University Edwardsville
Institutes of Higher Learning

Ralph Tayeh earned his doctoral degree in Design, Construction and Planning from the University of Florida where he served as an instructor for multiple undergraduate and graduate construction technology courses.

If you had to identify 3 to 5 words as "ingredients" in the recipe for a winning construction project, what would they be?

Melissa: *Positive impact, quality construction and safe, diverse jobsites.*

Michelle: *Communication, innovation, dedication, experience, excellence.*

Julie: *Quality, collaboration, innovation, planning and resiliency.*

Matt: *Challenges, craftsmanship, innovation, adaptability.*

General Contractor/Construction Manager/Prime Contractor
Building Construction Project Over $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Alberici Constructors, Inc.
Jack C. Taylor Visitor Center

The Missouri Botanical Garden is the jewel of St. Louis and world-renowned for its dedication to conservation and plant research. The new Jack C. Taylor Visitor Center replaces the 40-year-old Ridgway Center, which could no longer accommodate the growing number of garden visitors.

This state-of-the-art facility includes layered entry gardens, a lantern-like glass atrium that lets in dappled daylight and natural materials throughout, dissolving the line between interior and exterior and connecting people with plants.

As the oldest continuously operating botanical garden in the United States, the Missouri Botanical Garden sought to create an immersive entry experience beginning the moment visitors arrive. The 94,000-square-foot visitor center occupies the same footprint as the 1980s building it replaced and is now attached to a new 14,000-square-foot event center and conservatory. The sustainable visitor center features a new conservatory and significantly enhances the garden's ability to handle a higher visitor flow, a much-needed improvement. Visitors are enjoying space for private events, a streamlined ticketing experience, a shop offering outdoor plants and dine-in and to-go dining options. The facility also includes office space for garden staff, meeting rooms and conference areas.

Safety was paramount on the project for the construction crews, garden staff and nearly 1 million visitors each year. The Missouri Botanical Garden grows hundreds of plant species across 79 acres. Alberici took care to protect plants, with special attention given to the plants nearest construction, also carefully coordinating construction to not interfere with planting. In addition to preserving existing plants, more than 46,000 plants were added to the visitor center's new entry landscape.

Alberici was mindful of working in and around buildings on the National Register of Historic Places. The garden features a variety of biophilic design elements that blend the built environment with its natural surroundings. These include terrazzo "riverbed" flooring with inlays of local river rock, brass accents representing fallen leaves from the native Missouri woodland, a log bench made from a tree that was cut down on the site and the perforated scrim in the lobby lantern that mimics the shadow of trees on the ground.

The buildings needed to seamlessly blend the mechanical, electrical and technology systems with the architect's aesthetic features and furnishings to achieve a natural and beautiful finish. Specialty wood ceilings and finishes required a high level of coordination for all ceiling devices.

The Alberici team self-performed several scopes of work – structural concrete, structural steel, general conditions, carpentry and demolition. The project won a Quality Concrete Award from the Concrete Council.

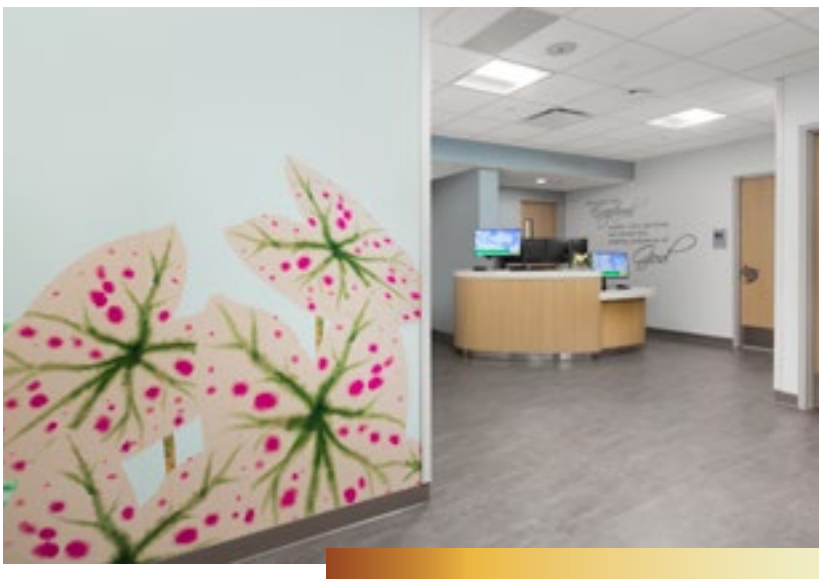
The Jack C. Taylor Visitor Center opened to the public in August 2022. Visitors now enjoy this new gateway to the garden and the amenities and events it offers.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project Under $10 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Alberici Constructors, Inc.
Behavioral Health Urgent Care



SSM Health – the largest provider of behavioral health care in Missouri – opened the first Behavioral Health Urgent Care Center at DePaul Hospital in Bridgeton in 2020. The success of this clinic spurred SSM Health to expand into a second clinic in St. Louis City. SSM Health called upon long-time partner Alberici Constructors to construct a Behavioral Health Urgent Care within the recently vacated ED at the old Saint Louis University Hospital.

This new unit, which also includes a long-acting injection clinic, streamlines access for behavioral health patients to receive assessment, treatment and supporting services.

The facility will offset up to 30 percent of acuity at SLUH's ED. The new space includes eight exam rooms, a group room, three LAI (long-acting injection) rooms and a nurses' station. It will treat patients with depression, mood disturbances, anxiety, substance abuse disorders, stress, grief reactions, psychosis, distortion or disconnection from reality and more.

Demolition and construction began early on. The close collaboration between all team members led to nearly immediate problem-solving and the project finishing far ahead of schedule. The entire project team committed to a fast-track construction approach with the goal of finishing the unit by Spring 2024.

After agreeing to the fast-track approach, the team assessed the old ED's condition. Alberici immediately began removing ceilings and drywall to give engineers access to existing conditions that would inform their designs. SSM Health worked with the architect to quickly determine final wall placement, allowing Alberici to begin building walls while design kept moving. Electrical and plumbing subcontractors worked right behind Alberici's team installing their systems. By the time design was complete and approved, walls and infrastructure were finished, saving a tremendous amount of time in the already tight schedule. Key members of the project team – including the owner, construction team, design team and trade partners – have worked together for three decades.

The electrical system proved especially challenging. Investigation revealed all three panels – normal, emergency and life safety – had to be significantly updated and replaced.

Quality is critical to any construction project, but on this Behavioral Health Urgent Care project it was literally a matter of life or death. Because some patients experience mental health crises, it was imperative that nothing in the unit could be used by them to harm themselves or anyone else. The project team, including members of SSM Health's behavioral health team, carefully reviewed every inch of the construction to ensure it met all quality standards necessary to keep everyone on the unit safe.

As only the second such unit in the St. Louis region, the SLUH Behavioral Health Urgent Care helps address a large unmet need among an underserved patient population. Behavioral health patients now have another resource to receive the care and treatment they need.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project Under $10 Million

Mid-America Class
(projects located in Missouri or contiguous states)

Ben Hur Construction
Procter & Gamble Project Aether

Ben Hur Construction (BHC) served as the design-assist general contractor, steel fabricator and erector for the complete installation of the Project Aether's architectural, civil and structural scope of work.

The work included demolition, structural concrete, steel fabrication and erection and metal wall panels for the Aether filtration building.

As a result of this level of coordination, no unplanned business operational disruptions were experienced during the project's duration. P&G, Bilfinger Industrial Services, Inc. (BIS) and BHC approached the project budget in a 100 percent collaborative process.

This project is a first-of-its-kind application for P&G, exhibiting construction of an 83-foot-tall building over the operational Cascade Tablets process line. Construction of this slender building over a moving product line proved the greatest project challenge. More than 400 tons of steel were erected above the line. The project site was located more than 100 feet from the exterior wall, making the use of a tower crane necessary to lower the steel through the roof over the operational product line. The use of fabricated and erected, spliced cruciform columns – a key innovation – required multiple vertical splices due to their weight, eliminating the need for X-bracing. Moving the building footprint to immediately above the Cascade production line allowed the exhaust system to draw air directly up from the line, as opposed to a vertical and then horizontal pathway.

When switching to a cruciform column system, the weight of the columns increased by more than 225 percent. To solve this issue, the team designed and fabricated the columns in sections. By doing so, section weights were reduced and hoisting above the building became possible. The splices were joined by using 2.5-inch, thick splice plates weighing 200 pounds each on all sides of the cruciform column.

The project team utilized a spotter-radio-horn system to maintain a safe fall zone within the operational Cascade line. Temp barriers were placed and checked daily on the production floor, mapping out the hoist pathway for the tower crane trolly from the material staging to the final placement area. When a steel member was connected, the exterior spotter radioed to the interior spotter. A horn was sounded, alerting the interior spotters to check for a clear and safe fall zone, and once the area was confirmed safe, the spotters radioed to the operator to begin the pick. This operation took place more than 600 times without incident to either the plant operations or construction team.

Overall, Project Aether executed more than 15,615 Ben Hur man-hours without a recordable incident.

This project allows for an improved work environment for the dozens of P&G workers on the Cascade production line. The improved work environment will help maintain jobs and product productivity for a critical product under the P&G Cascade Business Line.

Ben Hur Construction
Stella Artois Flash Pasteurizer Keg Line 93

General contractor Ben Hur Construction (BHC) installed the Stella Artois Flash Pasteurizer Keg Line. The scope of work included demolition, structural concrete, concrete masonry unit, structural and miscellaneous steel, equipment installation, overhead doors, finishes, process piping, product piping, electrical systems and integration.

Complex coordination and installation of a new keg line in the heart of the palletizing zone was critical, all executed without disrupting ongoing brewing operations. This included the rigging and setting of large, sensitive production equipment within the operational footprint of existing production lines. Ben Hur achieved successful design-field coordination and installation with ABI's overseas vendor, requiring no utility rework.

In Summer 2023, the first keg was filled at the St. Louis Legacy Brewery, marking a significant milestone.

The Keg Line 93 project was located well inside the packaging plant. This presented challenges in moving the equipment and tanks from the exterior into place, hoisting and placing them given the site challenge of a low roof line at the keg location. Continuous coordination with the AB team and plant operations allowed the safe, successful transport of the equipment and tanks through an operational plant.

The team utilized MS Project, Procore, Vista, Navisworks and Bluebeam to execute this project. As a result of this level of technology, the project was delivered with zero safety incidents while completing the project on time and on budget. The project team executed 10,000 man-hours without a recordable incident.

The project's master schedule was built and managed through Microsoft Project. The weekly look-ahead schedules were reviewed in-person weekly to ensure complete construction and operational coordination was successful. As a result of this level of coordination, no business operational disruptions were experienced during the project duration. The project required the highest level of quality materials and workmanship, particularly in the installation of brewing technologies. These stringent quality requirements ensured the highest standards were met in all aspects of construction.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project $30 Million - $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Brinkmann Constructors First Bank Headquarters

Construction of the new First Bank Headquarters was a rigorous 16-month project, showcasing Brinkmann's expertise and dedication to delivering a state-of-the-art facility for the client's modern workforce. As a St. Louis banking staple since 1906, First Bank positioned this project as a pivotal step forward.

Spanning four acres, the Class A office workplace is near the site of the original headquarters on Olive Boulevard in Creve Coeur, Mo., enhancing work-life balance and employee and patron efficiency. The project included two buildings: a four-story office headquarters containing a banking branch, commercial tenant space and a two-story parking garage.

The original headquarters was demolished in November 2022. Construction began in December 2022. Designed to support employees in a hybrid, post-pandemic environment, the new headquarters incorporates elements of the company's collaborative and forward-thinking culture with features such as a first-floor innovation hub for employee meetings, social events, team lunches and project collaboration in addition to outdoor workspaces, a fourth-floor patio and unassigned, open office workspaces.

With environmental sustainability top of mind, the building will also be LEEDv 4 BD+C Silver and WELL V2 Silver certified.

To help overcome challenges and streamline operations, the team deployed several useful building and design technologies. Design/Build MEP contractors used BIM 3D rendering technology to analyze coordination and conflicts with MEP rough-ins, ceiling heights, wall placements and other key aspects. To assist with the visualization of the building and its features, project architects created detailed Revit models while the Brinkmann team used an EarthCam site camera and a Maverick Drone to monitor progress and capture each phase of the construction process.

As a method of enhancing the project's overall quality and performance, the Brinkmann team worked closely with a building envelope consultant. Brinkmann paid close attention to the project cost and all aspects with the potential to impact it by conducting a comprehensive budget analysis at the project's outset. By completing an exhaustive review of more than 100 innovative building solutions, the Brinkmann and First Bank teams reached consensus on a scope and budget that aligned the original budget with the owner's expectations.

During the construction phase alone, the project created employment opportunities for more than 40 local subcontractors, fostering economic growth within the community. In support of local workforce and contractor diversity, subcontractors for the project consisted of 42.8 percent DBE, 24.3 percent WBE and 18.5 percent MBE based on the total project cost.

Standing as one of the first buildings of its kind in the Midwest, Brinkmann's ability to deliver an exceptional project for First Bank showcases the depth of a local partnership with a mutually beneficial value. As companies enter and exit the St. Louis market, these connections remain steadfast while stimulating economic growth in the city and beyond. Just as Brinkmann's work supported First Bank's operational transformation, the company's new facility will allow it to provide an enhanced level of service to companies and individuals alike.

General Contractor/Construction Manager/Prime Contractor
Highway & Transportation Construction

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Capital Materials, Paving & Construction
Fixing Access to Rural Missouri (FARM) Bridge Program

The Fixing Access to Rural Missouri (FARM) Bridge Program replaced 31 rural bridges across 15 counties in northern Missouri, funded by a $20.8 million grant from the Federal Highway Administration and $5.2 million from the Missouri Dept. of Transportation. This design-build project utilized the innovative "Simple for Dead Load, Continuous for Live Load" (SDCL) accelerated bridge construction delivery process.

All bridges targeted for replacement were weight-restricted, supported by timber piles in poor condition and one-lane structures that accommodated two-way traffic. Construction of this project began in October 2021 and was completed in 2023, finishing one month ahead of schedule.

To ensure continuous construction, FARM divided it into four strategic design packages. Operations began in the northeast with three to four crews, progressing westward. The team also deployed one crew to the west, capitalizing on existing backlog work in northwest Missouri. This approach allowed the team to efficiently utilize crews for the FARM project while in the area, significantly reducing mobilization costs.

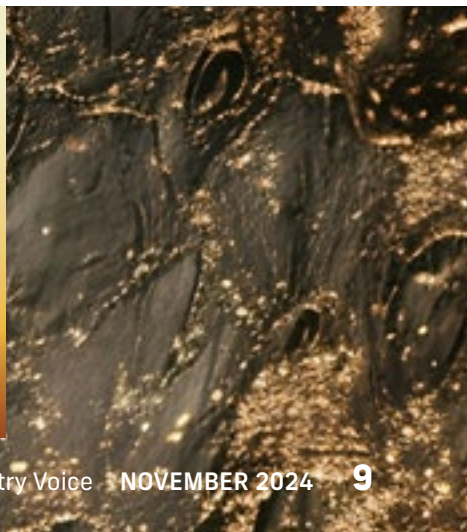
Steel inventory and paint availability posed significant challenges, exacerbated by COVID-19. The initial plan to use weathering steel where possible and painted steel elsewhere was disrupted by reduced warehouse stocks. MoDOT's early interest in galvanized beams, coupled with the SDCL design allowing for shorter, smaller beam sizes, made galvanization unexpectedly cost competitive. It solved immediate supply issues and provided MoDOT with long-term value. In rural environments, galvanized elements can outlast the structure's design life, significantly reducing maintenance costs. By incorporating galvanized girders, Capital extended the normal 75-year life to 100 years.

By collaborating with Pfefferkorn Engineering & Environmental, Capital developed a needle beam concept that enabled it to attach 2x10 wooden walers to interior and exterior girders at three-foot, six-inch intervals to form overhangs on the shallow beams.

The project utilized bridge bundling to maximize resources through an assembly-line approach, staggering schedules to optimize specialized crews and equipment across multiple sites. Capital's strategy involved a two-person operating crew initiating each location, removing structures in week one before moving to the next site, followed by a five- to six-person bridge crew that constructed the new structure. The operating crew would then return to place rock slope protection and perform final grading sequentially across four to five locations. Capital invested in a 77-ton hydraulic crawler crane that could be easily mobilized in two loads. This single crane drove piling at all locations before transitioning to setting girders, maintaining the same sequential pattern throughout the project. By strategically scheduling and grouping proximate locations, the team minimized resources without compromising production.

To extend its construction seasons, Capital invested in a portable hydronic heat machine capable of curing up to 6,000 square feet with glycol-filled hoses which allowed the team to selectively cure concrete areas using individual temperature-controlled zones.

The team utilized Cellular Con-Cure nodes with sensors to monitor and control internal concrete temperatures remotely in real time.



Utility Infrastructure Construction

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

Elastizell of St. Louis, Inc.
Emergency Sewer Replacement

Specialty subcontractor Elastizell of St. Louis developed a rapid, successful solution to a significantly reduced water flow involving a discharge pipe from a wastewater treatment plant operated by Missouri American Water Company.

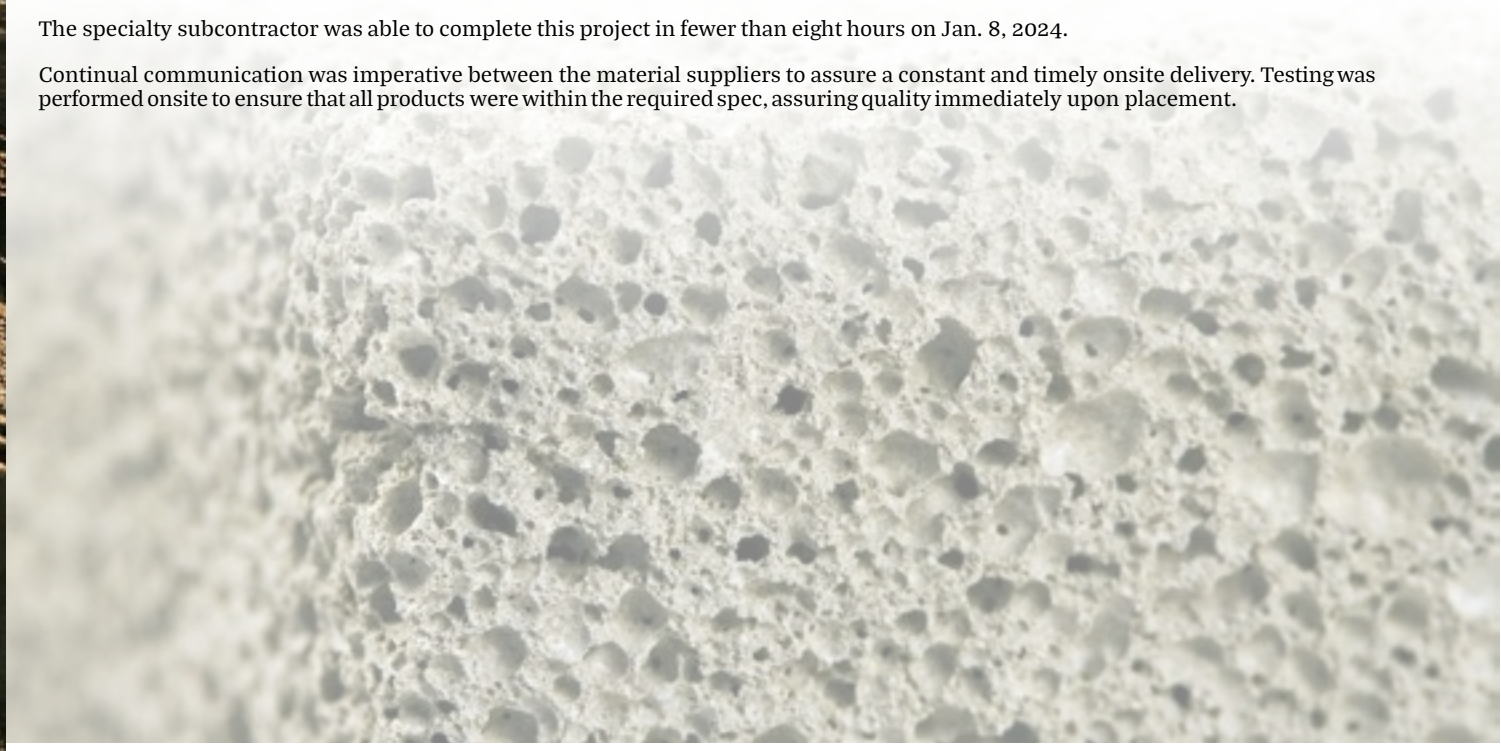
This pipe needed to be abandoned quickly, safely, completely and effectively without any issues to prevent a very unwanted and problematic situation for the surrounding community.

Elastizell worked with Burns & McDonnell on the design phase and were subcontracted by Fred M. Luth & Sons, Inc. to abandon in place a 357-lineal-foot, 48-inch-diameter pipe and 30 lineal feet of 30-inch diameter pipe utilizing Elastizell's Lightweight Cellular Concrete (LCC).

Time was of the essence. Through the use of Elastizell's innovative LCC and the skill, knowledge and dedication of its team, the specialty subcontractor was able to completely abandon the T-configuration of pipe in a single application by pumping via one insertion point from the end point to the beginning point. Elastizell pumped uphill with low-pumping pressure, withstanding cold weather conditions and maintaining the desired low density with no voids. No excavation or additional injection points were needed. The work was performed during winter, adding to the job's complexity.

The specialty subcontractor was able to complete this project in fewer than eight hours on Jan. 8, 2024.

Continual communication was imperative between the material suppliers to assure a constant and timely onsite delivery. Testing was performed onsite to ensure that all products were within the required spec, assuring quality immediately upon placement.



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Specialty Contractor/Subcontractor Building Construction Project Under $2.5 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

G&S Architectural Products
First Bank Headquarters

In Creve Coeur, Mo., a new era for the community has begun with the newly completed First Bank Headquarters.

G&S Architectural Products was awarded this project and worked with Brinkmann Constructors to provide all four floors of the new construction with a wide range of complex and dynamic architectural products.

Supplying architectural products and installation for First Bank Headquarters presented challenges with time constraints, delays in delivery, unforeseen complications, design changes and managing diverse product requirements. Coordinating these elements demanded meticulous planning and flexibility to ensure seamless integration into the construction timeline while meeting quality standards and client expectations. The products G&S provided and installed included: acoustical panels, motorized window shades, PET (polyethylene terephthalate) ceiling panels and custom drapery. Installation heavily depended on working with construction on timelines as G&S is among the final subcontractors to work on a project.

The 87,000-square-foot facility required G&S to work closely with Brinkmann, electricians and other subcontractors to complete this project. G&S sent multiple installation teams.

First Bank's headquarters features a stunning modern design with exterior glass windows from ground to roof. Because this modern look meant that the office space did not have protection from UV and solar heat, G&S Architectural Products provided and installed Mecho IQ/MLC2 motorized single and dual shades on each floor of the building. The installed Mecho shades will provide First Bank with privacy, temperature control and UV protection without sacrificing design and the modern look of the construction. G&S technicians used lasers to level shade brackets onsite when installing the Mecho shades and provided customized programming for the shades which would allow the AV company to coordinate the shades with the lighting.

G&S Architectural Products is a leading expert in window treatment solutions. The work done at First Bank showcases both the dedication and expertise of its technicians.

AP3 acoustical panels, a product from G&S Acoustics – a division of Golterman and Sabo – were used extensively in the large training conference rooms on the first floor. These three-inch-wide, wall-length panels were measured and trimmed to fit tightly and provide a dynamic perimeter. The round, ribboned pattern was executed with high levels of precision by G&S' union carpenters.

Besides supporting a diverse workforce, G&S installers and technicians are leading the industry with extensive training and certifications in manufacturing and installation equipment and tools. All G&S AP3 acoustical panels and aCapella Floats provided and installed at First Bank were manufactured in G&S' Kirkwood, Mo. facilities. Shop employees use G&S' CNC machines and other equipment to make its products. G&S is proud to be a local manufacturer and to have its products used to complete First Bank's headquarters.

G&S is proud to have been part of the development of the new headquarters. Its updated, modern look will provide a workplace for hundreds and elevate the city of Creve Coeur and St. Louis County.

The Construction Keystone Awards: Respected Industry Peer Recognition for 27 Years Running

BY **CNR STAFF**

In 1998 in St. Louis, the chapter of the Associated General Contractors introduced best practices industry awards – to be chosen by industry peers – for excellence in construction. Ever since that time more than a quarter of a century ago, these awards have been given to applaud outstanding achievements in the construction industry.

Over the past 27 years, these coveted awards – and the trade association that has gifted them – have evolved. The founding association that was formerly the AGC of St. Louis is now the AGC of Missouri. The size and scope of the Construction Keystone Awards has changed yearly to respond to developments in the construction marketplace, along with the variety, types and sizes of projects delivered by AGCMO-member firms.

These awards honor the best construction efforts of AGCMO member contractors. The independent, third-party judging of project submissions remains the key to the program's integrity and longevity. Criteria used by the judging panel to evaluate all Keystone Award submissions include:

The complexity or uniqueness of the construction
Solutions utilized to meet any special challenges
The jobsite safety record
Project communications, schedules and budgets
Workforce and contractor diversity
Quality of the construction process
Use of technology and innovation
Impact on the Community

The number of Keystone categories each year is dependent upon how many projects are submitted. AGCMO presented 13 different categories of Keystone Awards in both 2010 and 2020. The annual average for award categories is 10.

The firms with the most Keystone Project of the Year awards, along with the number of awards received, are:

Alberici Constructors, Inc.: 21
Guarantee Electrical Company: 17
Tarlton Corporation: 15
PayneCrest Electric: 13
Murphy Company: 12

Additionally, three members have accumulated 10 Project of the Year Awards along the way:

Kozeny-Wagner, Inc.
PARIC
S. M. Wilson & Co.

The Keystone Awards, established in 1998, recognize excellence in construction among AGCMO members, with projects judged on criteria such as complexity, innovation, safety and community impact.

Specialty Contractor/Subcontractor
Building Construction
Project $16 Million - $25 Million

Mid-America Class
(projects located in Missouri or contiguous states)

Guarantee Electrical Company
300mm SOI Expansion

MEMC, a leading innovator in the global semiconductor industry, embarked on a $300 million-plus cleanroom expansion project in St. Peters, Mo. to address the global chip shortage. This project specifically focused on increasing production capacity for next-generation, 300-millimeter silicon-on-insulator (SOI) wafers. These wafers are essential for a wide range of electronic devices, including smartphones, automotive systems and aerospace technology. Guarantee Electrical leveraged its decades-long knowledge of MEMC's manufacturing campus and its engineering prowess while maximizing labor productivity to deliver a highly complex, 108,000-square-foot clean manufacturing expansion, saving $2 million on the project budget. Its work was part of a massive expansion of MEMC's silicon wafer production facility to support the ever-expanding semiconductor industry.

This project exemplifies Guarantee's commitment to excellence in electrical construction management across several key areas: integrating electrical and communication systems into a new cleanroom facility situated between two existing operational buildings, demanding careful coordination to avoid disruption; maintaining existing campus operations throughout the demolition, construction and integration phases, requiring innovative sequencing and meticulous planning to ensure uninterrupted production; implementing innovative solutions to overcome space constraints and stringent cleanroom protocols, showcasing Guarantee's ability to adapt and deliver exceptional results in challenging environments.

Guarantee leveraged its extensive supply network to secure optimal pricing and delivery times for critical electrical components, significantly reducing lead times for essential equipment and delivering a high-tech facility under budget by $2 million through strategic procurement, workforce optimization and value engineering.

Guarantee successfully integrated complex electrical and communication systems in a confined cleanroom environment while maintaining a safe and operational existing facility. This delicate balance involved meticulous planning, innovative solutions and a commitment to safety. Additionally, Guarantee's established relationships with suppliers yielded significant cost savings on critical equipment.

Guarantee engineered creative rooftop and underground solutions to maximize space for critical electrical infrastructure. Faced with limited space constraints, Guarantee designed and implemented a series of "dog houses," bespoke enclosures safeguarding critical distribution equipment on the rooftop. Additionally, protected underground infrastructure was engineered and installed to further optimize space utilization. These solutions ensured all essential electrical components were integrated seamlessly without sacrificing functionality.

Beyond core electrical expertise, Guarantee consistently seeks innovative solutions to overcome project challenges. In the MEMC cleanroom expansion, this innovative spirit manifested in several key ways: Guarantee prioritizes safety and fosters a diverse and skilled workforce: Peaking at 75 craft professionals, Guarantee managed 90,000-plus man-hours of intense electrical work on a confined project site swarming with other trades with zero recordable injuries.

MEMC understood the need to partner with the region's best specialty contractors for the complex project, partnering with Guarantee Electrical to take on this challenge. Guarantee's 35-plus years of working knowledge of this facility – combined with its proven capabilities – turned out to be one of the best decisions MEMC made on the project, according to the project owner.

CNR Prepares for 2025 Signature Print Edition Topics

BY **KERRY SMITH BUCK**
PRESIDENT & CEO

As the final days of fall pass by quickly, Construction News and Review (CNR) is earnestly preparing for a robust 2025 round of specialty-topic print editions.

If this November print edition is any indication, this publication is growing by leaps and bounds – and page counts.

Our January 2025 print edition promises to include solid content on all the regulatory and legislative changes that the new year – and new presidential administration – will bring. Federal, state and local policy changes that may well impact the construction industry are guaranteed to be part of this edition. If you can lend your voice of expertise to this signature print edition content, please do. We invite any and all guest experts to weigh in, interpret and forecast what these changes may mean to the industry.

CNR's April 2025 print edition will be celebratory, marking the 100th anniversary of the respected trade organization we today know as the Associated General Contractors of Missouri (AGCMO). Join us as we remember its early roots, first members, leaders along the way and the tremendous impact the AGCMO has made on the construction industry throughout Missouri and beyond.

No doubt, talent – recruiting and retaining it – will continue to be a theme that drives and shapes the architecture, engineering and construction industry in 2025. In our July specialty print edition, we'll tap the expertise of the best and brightest on how to land and keep the best and brightest. Don't miss participating in this one, too. Together we'll share what's working.

And before we know it, November's print edition will be upon us – our annual nod to excellence in construction. We're proud and delighted to partner with AGCMO in recognizing those whose ingenuity and consistent work ethic brought these projects to fruition. Once again, we'll share stories of amazing projects, teams and trades whose excellent work demonstrates innovative thinking, designing, building and delivering incredible work despite an array of challenges that crop up along the way. Recognizing firms for their specialty work on myriad projects throughout the year will also headline this well-read edition.

Whether your role is to read, advertise or both, we're counting on your engagement in 2025. You add value to CNR because of who you are and what you do to shape the legacy of the world around us. Here's to 2025.

Specialty Contractor/Subcontractor
Building Construction
Project $2.5 Million - $15 Million
Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Guarantee Electrical Company
Mercy Center for Performance Medicine & Specialty Care

Guarantee Electrical was honored to be part of the construction team on the Mercy Center for Performance Medicine & Specialty Care. Located on the Mercy Hospital St. Louis campus, this state-of-the-art, 272,000-square-foot outpatient facility represents a significant investment in the community's healthcare infrastructure.

Guarantee's role involved the design, procurement and installation of a specialized electrical and communication infrastructure, ensuring seamless integration and exceeding stringent healthcare facility standards.

Guarantee strictly adhered to a demanding schedule through meticulous planning and open communication, ensuring project completion on time. The project achieved a strong commitment to diversity, with significant participation from MBE and WBE firms like TD4, C2, Aschinger and Avid Electric. Guarantee fostered a collaborative environment where these companies played more than subcontractor roles as valued partners, providing mentorship to these firms throughout the project.

Guarantee delivered the project within the budget of $15 million through innovative procurement strategies, value engineering and efficient labor management.

Prioritizing worker safety, Guarantee implemented a comprehensive program resulting in an exceptional record of only one recordable incident in 130,000 work hours. This achievement reflects a culture of safety awareness, proactive hazard identification and continuous risk assessment.

To mitigate the impact of material shortages, Guarantee utilized Remarcable procurement software for strategic pre-purchases of essential electrical components. This proactive approach ensured material availability, avoiding potential cost overruns.

Bluebeam software and Trimble technology were leveraged for pinpoint placement of electrical conduits and infrastructure, minimizing rework due to inaccurate installations. This resulted in cost savings and improved project efficiency.

The Center presented a unique challenge due to its size, technological sophistication and integration with an existing hospital campus. The five-level facility houses a multispecialty outpatient surgery center, imaging center, rehabilitation services, specialty clinics, retail pharmacy, lab and cafe. Examples of Guarantee's innovative, collaborative solutions are: embedding temporary power infrastructure within concrete slabs and columns to eliminate tripping hazards from electrical cords; daily safety walks to proactively identify and address potential risks; weekly risk management meetings to continuously assess and mitigate safety concerns; a dedicated onsite safety manager who provided constant monitoring, enforced safety protocols and offered immediate response to any safety concerns. Guarantee's safety program fostered clear communication among all stakeholders, including the owner Mercy, general contractor Alberici Constructors, Inc. and subcontractors.

Guarantee performed precise installation of 200 miles of power wiring; 565,000 feet of data cable tray; 35,000 feet of fiber; 1,600 feet of cable tray;190,000 feet of conduit; and 5,300 verified terminations.

Guarantee achieved a remarkable record of flawless inspections throughout the project, highlighting the commitment to quality workmanship. The team addressed challenges like "phantom loads" in patient imaging rooms quickly and efficiently, ensuring proper electrical function in a critical healthcare environment.

Guarantee is proud to have played a key role in delivering a facility that not only elevates the quality of health care in St. Louis but also serves as a model for innovation in the industry.

Specialty Contractor/Subcontractor
Building Construction
Project Over $25 Million

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

Haberberger, Inc.
300mm SOI Expansion

MEMC is a silicon wafer manufacturing facility founded in 1959 to supplement the demand of the electronics industry. Since its inception, MEMC continues to pioneer industry standards in semiconductor wafer production, allowing the production of larger diameter silicon wafers. Producing larger diameter wafers results in a greater throughput from the same semiconductor manufacturing process, allowing fixed cost of production to spread over a larger volume of finished product.

In 2021, MEMC announced a new project for the addition of a 300mm silicon-on-insulator (SOI) wafer fabrication facility to consist of more than 120,000 square feet of new construction. Project design and construction was expedited to fulfill 2025 orders and receive funding from the CHIPS Act. Haberberger Inc. was given notice to proceed in May of 2022 on this new facility, based on a 40-page executive summary which would quickly evolve to more than 2,836 pages of drawings and specs, including 23 sets of drawing revisions which increased Haberberger's project scope by 120 percent.

The SOI wafer manufacturing process is complex, taking place in a clean room environment. Clean room protocols require high input positive air flow, resulting in an extensive, large HVAC/hydronic system. Large-scale plumbing systems are also necessary to the SOI process which includes hydrofluoric and sulfuric acid waste systems. High purity deionized water is another key system required for many of the manufacturing tools requiring premium hydrocarbon and fluorocarbon plastics. In addition to these complex systems, a wide array of process chemicals and gasses are required – many of which are dangerous and harmful to human exposure. These systems, chemicals and gasses are all critical to MEMC's manufacturing process, requiring strict installation regulations and specifications. A large portion of these systems were required to be installed in the SOI clean room, which required full gowning and cleaning of material and tools.

Complex systems and schedule acceleration were not the only project challenges. The rapid surge in domestic semiconductor construction projects resulted in a large demand for high purity materials required to build these plants. Demand created a material shortage nationwide with 18-month lead times. With design still in its preliminary stages, Haberberger utilized its extensive knowledge and expertise of the plant process and requirements to pre-order miles of pipe/tubing, necessary fittings and thousands of valves and specialties without a full design. This was the only way to ensure that MEMC's project deadline would be met. Other challenges included setting more than 650,000 pounds of air handlers, having only two main points of egress for construction and significant design changes. Throughout the duration of the job, the 23 major drawing revisions resulted in 757 RFIs and 257 change orders.

Haberberger was able to successfully complete and deliver an on-schedule, complicated industrial project with the cooperation of Local 562 Plumbers and Pipefitters. While working in close proximity with multiple trades, Haberberger logged 202,743 hours with zero recordable accidents.

National Class

(projects located in the lower 48 states, excluding Mid-America Class)

WINNER

HSR Constructors, a Joint Venture of Herzog Contracting Corp., Stacy Witbeck Inc. and RailWorks Corp.

Brightline Florida Higher-Speed Rail

HSR Constructors, a three-way joint venture of Herzog Contracting Corp., Stacy Witbeck Inc. and RailWorks Corp., managed the $875 million Brightline Florida Higher-Speed Rail Project construction in 2023.

At more than 165 miles long, Brightline Florida represents the largest U.S. passenger rail undertaking in a century. The project team coordinated construction with 20,000 active railway freight trains and local short-line trains. At peak construction, up to 550 workers were involved in this project. HSR completed the 46-month mega-rail project on schedule and without incident; trains began revenue service one month following completion.

The Herzog-led HSR joint venture team built a record 129 miles of second mainline track in the existing railway corridor between West Palm Beach and Cocoa, Fla. to enable train speeds up to 110 mph. HSR upgraded the existing FECR (Florida East Coast Railway) mainline to Class 6 standards, making for a total of 258 miles of trackwork on the north-south alignment. HSR constructed an additional 35 miles of new track to Class 7 standards in a sealed corridor between Cocoa, Fla. and Orlando International Airport, allowing trains to reach speeds of 125 mph.

Other major scope elements included 55 miles of shifted track, 150 turnouts, 400,000 concrete ties, 400,000 cubic yards of earthwork, 100,000 square feet of retaining walls, 28 rail bridges, 155 grade crossings, 400-plus signal houses, 37 signal bridge and cantilever structures and an Interoperable Electronic Train Management Positive Train Control system.

The entire stretch is located within a low-lying, sensitive coastal zone with fragile wetlands. HSR worked closely with the Florida Fish and Wildlife Commission and contracted with local biologists to remove and relocate endangered gopher tortoises prior to clearing and grubbing activity.

The project team embraced technology and construction best practices to expedite the application of one million tons of ballast, the installation of turnouts and special trackwork and the testing of 2,400-plus wayside signal assets for performance and reliability.

It was essential to coordinate design and construction activity with FECR and follow strict right-of-way protocols so that workers remained safe and freight trains could pass unimpeded. Most rail projects limit track outages to one at a time, but the client authorized three to four concurrent ones.

The project team consistently executed proactive changes that minimized potential safety risks. Team members completed more than 10,000 site safety inspections and 16,000 safety observations throughout the life of the project with a self-perform safety record of 1.7 million man-hours without a lost-time incident.

General Contractor/Construction Manager/Prime Contractor
Highway & Transportation Construction

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Herzog Contracting Corp.
Interstate 29 Resurfacing

Herzog Contracting Corp.'s heavy highway team completed a $13.7 million asphalt resurfacing on 13.59 miles of the Interstate 29 corridor in Missouri's Andrew and Buchanan counties.

The project required a 1.5-inch mill and 1.75-inch overlay with SP095B on the mainline. Herzog delivered the project using one of the highest-quality Superpave Mix Designs on the mainline. Other project scope included a 1,000-foot section of full depth concrete replacement, extensive guardrail work, median drainage work, aggregate shouldering and concrete pavement repair.

Herzog's project team began construction on March 1, 2023, and worked six days per week to achieve substantial completion six weeks ahead of MoDOT's scheduled completion on Dec. 1, 2023.

The I-29 corridor through St. Joseph carries 24,000-plus vehicles a day and crosses six entrance/exit ramps in an urban setting. Herzog utilized Intelligent Compaction Technology to provide superior roller coverage of the asphalt overlay. IC rollers are equipped with an integrated measurement system – including GPS and onboard computer monitoring – to provide real-time analysis of the precise location of the equipment during asphalt application.

This section of highway was plagued with inadequate drainage and compromised pavement, but the project team discovered that the repairs would be more extensive because of a blocked underdrain dating back to an I-29 widening project decades ago. Herzog oversaw the full-depth concrete installation, sub-base replacement and drainage infrastructure improvements.

The construction team used infrared scanning technology to ensure a consistent temperature for the asphalt. This equipment measures the spots or areas of temperature inconsistency, which can lead to air voids. Because today's air void can become tomorrow's pothole, Herzog's work increased the long-term value for MoDOT.

Herzog demonstrated successful use of LiDAR (Light Detection and Ranging) technology to survey the entire roadway before the project started. LiDAR equipment was used to measure the project alignment and create a digital 3D representation to assist the operator of the paving equipment. Herzog utilized the data to increase the precision of its IP roller equipment and provide better coverage of the roadway surface, which improves overall quality outcomes. LiDAR brings the advantage of accurate measurements, rapid data collection and enhanced safety because fewer ground crews are needed to conduct preconstruction surveys in the project right-of-way.

Herzog maintained an aggressive weekly work schedule in a challenging night-time construction environment to deliver high-quality resurfacing that exceeded MoDOT's requirements for smoothness and durability. These construction processes resulted in early completion of a project that gives motorists improved safety features, including new highway shoulders, guardrails and median cables.

The highway improvements result in a better driving experience and long-term savings for MoDOT on a 13.59-mile section of interstate as commuting patterns accelerate between St. Joseph and Kansas City, Mo.

General Contractor/Construction Manager/Prime Contractor
Building Construction Project
$10 Million - $30 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Holland Construction Services, Inc.

MidAmerica St. Louis Airport Terminal Expansion

The MidAmerica St. Louis Airport Terminal Expansion project showcases Holland Construction Services' dedication to delivering "A Better Way to Build" through integrity, safety, innovation and community engagement.

Construction within an active airport – nearly doubling its size – and working adjacent to a busy runway, while minimizing disruptions to airport operations, posed significant challenges that required innovative solutions. Holland overcame these obstacles through LEAN construction practices, ensuring a clean jobsite to avoid interference with aircraft operations and runway equipment. The project team took the opportunity to utilize a set of large windows between the existing terminal and the new expansion to provide passengers with a clear view of the construction progress and engage the community by keeping them connected to the project's development.

This project has had a significant impact on the community in several ways. It created employment opportunities, both directly and indirectly. Additionally, the expansion of the airport enhances transportation infrastructure, improving accessibility for residents and businesses. This not only facilitates travel, potentially international in the future, but also attracts investment and tourism, further boosting the local economy.

A key element of Holland's approach to the project was its use of Building Information Modeling. This technology played a crucial role in maintaining the project schedule, resolving conflicts between building components, providing visualization to project stakeholders and optimizing construction sequencing. BIM also allowed Holland to address building elevation issues before the steel arrived onsite, ensuring that the project remained on schedule.

Maintaining both airport and construction schedules required meticulous planning and preparation by the project team. Coordination and communication with stakeholders were crucial for rerouting foot traffic, relocating facilities and managing construction noise to minimize disruption for MidAmerica's staff and more than 340,000 passengers annually. Once construction of the new TSA screening area was complete, Holland coordinated a seamless transition with only one scheduled no-flight day for moving security equipment. Through eight months of careful planning and collaboration with a trusted security consultant, the move occurred without interrupting flights, passengers or airport staff. The new TSA area was operational the following day.

Holland's commitment to safety was evident throughout the project. Adhering to rigorous protocols that exceeded FAA standards contributed to its AGC Award-winning record of more than eight years with no lost-time incidents. This dedication also positively impacted Holland's Experience Modification Rate, which decreased in 2024.

Holland actively participated in the Illinois Unified Certification Program for diverse subcontractor selection. Through its comprehensive Building Connected database boasting more than 4,800 trade partners, Holland was able to identify potential certifiable diverse firms and actively promote certification and prequalification.

Overall, the MidAmerica St. Louis Airport Terminal Expansion project stands as a benchmark project for both Holland and the community at large.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project $30 Million - $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Integrate Construction Partners
Tenant Improvement City Foundry STL

City Foundry STL owner FoPa Partners utilized Integrate Construction Partners' expertise for the fourth of four construction contracts at the 15-acre, adaptive reuse site of the former Federal-Mogul foundry.

ICP performed much work under this 3.5-year tenant improvement construction contract via a singular master agreement, with 31 individual amendments for each tenant ranging in costs from $40,000 to $12.7 million for a total of $56.15 million.

A complex project, the monumental task of converting a century-old foundry building into a public venue with 58 vendors required ICP to consider existing structure, historic preservation requirements, City of St. Louis incentive requirements and meeting expectations of all the individual leases.

Undertaking a project with many stakeholders added a level of complexity and uniqueness. Each tenant build presented its own unique challenges and solutions relative to that specific tenant, its precise location on the campus and its construction timeframe. The existing structure and other remaining foundry elements (tanks, ducts, piping, catwalks, bridge cranes, trolleys and more) required unique solutions for several tenant builds and discussions and negotiations with city inspectors.

Some of ICP's tenant improvement builds in this project include:

Alamo Drafthouse Cinema Core and Shell - This project required a 16-foot excavation directly adjacent to Forest Park Parkway right-of-way to allow for installation of the underground parking garage drive, parking spaces and lower-level retail.

Expat BBQ - Accessibility and logistics were the main challenges with the unique, three-story venue containing a commercial kitchen, butchery and smokers on the first level, an historic mezzanine on level two and a large bar with grand, outdoor patio on level three. Weaving MEP/FP infrastructure through these levels and locating HVAC equipment on the roof required extensive design coordination, BIM clash detection and unique hoisting and installation techniques.

None of the Above Speakeasy - Accessibility challenges and a high level of finish for the decadent hideaway located in the basement of the main food hall (accessible via a long concrete corridor or stairs and ADA elevator from the back) existed. ICP self-performed items within the speakeasy.

DeliStar Food Discovery Center - From the advanced food laboratory, test kitchen and training facility in the basement of the historic Byco Building on the east end of the campus, DeliStar produces 1,500-pound to 2,000-pound mini batches of product for customer sampling and approvals. Four commercial kitchen food lines are for use as a show kitchen and training kitchen in partnership with Saint Louis University.

Orion Genomics - This genomics laboratory began in the Cortex district, expanding to City Foundry STL. Incorporation of a laboratory space into the history foundry building required attention to detail for segregation of Orion's space.

Fresh Thyme Market - Located on the main (upper) level of Byco Building, this full-service grocery store includes a stock room and kitchen in the lower level, connected by a material lift. Prior to constructing the store, several modifications were required to the existing building.

INTEGRATE
CONSTRUCTION PARTNERS
Superior Building Experience

Integrate is honored to be nominated for the 2024 AGCMO Keystone Awards for our Construction Management of the Tenant Buildouts of the City Foundry St. Louis campus!

FRESH THYME · MARKET ·

A thoughtful approach to adaptive reuse allowed Integrate to tailor the program to the needs of a modern full-service grocery store.

CITY WINERY

This very intimate acoustical space had several unique attributes in its construction including a refrigerated winery, wine bottle display area, and performance venue.

ALAMO DRAFTHOUSE CINEMA

Extensive site improvements ensures a pristine theatrical experience in-line with Alamo's national quality standards.

AGCMO FINALIST KEYSTONE AWARDS

CITY FOUNDRY
PUBLIC STL MARKET

Integrate has delivered 31 tenant improvement buildouts over the last 3.5 years throughout the City Foundry campus for a vast array of clients, such as:

City Foundry STL
18 Rails
Big Shark Bicycle
Deli Star
Expat BBQ
ISEE
Orion Genomics
None of the Above
Sanctioned
Sandbox VR
Vibe Szn

Specialty Contractor/Subcontractor
Building Construction
Project Over $25 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

icon Mechanical
Boeing MQ-25 Stingray Production Facility, Phases 1 & 2

icon Mechanical was chosen as the mechanical and plumbing partner for its $40 million-plus, competitively bid plan and spec project for The Boeing Company. This project included new construction of a 291,000-square-foot Boeing MQ-25 Stingray assembly facility along with six other support buildings at MidAmerica St. Louis Airport in Mascoutah, Ill.

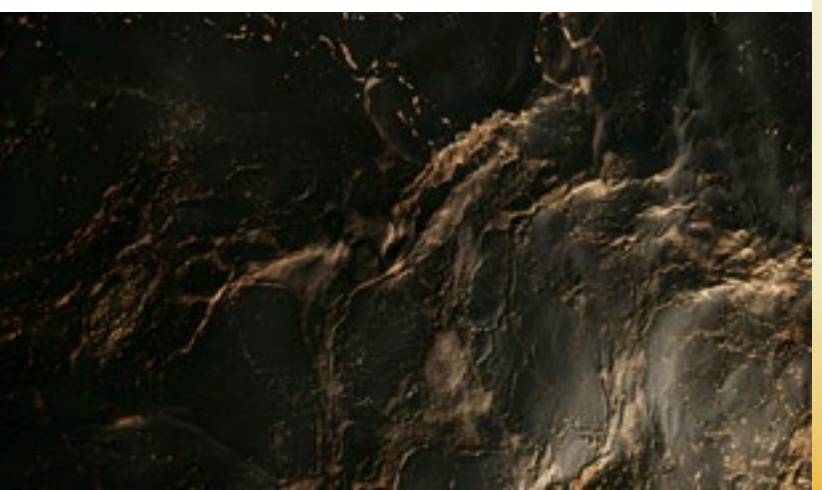
With construction totaling $195 million, the project began as a 100-acre greenfield site and transformed into seven unique steel-framed buildings. icon's mechanical and plumbing scope included two phases. Phase 1 included the main assembly building, office and visitor's center, central utility plant, maintenance building and truck inspection building. Phase 2 included the paint and fuel calibration hangar and the hangar flight operations building, plus two aircraft shelters.

At the time of completion, this icon Mechanical project held the title of most miles of piping completed (modeled, designed, prefabricated and installed) in the specialty contractor's history with 8.78 miles of mechanical piping and 6.63 miles of plumbing piping (including PVC, copper and cast iron). On the heavy metal side, the team fabricated and installed 291,788 pounds of sheet metal for the ductwork throughout the facilities.

The original project design called for the fire suppression system for the complex to be aqueous film forming foam. After further review, this material was found to be hazardous, and the material to be held within the system changed over to synthetic fluorine-free foam. While this change was essential for the safety of the employees, it caused unanticipated design/installation changes. The size of the storage material nearly tripled, changing the sizes of the containment tanks, associated piping and the connections into other areas of the facility. This resulted in design changes to the piping which icon Mechanical was able to incorporate in its field-prepared drawings before any concrete was poured. It also meant a major change to icon Mechanical's overall scope. As the volume of the SFFF (synthetic fluorine-free foam) changed, the tank morphed from prefabricated steel to precast concrete pieces that needed to be assembled in place in a large excavation.

While additional piping in larger sizes and with new routing was added, the steel tanks were removed from icon Mechanical's scope. General contractor PARIC then performed the precast concrete work. All this coordination was completed and the piping and tanks installed in time to keep the specialty concrete base work for the concrete flight ramps pours on time.

One of the more intricate portions of the project scope was the design and installation of the specialty containment drain system. The specialty drain piping – all stainless steel – for the fuel and paint work areas leads to two specialty prefabricated 50,000 gallon tanks housed 20 feet underground and included specialty-designed trenching.



Specialty Contractor/Subcontractor
Building Construction
Project $16 Million - $25 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

IWR North America
University of Missouri Children's Hospital

University of Missouri Health Care embarked on a world-class project to centralize and expand its campus by constructing a state-of-the-art women's and children's hospital in Columbia, Mo. This dual-purpose facility is home to the new Children's Hospital and Birthing Center. It is the only hospital in Missouri dedicated to comprehensive care for women and children – offering 62 NICU beds, 18 pediatric ICU rooms and 40 new private pediatric patient rooms.

IWR completed the challenging task of connecting the new building to the existing hospital for efficient patient and healthcare staff access, unifying it with the campus infrastructure. IWR designed, fabricated and installed various glass and metal elements for the tower's exterior enclosure, including demolition of the existing hospital façade and integration of the new building's façade with the existing structure.

IWR's scope encompassed ultra-high-performance concrete panels, insulated metal panels, aluminum composite panels, unitized curtain walls with vertical glass sunshades and horizontal aluminum sunshades, punched windows, high-span lobby curtainwalls, sliding entrances, glass/aluminum doors, glazed interior walls, ICU sliding doors and decorative privacy screens. The result is a harmonious addition that integrates with the existing infrastructure while maintaining its unique identity as a specialized health care facility for women and children. Meticulously executed, the systems and craftsmanship achieved outstanding performance, aesthetics and functionality, creating a seamless addition to an existing building while maintaining its own character as a standalone facility dedicated to specialized health care.

Demolition of the existing façade was unique as the new structure was put in place prior to the removal of the existing unitized façade, leaving a maximum of 10 inches between the existing and new structures. This required the utmost attention to detail and care when removing sections weighing more than 10,000 pounds. Demolition was completed safely and without causing downtime for the existing facility. Utilizing cutting-edge unitized and stick-built curtain wall glazing systems with various opaque cladding elements provided the client with a single-source installation, ensuring schedule adherence and high quality.

The unitized curtainwall framing systems were fabricated and assembled in Texas. Assembled frames were shipped to the site in steel bunking crates. To prioritize innovative building material reuse, when the curtainwall units were removed from these steel bunks, the bunks were broken down and returned to the Texas fabricator for reuse. Thirty-four truckloads of assembled frames were shipped to the site and six truckloads of steel bunks were returned to the fabricator, rather than six truckloads or more of lumber that would have gone to a landfill.

IWR's innovation and creativity on the MU Women's and Children's Hospital will leave a profound impact on the community. By creating and fulfilling MU Health Care's vision of one centralized hospital campus, Missouri women and children now have a state-of-the-art location to meet all their health needs.

Specialty Contractor/Subcontractor
Building Construction Project
$2.5 Million - $15 Million

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

KAI Build, LLC
Link Bridge
Jeffrey T. Fort Neuroscience Research Building

KAI Build served as the general contractor – as a subcontractor under McCarthy – for the construction of the Link Bridge and garage passageway from the existing link endpoint through the St. Louis Children's Hospital garage to the new Jeffrey T. Fort Neuroscience Research Building.

This bridge provides safe, covered transport for patients and staff from the 24-hour main medical campus to the neuroscience research building – a critical need for this community so users do not need to traverse the streets in the middle of the night.

Containing 15 drilled pier foundations, five six-foot-diameter structural concrete columns and prefabricated structural steel, the bridge is 360 feet long and 55 feet tall. The longest span traverses more than 120 feet over a city street, and an "S" curve connects the new building to an existing garage.

Construction was incredibly complex due to a severely constrained site in the public right-of-way and installation directly over an active daycare. To minimize impact to the center's operations and maintain open streets during the day, a bulk of the work had to be completed during the night shift.

One of the most challenging aspects was the foundation's rebar design. Due to a triangular foundation and very constrained site with utilities within inches on all sides, the rebar would not fit as designed. Teams had to cut, modify and lap splice much of it, creating 3-D models with Virtual Design & Construction (VDC) to plan and execute the design. KAI utilized sheet pile shoring, creative benching and shoring and shotcrete for reinforcement.

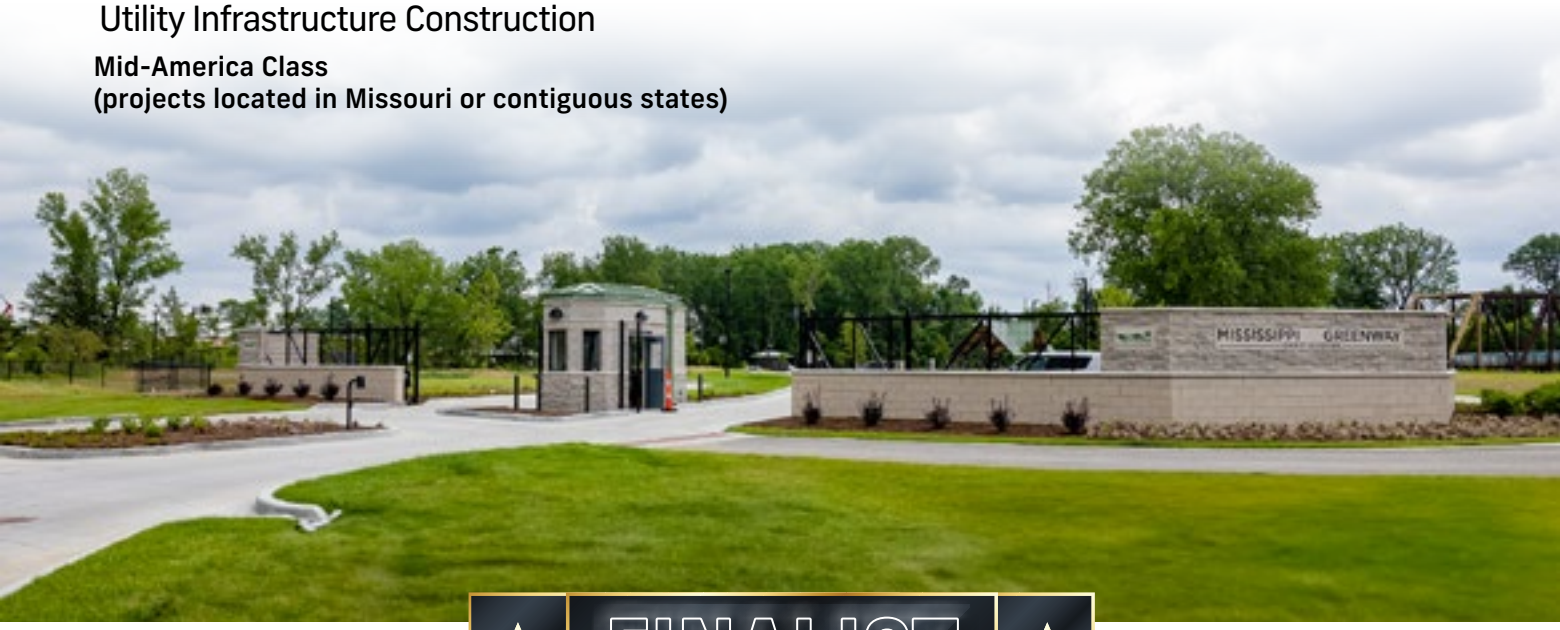
Connecting the new Link Bridge to an existing link to the main hospital required building a passageway through the St. Louis Children's Hospital garage. As the existing garage was a post-tensioned concrete structure, a delegated carbon fiber design would need to be employed to strengthen the garage passageway for increased pedestrian traffic. With no existing structural drawings, the team completed a full structural evaluation – along with concrete scanning – to locate tendons of the post-tensioned structure. Teams precisely positioned thousands of anchors and fasteners, sometimes within inches of cable locations, to avoid puncturing a tendon which could cause collapse of the garage or injuries to workers.

Construction of the concrete columns involved an innovative design that hid the structural steel within the column instead of on top of it for a streamlined look. Hiding the steel girder beams through the concrete column caps meant KAI had to cast in place W40-wideflange beams into the concrete to then weld the girders from column cap to column cap. This required temporary shoring of the entire bridge span during welding procedures.

A dedicated quality manager, site-specific quality plan, daily meetings and LEAN construction and Takt planning principles ensured quality, schedule and safety.

As an MBE firm performing as a subcontractor, KAI was able to meet 100 percent of the project's diversity goals with KAI's staff.

Mid-America Class
(projects located in Missouri or contiguous states)



FINALIST

Keeley Construction
Chain of Rocks Bridge Park Enhancements

Keeley Construction successfully completed the redevelopment of the park enhancements populating the Missouri side of the Mississippi River in April 2024, owned by Great Rivers Greenway (GRG).

Since the bridge closed to vehicles nearly 30 years ago, the surrounding area had deteriorated and became an old construction landfill, with the bridge's fate unknown. In 1998, the old bridge was leased to TrailNet, who in 2014 transferred the lease to GRG.

Thanks to a $990,000 grant from the National Park Service and funds from other sources, GRG was able to award the 16-acre public park enhancement project to Keeley Construction. The bridge itself today is open to pedestrians and cyclists as part of the Mississippi Greenway, also known as Riverfront Trail.

Chain of Rocks Park is bounded by I-270 to the north, the Mississippi River to the east, the City of St. Louis' Chain of Rocks water treatment plant to the south and Riverview Drive to the west.

Along with building waste and spoils, debris had to be hauled offsite. Keeley's team cleared the area of debris from the previous landfill to create a safe, healthy environment for patrons to enjoy the park. Despite the site having been covered with debris from demolished buildings more than 40 years ago, natural habitats are returning. There is a forest on the site with new trees and low-invasive species are now being protected. The debris and garbage have been replaced with new vegetation and plant life to support a thriving ecosystem.

Challenges faced on this project included storm drainage, debris, construction traffic and traffic routes. Due to these challenges, the construction team came together and collaborated with the owner and design team for viable options and solutions.

Keeley utilized GPS for surveying, layout and staking of the project, along with dozer grading and smart grading for concrete flatwork efforts. Leveraging this technology allowed the project team to identify risks with site runoff and establish land disturbance parameters to protect various landscapes from any potential construction damage. Dozer grading reshaped the land with smart grading finishing the flatwork. The project came in under budget, allowing for additional features to be added to the project scope.

Keeley's use of concrete pre-pour inspection cards proved crucial to monitoring continued quality control.

The Keeley team utilized MBE trade partners for various scopes of work such as security and surveillance, landscaping, sod and concrete supply.

Keeley Construction is proud to have played a role – along with landscape architect Planning Design Studio – in the revitalization of such a meaningful area. This project created a safe environment for community members and those traveling along Old Route 66 to enjoy the outdoors and take in the scenic history of the Old Chain of Rocks Bridge.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project Over $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

McCarthy Building Companies
Jeffrey T. Fort Neuroscience Research Building

The Jeffrey T. Fort Neuroscience Research Building is one of the largest, most advanced neuroscience research facilities in the U.S. Its 11-story building brings together more than 95 research teams previously dispersed in separate locations across the Washington University School of Medicine campus.

A 609,000-square-foot research building, 1,846-vehicle parking structure and a 24,775-square-foot, two-story utility plant housing five 1,250-ton chillers, five cooling towers and two 3,000-kilowatt emergency power generators were all project components.

The 360-foot elevated pedestrian bridge connects the new building to the campus' existing link network. About 80 percent of the research building consists of flexible, shared laboratory spaces that support collaborative, interdisciplinary research, with 2.5 floors of shell space.

Construction began at the start of the pandemic, creating complexities including an increasingly constrained, locally skilled labor market, the need to accommodate a predominantly remote workforce, widespread supply chain cost escalation issues and an accelerated project schedule. The schedule also required all project components to be constructed concurrently. The construction team executed lean construction processes, including physical and digital versions of a Big Room, a scrum framework, Takt planning and value stream mapping.

McCarthy shifted to a design-assist subcontracting approach for mechanical, electrical and plumbing contractors and other trade partners to accelerate the design schedule and facilitate early ordering of materials with long lead times. They initiated offsite fabrication of key components including approximately 90 percent of the MEP systems and the building's unitized curtain wall façade.

A unified virtual design and construction process and building information model execution plan guided the project through each construction phase, connecting the entire team in real time. The use of 4D model simulations provided enhanced visualization of the project schedule. Drone flights, 360-degree photography and laser scanning captured real-world data to create accurate digital representations of all physical environments. Implementing 3D subsurface utility mapping ensured below-grade elements coordination.

Prefabrication of essential building components offsite ensured construction precision and consistency. Detailed 3D modeling and early coordination facilitated the understanding of spatial constraints and the generation of accurate fabrication drawings. Crew members preassembled air handler equipment components in a fabrication staging area in the street across from the building before flying each unit up to the 11th floor penthouse level for stacking before setting the structural steel.

As an OSHA Strategic Partnership Program participant, the project achieved outstanding safety outcomes and was featured as a national OSHA success story. More than 3,800 individual contributors received approximately 8,900 hours of safety training.

Design of the LEED Gold research building makes it the first research building on the campus to integrate all LED light fixtures. Jeffrey T. Fort Neuroscience Research Building is unlocking innovations to improve the lives of people in St. Louis and around the world. It also advances the Washington University School of Medicine's leadership in addressing the most challenging health issues.

National Class **(projects located in the lower 48 states, excluding Mid-America Class)**

FINALIST

Millstone Weber, LLC

Runway 17L-35R Pavement Rehabilitation & Electrical Upgrade

Denver International Airport (DEN) is currently the world's third-busiest airport with six operating runways. Taking one of the runways out of commission for an extended period poses a significant impact to daily airport operations.

The rehabilitation of Runway 17L-35R required extensive planning and a high level of execution. Throughout construction, Millstone Weber was able to overcome challenges through effective communication and collaboration with the airport, owner's rep V-1 Consulting, engineer of record JVIATION/ Woolpert and 22 subcontractors and suppliers. This partnering approach allowed the project to be completed on schedule and under budget, finishing at $39.9 million – nearly $2 million less than the original budget.

The aggressive project schedule allowed for only 120 days to rehabilitate the runway and connect high-speed taxiways plus 20 calendar days to complete the rehabilitation of the remaining connecting taxiways.

A unique aspect of this project was its focus on sustainability through Envision®, a holistic sustainability framework and rating system that enables a thorough examination of the sustainability and resiliency of all types of civil infrastructure. Millstone Weber worked diligently throughout construction to minimize the project's impact on the environment through recycling of construction waste where possible. One example was the crushing of all demolished airfield concrete into a Colorado Dept. of Transportation Class 6 material and stockpiled for future use. Another recycling opportunity came while upgrading all existing electrical fixtures to LEDs, increasing the efficiency of the runway's lighting system. More than 150 electrical fixtures removed from the airfield are being reused.

The efforts were recognized by the Institute for Sustainable Infrastructure with DEN's first-ever verified Envision Silver Award.

Deficient surface friction had begun to jeopardize use of high-speed taxiways, especially during inclement weather. The airport considered removing and replacing large sections of the taxiways, which would have cost more than $200 per square yard. Since the existing concrete was in sound condition, Skidabrader™ – a bidirectional surface texturing treatment performed on existing pavements – was used to provide rubber removal and increase friction performance.

Millstone Weber's safety team successfully implemented a training program to ensure all personnel received the training prior to runway closure. As part of its "see something, say something" safety initiative, the contractor implemented the HCSS safety observation app to further promote safety and engage its onsite crews, providing them the ability to record safety observations quickly and easily.

Millstone Weber was recognized for excellence in concrete paving by the American Concrete Pavement Association's CO/WY Chapter and is in the running for the ACPA National award this fall. In addition, the project also received Colorado Contractors Association's Infrastructure Construction Excellence First Place award for Airport Infrastructure and was nominated by CCA for the AGC Build America award being presented this fall.

The project team far exceeded the minority and female workforce goals of 14.7 percent and 6.9 percent for the project by utilizing 66 percent minority and 9.3 percent female workforce participation.

General Contractor/Construction Manager/Prime Contractor
Highway & Transportation Construction

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

Millstone Weber, LLC
I-270 North Design-Build

I-270 North is one of the most heavily traveled roads in Missouri, carrying more than 140,000 vehicles daily, 18 percent of which are heavy trucks. Built in the 1960s, the corridor serves as a primary freight route for commercial vehicle traffic around St. Louis. It is designated on both the National Highway Freight and Strategic Highway Networks. In 2019, MoDOT sought proposals to improve the highway, its outer roads and interchanges. Millstone Weber and designer Parsons were selected under the $251 million I-270 North Design-Build project.

Millstone Weber and Parsons utilized their experience to design and deliver more than 600,000 square yards of new, full-depth concrete pavements; 18 new bridges; more than one million cubic yards of excavation and grading; 445,000 square yards of existing pavement rehab; improved traffic operations, geometrics and safety; improved accessibility along and across the corridor for transit, bicycles and pedestrians; and improvements to the interchanges and outer roads of the I-270 North corridor.

The project team worked through unprecedented challenges including the COVID-19 global pandemic, formulating innovative solutions and completing the project on schedule. The contract was awarded in November 2019. Design began in December 2019 and construction started in March 2020. The project reached substantial completion by Dec. 1, 2023.

This project was loaded with safety improvements for motorists and pedestrians, including elimination of cross-over slip ramps, longer merge distances, eliminating weaves, addition of high-friction, Eco-Brawn SMA Asphalt mix design, wet-reflective pavement markings and inlaid pavement markers. For pedestrians, the design added 10 miles of shared-use path along outer roads and new sidewalk accommodations, crossing the interstate at eight locations and providing safe locations for pedestrians to traverse the interstate without risk of being struck.

Due to proximity of expanded interstate lanes to local neighborhoods, soundwall construction was warranted. Through construction of three soundwalls totaling more than 138,000 square feet, Millstone Weber reduced noise pollution by more than 10 decibels for adjacent homeowners.

Innovation via responsible reuse of materials and viable infrastructure components proved key in adding value to the project budget. To maximize the budget, Millstone Weber's plan called for all demolished pavements to be recycled. Concrete pavement was processed and used for embankments, and asphalt millings were hauled to local asphalt plants for use in future asphalt mixes. Additional value engineering included the reuse of an existing ramp, mechanically stabilized earth walls, pedestrian overpasses and sign trusses which will perform well into the future.

The project has been recognized as American Public Works Association's Project of the Year, Missouri Valley District Institute of Transportation Engineers' Transportation Achievement Award for Traffic Engineering, Institute of Transportation Engineers' national Transportation Achievement Award for Traffic Engineering and Design Build Institute of America for a National Award of Merit. It has been nominated for the National Award of Excellence and is a finalist for the Best in Process – Best Value and Best in Teaming awards.

Specialty Contractor/Subcontractor
Building Construction
Project Over $25 Million
Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Murphy Corrigan Joint Venture
The Jeffrey T. Fort Neuroscience Research Building

The Murphy Corrigan Joint Venture represented a trade partnership for the 11-story, 609,000-square-foot, state-of-the-art Jeffrey T. Fort Neuroscience Research Building for Washington University's School of Medicine.

Murphy Company's project scope included one large vivarium space with a mezzanine in the basement, an auditorium and lobby on the main floor featuring a three-story-high clear-glass wall, mechanical floors, lab and surgical space plus core and shell floors.

The joint venture was contracted by Washington University School of Medicine in St. Louis and construction manager McCarthy Building Companies to design and build the HVAC system pipe, lab utilities, plumbing and other testing and permits for the research building. The JV worked alongside Tarlton Corporation and KAI Enterprises.

The sheet metal ductwork in the research building and utility plant is equivalent to the weight of more than 216 Ford F-150 pickup trucks or 1.3 million pounds. Approximately 300,000 feet of mechanical, utility and plumbing piping was installed in this project – enough piping to wrap around Central Park about 10 times.

Lean construction best practices included Pull and Takt planning which kept workflow moving among trades and was important as pre-planning for this project began five years earlier.

Having been onboarded early for this project, the Murphy Corrigan JV was able to be a valuable and collaborative partner to McCarthy. A total of 103,000 fabrication hours in the offsite prefab warehouse were used to build, pre-test, package and set material on skids to be shipped and placed at strategic intervals to ensure timely installation.

Efficiencies that are typically difficult to achieve on plan/spec projects but that were accomplished during this build include: early procurement of large equipment, early engagement of Building Information Modeling, maximizing prefabrication, sleeve and wall penetration layouts, mains versus branch distribution and owner-mandated and contractor-motivated jobsite safety.

Murphy Corrigan's ability to work alongside the office operation group and lead several crews was crucial to completing such a monumental project. Approximately 450 workers worked on the site, between 80 to 100 of them part of the Murphy Corrigan JV.

Murphy Corrigan reached out to more than 100 MBE and WBE companies in an effort to meet and exceed the diversity requirements for this project.

Project Under $2.5 Million

FINALIST

Murphy Company
Costco University City

Completed in October 2023, the University City Costco refrigeration project showcases the impressive dedication of more than 15,000 man-hours from Murphy pipefitters, carpenters and sheet metal craftspeople. Engaged by Miller Construction in early 2021, Murphy played a crucial role in this landmark development in University City, Mo.

The team installed a comprehensive refrigeration system with 15,000 linear feet of copper refrigeration tubing for a cutting-edge,150-ton R-449A DX refrigerant and glycol system. Key installations included a zero-zone compressor rack with glycol skid, four rooftop condensers, 51 refrigerated food cases and 32 evaporator coils. Murphy carpenters installed 15,000 square feet of insulated cooler panels around the facility, ensuring critical temperatures for FDA compliance. The Murphy Sheet Metal Fabrication Shop constructed intricate ductwork for the project and its craft professionals installed Sales Floor duct drop diffusers for 20 HVAC units, improving climate control and airflow. Murphy also provided HVAC labor and materials for the sophisticated variable refrigerant system, servicing critical areas of the facility and ensuring a comfortable environment for customers and staff.

Murphy partnered with PayneCrest Electric's specialized refrigeration team to manage the power wiring and refrigeration controls, completing this comprehensive project successfully.

The project faced tight scheduling challenges, demanding six 10-hour days from Memorial Day to Labor Day for eight to 12 refrigeration workers, with additional coordination with carpenters. Integrating sheet metal workers, pipefitters and carpenters required flexibility, which was crucial for meeting the demanding timeline. The biggest challenge was managing the aggressive 100-day schedule. With floors poured in stages, Murphy craft professionals had to move between areas to install overhead work on the graded site.

Using the specialty contractor's fab shop for prefabrication helped Murphy stay ahead of the floor schedule. Communication was vital. Hangers and rods had to be installed before the floors were poured, and racks had to be mounted quickly afterward. Precise planning and flexibility enabled Murphy to stay ahead of the overall project timeline and press other teams to keep pace. Implementing innovative prefabrication solutions proved crucial toward meeting the demanding schedule needs of the project. By preassembling racks and installing hangers and rods before pouring the concrete slab, Murphy ensured continuous progress and stayed ahead of schedule. Murphy's pipefitter fabrication shop preassembled 40-foot refrigerant pipe skids with hanging clamps and insulation.

Helicopter lifts installed four rooftop condensing units and multiple HVAC rooftop units for the refrigeration and cooling systems. Effective communication between roof and ground crews ensured safe and efficient operations. Murphy technicians worked closely for over a month to construct the Costco University City motor room. The system consisted of two R-449a compressor racks with a glycol solution distribution system. Only the pumped glycol solution was utilized on the retail sales floor, ensuring customer safety. This critical part of the refrigeration system required extensive piping and meticulous effort from Murphy's pipefitter foreman to ensure quality construction.

CNR Analytics

CNR CONSTRUCTION NEWS AND REVIEW
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4 Ways to Reach Your Target Audience

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General Contractor/Construction Manager/Prime Contractor
Building Construction
Project Over $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

PARIC Corporation
Butler Brothers Building Historic Renovation

Spanning a city block, the 700,000-square-foot Butler Brothers Building, built in 1906 and now listed on the National Register of Historic Places, was once a bustling commerce hub and home to a major mail-order wholesale catalog business.

During this historic renovation, PARIC workers discovered century-old treasures, including an eight-story spiral material slide, likely used for sending packages to the ground floor for delivery. The original rail lines connecting the west building to Union Station still exist under 18th Street's pavement and the east docks once supported horse and buggy deliveries. For two decades, the Butler Brothers Building sat vacant in Midtown St. Louis, admired for its old-world charm and intact original design elements.

Now known as The Victor, PARIC transformed the building into a mixed-use complex with retail, restaurant and bar space, co-working offices and nearly 400 apartments. Features include a ground-level interior courtyard, roof-top pool and walking track with views into nearby CityPark, home of St. Louis's Major League Soccer team.

Great care was taken to modernize the building while maintaining and highlighting the existing historic elements.

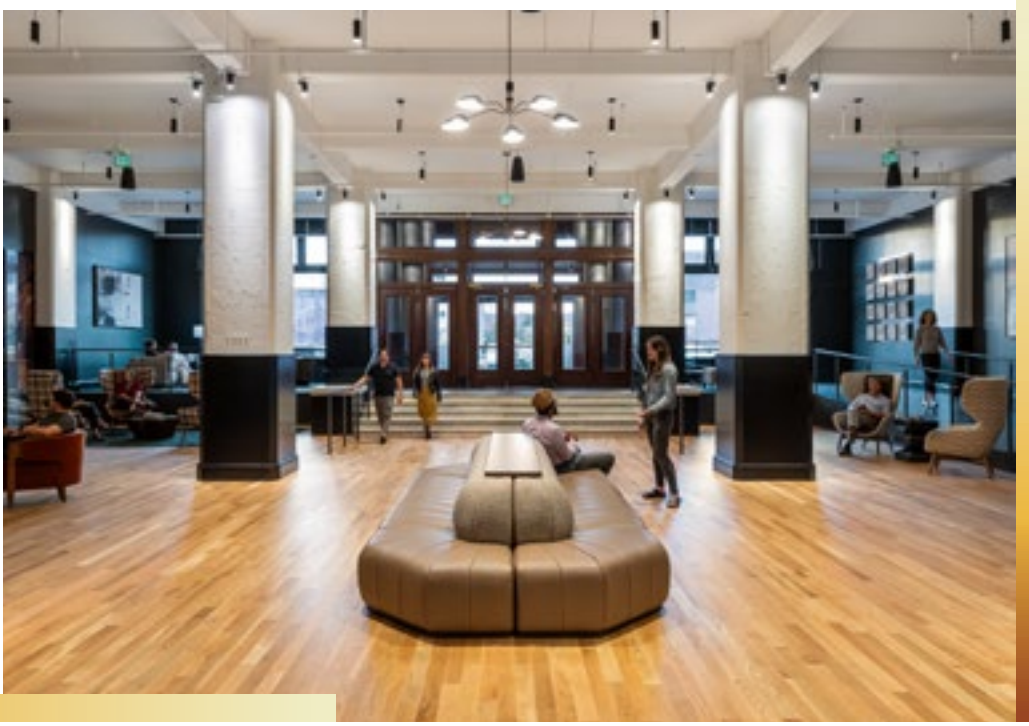
The project was completed in only 16 months. The owner utilized federal historic tax credits which place restrictions on the development of or changes to the historic property. Coordination with the National Park Service – the entity which oversees adaptive reuse projects – was key.

PARIC created a plan with the city to divide the building in half. The first phase contained all the amenities and half of the apartments. Phase two was comprised of the remaining half of the units. This allowed owner Development Services Group to begin leasing sooner with occupancy of 40 percent of the units and 90 percent of the amenities six months early.

Historic requirements and city energy requirements were in conflict, driving the HVAC system selection to a very efficient but expensive system. Architectural firm Trivers and PARIC's internal design-build MEP team analyzed a multitude of HVAC options including split systems, two pipe heat pumps (gas and steam heating) and Variable Refrigerant Flow. In the end, PARIC was able to submit an alternate path of compliance to the city, using the more cost-effective split system to save nearly $5 million.

The signature terracotta cornice on the Butler Brothers Building project was a major challenge. With a 42-inch overhang and exposed steel pins, it was experiencing severe cracking. PARIC's superintendent worked with the masonry restoration subcontractor to develop a new support system with threaded rod and Unistrut that allowed the existing pieces to be pulled back together and reglazed for a cost savings of $1 million and a 12-month lead time savings.

The historic renovation of this architectural landmark has helped transform downtown St. Louis and is an example of preserving history while embracing modernity.



General Contractor/Construction Manager/Prime Contractor
Building Construction
Project $10 Million - $30 Million

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

PARIC Corporation
Kings Hill Redevelopment

Third Man Development selected PARIC to convert this 50,000-square-foot historic structure, originally built in 1913 and used as the Magic Chef oven factory and warehouse, into a loft-style office building with original architectural features.

Located in the heart of The Hill, St. Louis' historic and iconic Italian neighborhood, Kings Hill Redevelopment offers proximity to its restaurants and culture. Renovating the warehouse into law firm Brown & Crouppen's new office transformed a long-vacant factory into a modern, innovative workspace that retains its architectural heritage. The project demonstrated exceptional attention to preserving historical integrity while incorporating advanced technology, ensuring energy efficiency and enhancing workplace functionality. The development has revitalized a community landmark, boosting local business and preserving cultural history.

Knocking a building down and starting anew is arguably easier but less sustainable. Historic redevelopment and renovation breathes new life and reimagines a former factory and warehouse into a modern, sought-after office space. PARIC's selective demolition expertise and deep understanding of working in historic spaces allowed this project to meet deadline and budget without compromise.

The project was completed under an aggressive 12-month schedule. PARIC performed intensive core, shell and interior historic renovations including the replacement of more than 80 historical-look windows and of 2.5-inch-thick tongue and groove decking throughout the first and second floors.

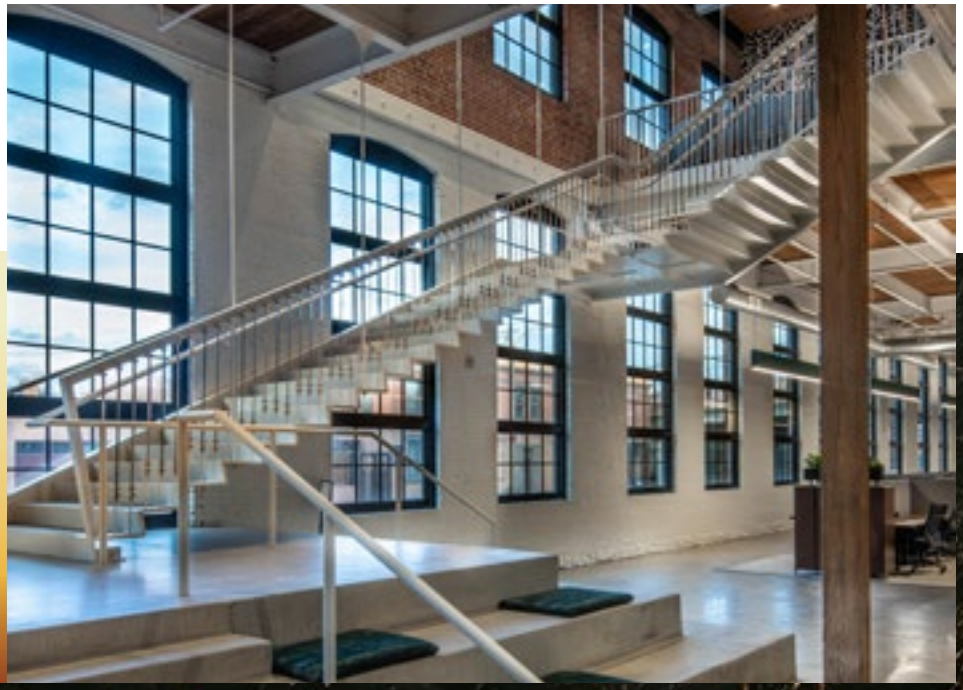
The Kings Hill team exceeded OSHA standards by addressing structural concerns beyond the recommendations, ensuring a safe working environment. Enhanced safety protocols and regular oversight significantly reduced potential hazards, reflecting a commitment to employee safety and regulatory compliance.

Managing the intricate balance between historical preservation and modern functionality proved to be the most challenging aspect of the Kings Hill project. In order to maintain an authentic and consistent facade, the PARIC team custom-framed window bays across the front of the building. The restoration required meticulous attention to detail to maintain the building's original features – such as copper bars and barn doors – while integrating modern elements and ensuring structural safety.

PARIC's in-house virtual design and construction staff employed advanced 3D scanning technology to ensure architectural integrity and precision. Innovations included high-tech, adaptable workspaces and unique meeting areas, such as a converted Airstream travel trailer.

The project prioritized contractor diversity, engaging with local minority-owned businesses and supporting community employment. Compliance with MBE and WBE participation goals was rigorously managed, reflecting a strong commitment to inclusive economic growth. PARIC achieved 21 percent MBE and 11 percent WBE (enterprise) plus 12 percent MBE and 2 percent WBE (workforce).

The project stands as a model for historic renovations, showing that old buildings can be adapted for new uses without losing their soul.



National Class

(projects located in the lower 48 states, excluding Mid-America Class)

FINALIST

PARIC Corporation

KEC Headquarters, Member Center & Training Facility

Serving 30,000 members, the Kootenai Electric Cooperative project in Rathdrum, Idaho is a 180,000-square-foot headquarters. Built on a former 45-acre farm, this project consisted of a two-story office building, warehouse, enclosed vehicle bay, maintenance bay, covered material and parking buildings and an indoor training facility – the only one of its kind west of the Mississippi River.

The indoor training center offers an education space where linemen from across the country can learn to work on energized power lines in a classroom setting and allows for partnership with nearby North Idaho College Workforce Training Center.

With extensive coordination, the owner was able to close its existing business headquarters, move its entire company and equipment and reopen the new headquarters within a span of three days.

PARIC broke ground in late March 2022 during a time when supply chain constraints and increases in material costs posed a challenge. Most manufacturers no longer guaranteed shipping dates or final pricing, resulting in uncertain pricing for materials ordered months or even years in advance. Due to these constraints, electrical items including automatic transfer switches (ATS), switchgear and generators carried more than an 80-week lead time. The team was initially anticipating delivery of the switches in early 2023 but was informed by the manufacturer that they weren't scheduled to ship until after PARIC's scheduled substantial completion date. Due to the size of the ATS, the framing of the electrical room could not be completed prior to the equipment's placement in the room. PARIC and partners brainstormed options leading to the redesign of the electrical system and the cancellation of the original ATS order. PARIC was able to procure an outdoor-rated ATS that was installed early enough to allow for owner occupancy as was initially scheduled.

Within two days of the groundbreaking, PARIC's civil subcontractor's geotechnical report indicated that approximately 12 inches of topsoil – some 73,000 cubic yards – needed to be stripped, stockpiled or exported off the site. As the team began clearing the site, it became evident that the average topsoil depth was anywhere from two to three feet. Costs for handling an additional 70,000 to 100,000 cubic yards of dirt would total more than $1 million and require an additional 18 months of schedule. PARIC utilized three acres of the property to dig a 40-foot borrow pit and mine for good structural material to use to raise the grade of the site back up. The excess topsoil was placed in the borrow pit and mounded on top. This strategy allowed for every yard of topsoil to remain onsite and eliminated the need for imported structural material. This outcome yielded approximately 60 percent savings compared to initial estimates. The overall project was delivered under budget.

In total, 7,200 staff hours were devoted to the design, construction and moving of the new KEC headquarters.

Specialty Contractor/Subcontractor Building Construction Project Under $2.5 Million

Mid-America Class
(projects located in Missouri or contiguous states)

WINNER

PayneCrest Electric, Inc.
O'Loughlin Family Champions Center

Construction began in May 2022 for the design-build of the three-story, 25,000-square-foot O'Loughlin Family Champions Center, connected to the Chaifetz Arena.

The addition will provide support services for Saint Louis University's 400-plus Billiken student athletes with programming related to academic advising, spiritual development, sports performance, nutrition, wellness and sports psychology.

Project requirements included schedule, budget, MBE/WBE, safety, environmental complexity and construction uniqueness. Donors provided much of the funding, holding the project to a strict timeline and budget. Additionally, work needed to be coordinated with school activities, commencement ceremonies and concerts.

Special care was taken to prevent power loss for concerts which could affect more than 10,000 patrons. PayneCrest effectively coordinated outages without disrupting campus operations or weekend concert events. The specialty electric contractor utilized 3D modeling to allow prefabrication of "instant" electric rooms, duct banks and conduit racks. The tight site had little storage, requiring extensive pre-planning to allow for just-in-time material delivery.

Jobsite safety was paramount. PayneCrest worked more than 11,000 man-hours without a recordable or lost-time injury. Not only was the specialty contractor tasked with the safety of its own employees, PayneCrest also carefully ensured the safety of both curious and distracted students on an active college campus – including a student on an electric scooter who bypassed barricades and drove into an active concrete pour.

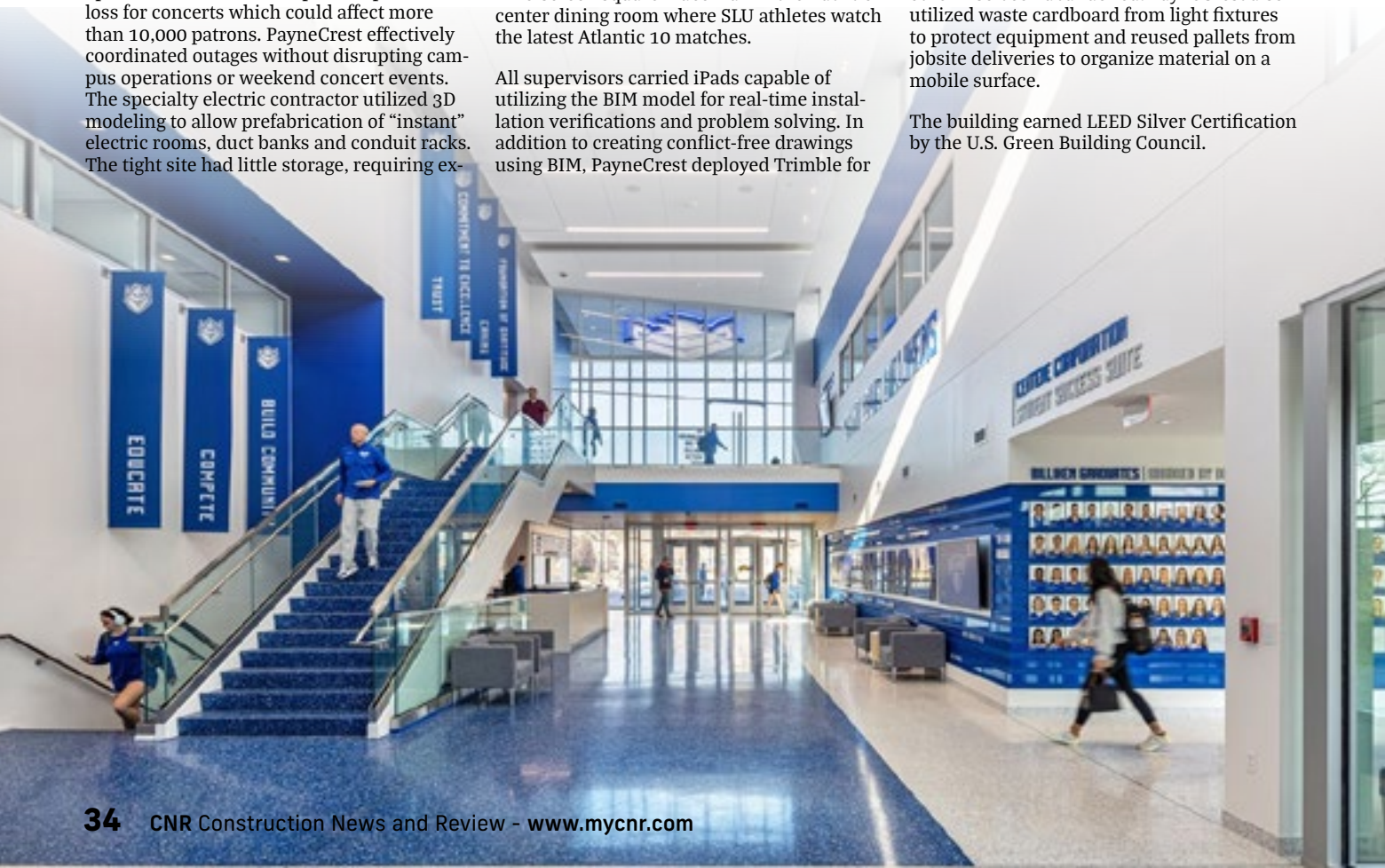
High-end finishes include three-story-high glass windows that demanded ingenuity and a solution beyond normal methods of electrical distribution. PayneCrest installed electrical conduits in the deck and routed to the nearest column to allow for code-required receptacles and raceway for AV and lighting. Other special features include a massive nine-screen square video wall in the nutrition center dining room where SLU athletes watch the latest Atlantic 10 matches.

All supervisors carried iPads capable of utilizing the BIM model for real-time installation verifications and problem solving. In addition to creating conflict-free drawings using BIM, PayneCrest deployed Trimble for laser precision placement of deck inserts and sleeves for conduits, avoiding costly rework and concrete drilling.

PayneCrest coordinated a labor partnership with BRK Electrical Contractors for MBE representation and a material partnership with Butler Supply for WBE inclusion to contribute to the overall 39 percent project diversity goal.

PayneCrest offered multiple solutions that enabled the project to remain on budget. Examples included aluminum feeders, a shorter route of 1200-amp feeder from the existing facility and branch conduits that were installed in concrete decks and under slab for a small part of the project renovation of the existing arena. By using a combination of research, existing as-built drawings and 3D modeling, the specialty contractor was able to reuse existing raceways that would have otherwise been abandoned. PayneCrest also utilized waste cardboard from light fixtures to protect equipment and reused pallets from jobsite deliveries to organize material on a mobile surface.

The building earned LEED Silver Certification by the U.S. Green Building Council.



General Contractor/Construction Manager/Prime Contractor
Building Construction
Project $30 Million - $70 Million

Mid-America Class
(projects located in Missouri or contiguous states)

Russell
21c Museum Hotel St. Louis

Construction of the 21c Museum Hotel St. Louis involved the transformation of a century-old, 10-story Renaissance Revival-style YMCA building into a one-of-a-kind luxury boutique hotel. Situated in the heart of the vibrant Downtown St. Louis district, the contemporary hotel features173 guest rooms decorated with artwork of Missouri artists; 14,000 square feet of museum exhibition space;18 suites including two multi-story 21c Suites and a Library Suite; unique dining options such as the Spanish-influenced restaurant and bar Idol Wolf and café Good Press; and the 10,500-square-foot Locust Street Athletic Swim Club.

The building was built in 1926 as a YMCA. For more than 90 years, the Downtown YMCA operated out of the building before relocating to the nearby MX Building in 2016. The property was selected for 21c Museum Hotel's first St. Louis property and eighth property overall.

Architect Perfido Weiskopf Wagstaf + Goettel and interior design firms Bill Rooney Studio and Hufft designed the hotel, with Russell as the construction partner, to bring their vision to life.

Preconstruction led by Russell began in October 2018; initial demolition and abatement began in 2019. Construction started in May 2021. The project preserved the building's historic integrity, restoring original features like wood flooring, plaster ceilings and pool tiles while introducing modern amenities. Adhering to State Historic Preservation Office and National Park Service requirements involved precise coordination of replica materials and seamless integration of new finishes with historic elements.

This project involved major reconstruction of the existing space, with significant challenges due to unforeseen conditions once construction began. Several parts of the building had been closed off for decades prior to construction. Complex demolition regularly uncovered structural conditions that either couldn't be disturbed or required modifications to remain. Extensive reconstruction included: demolition/reconstruction of 3,100 square feet of concrete structure to create a first-floor elevation; demolition of the second-floor concrete structure to create a two-story main bar and overlook of the outdoor art park; removal, infill and relocation of an existing main stair tower to accommodate guestroom floors; removal and replacement of existing clay tile stair and elevator shaftwall throughout the building; incorporation of new MEP systems within spaces with existing historic walls and ceilings; extensive historic façade restoration and structural repairs to brick, terra cotta and limestone facades; integration of a new spa into the existing pool area; restoration and replacement of all existing historic windows throughout the building; installation of micropiles at the sub-basement level, needed for construction of expanded elevator shaft structure, which required mobilization of equipment two stories below grade with logistically challenging conditions; and installation of new elevators within an existing hoistway.

21c Museum Hotel St. Louis has been awarded the 2024 ENR Midwest Best Restoration/Renovation project. The hotel has also been recognized as one of the best new hotels in the world by Travel + Leisure Co. and Esquire magazine and named a finalist in the Restorations, Transformations + Conversions category for the 20th annual Hospitality Design Awards.

Specialty Contractor/Subcontractor
Building Construction
Project $2.5 Million - $15 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Tarlton Corporation
First Bank Headquarters Concrete

Tarlton was tapped to complete a large scope of concrete work for the new four-story, 87,000-square-foot First Bank headquarters building in Creve Coeur, Mo.

The new headquarters, comprising concrete decks and columns with sections of glass curtain wall, is one of the newer office buildings constructed in the St. Louis Metro area since the pandemic. It incorporates architectural concrete elements throughout, along with a variety of contemporary amenities designed to promote employee wellness and flexibility. The building features courtyard workspaces on the first and third floors that allow employees to work outdoors and to enjoy expansive views from a fourth-floor deck. An open floor plan creates a multipurpose innovation hub for employee collaboration and social events.

In addition to the new HQ building, Tarlton's work also included construction of a separate two-story, 82,000-square-foot parking garage for employees and visitors. Tarlton completed the project's concrete work in November 2023.

Its scope of work on the HQ building included concrete foundations and the superstructure, which consisted of four elevated post-tensioned slabs (each deck encompassing 40,000 square feet), architectural concrete columns and shear walls. Tarlton took on the challenges of working simultaneously on two projects within one, self-performing all concrete forming aspects of the parking garage while managing the large and demanding scopes of reinforcing steel horizontal concrete placement.

Important construction factors included control of schedule to keep the project on time for the client and owner, and collaboration between two construction teams and all subcontractors for a successful delivery.

Tarlton's team changed from precast concrete to cast-in-place concrete to shorten the schedule, working within material constraints to manage a no-float schedule with pour sequences as tight as possible to meet the original project completion date.

The HQ building is a complicated post-tension structure with a unique shape consisting of two wings connected by an open courtyard. The construction schedule required that the interior courtyard be off limits during phases of the project, making access to the interestingly shaped areas challenging.

Fall prevention methods were not achievable while building out the top parking deck, so Tarlton instead used an elaborate system of horizontal lifelines to protect workers building out this area. Tarlton logged 40,405 work hours on this project without a lost-time or recordable injury.

Tarlton self-performed concrete work on the 295-space, two-level parking structure using BIM to create a model of the garage to identify any constructability issues. The model then was used to lay out the project. Prior to concrete placement, each deck was laser scanned to document everything in the decks. In addition, each level prior to the pour was laser scanned to confirm accuracy of the formwork and future location of the reinforcing steel and post-tensioning. The team also used laser scanning to identify a beam form that moved during concrete placement.

The completed First Bank building is targeted for LEED Silver and WELL certification.

Specialty Contractor/Subcontractor
Building Construction
Project $16 Million - $25 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Vee-Jay Cement Contracting
Chicken N Pickle

This St. Charles, Mo.-based project, completed in late 2023, involved a corporate chain seeking the best local contractors for a complex, multi-use recreational facility. The goal was to build a unique multi-building pickleball and restaurant venue in St. Louis, featuring various types of specialized concrete structures including post-tension courts and ice rink.

High-quality workmanship and innovative solutions to meet the owner's stringent requirements were project demands. The complexity of multiple buildings required precise coordination among various trades working in a confined footprint. Safety was a critical concern, especially since trades such as steel constructors and concrete finishers had to work concurrently in close proximity.

This project stands out as the first of its kind in St. Louis, incorporating an array of specialized concrete and products. The inclusion of post-tension courts and an ice rink with precise slope requirements (.83 percent) added to the complexity. The unique demands of the project required innovative approaches and creative solutions to challenges that arose during construction.

One significant challenge was the lack of a supplier for white cement precast seat walls. To address this, the project team created a custom solution for the general contractor. Vee-Jay was able to meet the design requirements and maintain the project schedule by engineering a custom onsite solution of cast-in-place white cement seat walls. This initiative exemplifies the proactive and innovative approach taken to ensure project success.

In line with sustainability goals, reusable steel forms were utilized for site work. This not only reduced waste but also provided cost savings and environmental benefits, reflecting the project's commitment to sustainable practices.

Chicken N Pickle is an establishment that can be adapted with the seasons. The ice rink, for example, can be covered and repurposed during summer months, while indoor heated courts are available for use during winter. This flexibility enhances the community's access to recreational facilities year-round.

Regular meetings were held to coordinate major pours, including pre-pour meetings for the ice rink and all pickleball courts. These meetings ensured that all parties were aligned and that any potential issues were addressed proactively. This collaborative approach was instrumental in streamlining the construction process and fostering cooperation among the project team.

Chicken N Pickle showcases exceptional innovation, quality and collaboration. By overcoming unique challenges and adhering to stringent requirements, the project not only met but surpassed expectations, setting a new standard for future developments in the region. It is the first business in the St. Charles Riverpointe development.

Specialty Trade Contractors Possess Unique Expterise

BY **CNR STAFF**

There are many different specialties within the industry that are needed to bring a construction project to completion and deliver a job that meets the general contractor and owner's expectations. Trade coordination is crucial, and so is managing project schedules so trades are not in conflict with one another.

Keeping up with who is working where and when impacts schedule, budget, quality and safety. Having an expert's understanding of how each of these trades operates is necessary to make sure a construction project is completed on time and on budget.

The Specialty Trade Contractors subsector comprises establishments whose primary activity is performing specific activities (e.g., pouring concrete, site preparation, plumbing, painting, electrical work and more) involved in building construction or other activities that are similar for all types of construction, but that are not responsible for the entire project.

Work performed by specialty subcontractors is usually subcontracted by the general contractor but work also may be done directly for the owner. Specialty trade contractors perform their work at the construction site and also in prefabrication environments.

According to the North American Industry Classification System (NAICS), specialty contractors include those with expertise and experience in site preparation (earthwork and utilities), concrete/paving, structural and framing, roofing, siding, sheet metal work, plumbing and fire protection, HVAC/piping, electrical, structural and finish carpentry, structural and finish metals, drywall, painting and paper hanging, ancillary services, environmental remediation and demolition, masonry, interior and exterior finishes, openings and fixtures, and thermal and moisture protection.

General Contractor/Construction Manager/Prime Contractor
Building Construction
Project $10 Million - $30 Million

Mid-America Class
(projects located in Missouri or contiguous states)

FINALIST

Wright Construction Services, Inc.
St. Louis County Police Precinct #3

Wright Construction targeted the St. Louis County Police Precinct #3 project in Affton, Mo., as a "must have" project, actively engaging the marketplace to heighten interest and increase minority participation.

The 15,000-square-foot facility was in the works for more than five years and ultimately designed to foster engagement with officers both internally and within the community.

The demolition of greenhouses and existing structures on the site contained asbestos. This delayed permitting until the hazardous materials were thoroughly mitigated and the buildings cleared for demolition. Initially, Wright Construction was allotted 456 calendar days to complete the project, including the added asbestos abatement. Wright made every conscious effort to not only drive the project schedule but additionally to ensure that costs were controlled across the board. The project was completed with a committed and achieved 31.2 percent MBE and 19.10 percent WBE participation goal, exceeding the required MBE|WBE goals of 29.6 percent and 11.7 percent respectively.

This is a state-of-the-art building with a modern exterior constructed of a load-bearing steel frame, concrete masonry unit and a metal panel rainscreen system, longboard siding, clerestory windows, decorative but functional fencing, security gates and EV charging stations. The interior includes office spaces, detention area, drive-thru Sally Port, weight room and community room. The interior is a stylishly appointed and functionally versatile space designed to encourage robust interaction among the staff and community; it also serves as a processing and detention center, equipped with an evidence storage room, in-take stations and jail cells. The facility is a major improvement over the precinct's previous 1,200-square-foot space.

Wright approached construction mindfully, offering value engineering considerations throughout the project. Innovative rework of the atrium insulation resulted in energy costs savings, redesigning and building the concrete safety bollards; adjusting the foundation height between the bollards eliminated the need to mow and weed between them, protecting them from unintentional damage and reducing maintenance.

Wright Construction is expressly experienced in the construction deliverable and facility type of the St. Louis County Police Precinct #3; therefore, its qualified project team was prepared for this high-profile project. Focusing on one of Wright's Adopted Rules of Business – *Communicate, It Is Not Possible to Overcommunicate* – meetings and schedules served as proven tools in advancing construction, addressing issues, refining schedules and reinforcing best and safe practices. Wright provided guidance with long lead items and assistance in establishing key milestone dates and prioritized jobsite safety and environmental awareness daily.

The new precinct building was named in honor of Officer Blake Snyder, who lost his life in the line of duty responding to a disturbance call in 2016. Officer Snyder's wife, son and mother were present at the grand opening ceremony and stated, "Blake loved, he absolutely loved, the Affton community."

SPECIALTY CONTRACTOR OF THE YEAR (SCOTY) AWARDS

General contractor members voted to recognize 12 specialty contractors in various disciplines for their timeliness, abilibity to stay within budget and overall experience with the specialty contractors.

The specialty contractor receiving the most votes received the Specialty Contractor of the Year Award.

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PLUMBING & FIRE PROTECTION

STRUCTURAL & FINISH CARPENTRY

STRUCTURAL & FINISH METALS

THERMAL & MOISTURE PROTECTION

2024

SCOTY AWARD

AGC SPECIALTY CONTRACTOR OF THE YEAR

BOYER™

FIRE PROTECTION

BAM Contracting LLC

CATEGORY: Structural & Finish Carpentry

BAM Contracting's Multiple SCOTY Wins Reflect Solid Industry Relationships

BAM Contracting LLC Founder, President and Managing Member Brian Murphy says the company's multiple Specialty Contractor of the Year Award wins are greatly appreciated and humbling.

BAM Contracting has been in business for nearly 27 years. Its diverse workforce performs carpentry of all kinds on residential, commercial, educational and municipal projects, with the capacity to self-perform all jobs.

The AGC of Missouri general contractors have now awarded the structural and finish carpentry SCOTY to BAM Contracting eight consecutive years (2017 through 2024). Beyond the much-appreciated recognition, Murphy says, is the opportunity that the award offers to build quality working relationships throughout St. Louis and Missouri. BAM Contracting's service territory includes St. Louis and Kansas City, Mo.

On a personal level, Murphy is grateful for the chance to have met – and been mentored by – several generous and wise construction industry leaders, including the late Bob Elsperman (Tarlton Corporation) and the late Rick Grebel, former president of KCI Construction Company. When he was the "new kid on the block," Murphy says, both Elsperman and Grebel introduced him to connections who remain today. Murphy in turn mentors small minority and woman-owned contractors today, emphasizing that the best way to be successful and gain value from the AGCMO is not to sell, but rather to build relationships.

Murphy is proud of his service on the AGCMO's governmental affairs policy committee and his long-time membership on the AGCMO's political action committee. He has had the pleasure of serving on the board twice and was selected as Chairman of the Year for his committee work on diversity and inclusion.

Heartfelt thanks
to all of our employees
and AGC of Missouri
for BAM Contracting
being named a
WINNER

Specialty Contractor of
the Year 2024
Structural and Finish
Carpentry

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WINNER

Bommarito Construction

CATEGORY: Earthwork & Utilities

Bommarito Construction: More than a Quarter Century of Growth

Since its founding in 1997, Bommarito Construction has worked to become the best site development and utility construction contractor in the St. Louis area.

Founder and CEO Joe Bommarito says that years of hard work and dedication – plus top-notch employees – have produced a firm that has grown to become a construction industry leader. Over the past 10 years in particular, says Bommarito, the company has grown significantly and now handles all aspects of preconstruction site development. Today the firm is regarded as a full-service site utility and earthwork contractor.

Launching the company at age 27 with a team of 10 workers, Bommarito says his company today employs nearly 200 employees – 25 individuals in the office, 65 operators, 95 laborers and 10 sprinkler fitters. In 2019, he founded American Fire, a sister company to Bommarito Construction, which concentrates on the installation of fire protection and sprinkler systems.

Bommarito Construction offers a variety of earthwork and site utility construction services, including but not limited to building pad grading, setting parking lots on grade, mass excavation, soil remediation, storm and sanitary sewer installation, installation and repair of BMP stormwater solutions, such as rain gardens and bioretention systems and domestic water service installation. And this first SCOTY Award for Bommarito Construction makes the company owner confident that the firm's membership in the AGC of Missouri brings it visibility and project opportunities.

Bommarito says he's proud of what his people have built, underscoring that he's "just a bystander" watching the firm's growth and success. His people, he says, have a work ethic that's enviable to many. The company has a training and development program that consistently offers a professional path forward for all employees, including its laborers, operators, foremen and superintendents.

Boyer Fire Protection

CATEGORY: Plumbing & Fire Protection

Veteran SCOTY Winner Boyer Fire Protection Says Industry Connections Matter

Boyer Fire Protection is a full-service fire protection contractor serving the St. Louis, Mo./Southern Illinois metropolitan area, with an additional location in Madison, Wis. Specializing in the design, installation, maintenance and inspection of all types of fire protection systems, Boyer has been a trusted partner since 2006. The company has successfully completed a diverse range of projects including retail, office buildings, healthcare, educational, religious, industrial, governmental, hospitality and residential facilities.

With a combined experience of more than 100 years, Boyer's office staff brings exceptional expertise to every project. From the initial design phase, the firm collaborates closely with customers to deliver the most effective fire protection solutions, while also identifying cost-opportunities.

When it comes to AGC of Missouri Specialty Contractor of the Year wins, Boyer has captured many of them. In the specific SCOTY category of plumbing and fire protection, Boyer has won in 2013, 2015, 2018, 2020, 2021, 2023 and has now cinched the 2024 award. In 2020, the company also captured the overall SCOTY award.

Its leadership team, which has been active in AGCMO since the year the company was founded, says it's grateful to belong to an organization that recognizes contributions to the local community – and that also recognizes how excellence in specialty contracting impacts not only the construction project but the safety, growth and betterment of the community, too.

Being recognized for excelling in inspection and service department performance – and being saluted for innovative practices – reflects the company's collective drive to operate with more efficiency while encouraging continued growth and creativity.

This recognition from the AGCMO, says Boyer leadership, helps the firm build stronger connections with the contracting community. It also offers Boyer a platform to be recognized by its peers – a catalyst for boosting collaboration, partnerships and a more prominent role within the industry.

WINNER

Collins and Hermann, Inc.

CATEGORY: Structural & Finish Metals

Collins and Hermann, Inc.: 50 Years of Success in Federal, State Transportation Work

For a half century, Collins & Hermann has been providing infrastructure solutions.

President and CEO Mike Shepard says the company's previous SCOTY wins in the structural and finish metals division mean a lot to the firm that celebrated 50 years in operation last year.

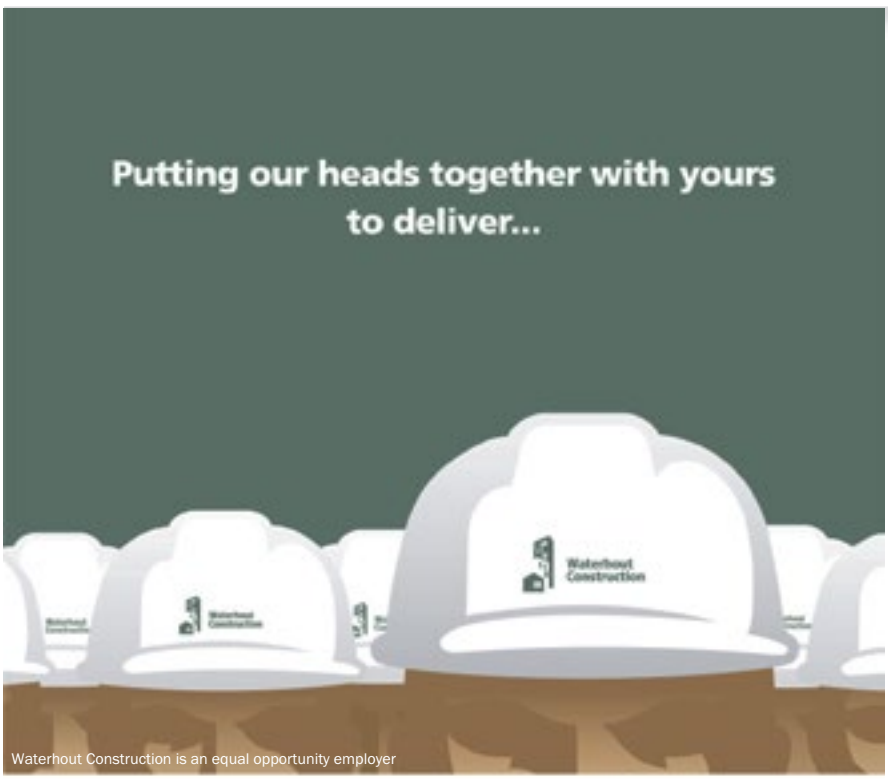
Fencing and guard rail for heavy highway, commercial and industrial projects is Collins & Hermann's forte.

Notable recent projects include the I-270 North Design-Build project for Missouri Dept. of Transportation – the company replaced all overhead and ground-mount signage – and similar signage work along I-70.

Another recent high-profile project was Collins & Hermann's work in fencing the MLS practice fields at CITYPARK in downtown St. Louis.

The installation of sound barriers is an additional expertise that the company offers, along with electrical variable message boards, lighted signs and highway trusses.

Shepard says Collins & Hermann's SCOTY category wins in 2011 and 2012 mean a lot to the firm as a testament to its work in the structural and finish metals division across St. Louis and beyond.



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WINNER

Elastizell of St. Louis, Inc.

CATEGORY: Concrete/Paving

Elastizell of St. Louis Speaks of SCOTY's Value in Cementing Relationships

The 100 percent woman-owned firm Elastizell of St. Louis, Inc. is delighted to be recognized for its expertise and experience in lightweight cellular concrete-specific solutions.

The company, headed by Jane Megown, won its first Specialty Contractor of the Year award in 2023.
Megown says it's a great honor to be recognized by a vote of general contractors – many of whom Elastizell works with on a regular basis.

Since acquiring the company nearly seven years ago, ownership has implemented significant changes to assure every aspect of the company is aligned with its core values and principles: honesty, integrity, fairness, respect, transparency, exceptional quality and a commitment to exceeding customer expectations.

Adding value to the client relationship is a crucial objective and strived for at all levels of the company.

Treating each project as if it's their own – and as if it's their own money – has served the company and its customers well through the years.

Elastizell views itself as a true partner with the general contractor and other team members, one that willingly comes to the table as early on as possible and contributes ideas and innovative alternatives to each project-borne challenge and approach strategy. On a recent job proposal, Elastizell offered the client a total of 12 distinct alternatives to achieve the desired solution.

Materials that Elastizell utilizes include but are not limited to gypsum concrete, lightweight cellular concrete and geofoam blocks. Sometimes a combination of cellular concrete and geofoam is the optimal answer.

Elastizell has now secured its second SCOTY in the Concrete/Paving discipline.

Grant Masonry Contracting Co., Inc.

CATEGORY: Masonry

Grant Masonry Celebrates History of SCOTY Wins

Fenton, Mo.-based Grant Masonry Contracting's longevity in the Missouri construction industry is well known and well respected.

A third-generation family business, Harry Grant founded Grant Masonry in 1946 upon his return from serving during World War II. The company back then concentrated on residential block and brick. Harry's son Don joined the family business in the 1960s, expanding services to the commercial sector. Soon Grant Masonry became regarded as a specialist in masonry projects – load-bearing block, brick and stone – for educational, industrial and commercial clients.

Don's son Brian joined Grant Masonry in 1988, followed by Brian's brothers Brad and Bill in 2008. Brian serves as president, with Brad and Bill as vice presidents.

Grant Masonry's history in capturing Specialty Contractor of the Year (SCOTY) awards from the Associated General Contractors of Missouri – award nominees who are voted upon by general contracting AGCMO members - is notable, and as Brad Grant says, humbling and affirming that the company's longstanding working relationships with successful general contractors across the St. Louis region are built upon trust, hard work and great results for its clients.

Grant Contracting has received the overall SCOTY, out of all 12 specialty contracting categories, in 2014 and has now been awarded the masonry contractor SCOTY a total of seven times now.

Stephen and Peter Sachs Missouri Botanical Garden Museum, Christian Brothers College High School and the Saint Louis University Grand Hall freshman and sophomore housing community are just some of the area projects that Grant Masonry has performed.

WINNER

Guarantee Electrical Company

CATEGORY: Electrical

Guarantee Electrical Company Celebrates History of SCOTYs

Guarantee Electrical has been fortunate to find its name on a number of AGC of Missouri SCOTY (Specialty Contractor of the Year) awards through the years.

The longstanding specialty electrical contractor – whose St. Louis roots date back to 1902 – won consecutive SCOTY awards from 2011 to 2023, except in 2014 when a great company named Aschinger Electric took the honor. It would come to pass that Guarantee acquired Aschinger in November of 2021, bringing the 2014 award in-house to join the others.

If you ask Guarantee's people why the SCOTY award is indeed valuable, they'll tell you that it's especially meaningful because it validates that the firm's approach to business is working. They'll tell you that Guarantee Electrical is building an evergreen business built on long-term relationships, not short-term profits. The specialty contractor, they agree, is focused on the well-being and prosperity of its team.

Guarantee understands that nothing gets built alone and that collaboration and partnership are at the core of what the firm does as an industry. Being selected by its general contractor partners as the subcontractor they most want to work with reinforces Guarantee's commitment to excellence, integrity and innovation. It inspires the company, its leaders say, to continue delivering exceptional value and service – ensuring that it remains a trusted and valued partner in every project.

Guarantee Electrical continues its SCOTY winning streak as the 2024 Specialty Contractor of the Year in the Electrical discipline.

WINNER

Haberberger, Inc.

CATEGORY: HVAC Piping

Haberberger Honored over Recognition for Excellence in Mechanical Contracting

Steve Haberberger, Jr., president and CEO of Haberberger, Inc. Mechanical Contractors, says it is an honor to be recognized by the AGC of Missouri through the years as a fourth-generation company with a combined office and field team of nearly 200 professionals.

The networking opportunities that AGCMO provides, he adds, have truly opened up Haberberger's opportunities to secure the breadth and supply of meaningful projects, and also to keep an ear to the ground on what's coming up next.

Haberberger, Inc. began in 1948 when Steve's great-grandfather, Frank, launched the then refrigeration service company in his Affton, Mo. basement in South St. Louis.

While Haberberger Inc. has grown exponentially since then, the company still calls South (St. Louis) County home, celebrating four generations of Haberberger ownership and success. Commercial heating, ventilation and air conditioning, piping, sheet metal work, plumbing and water/wastewater projects are all within the firm's scope of expertise. Haberberger says complex water/wastewater projects represent the company's biggest backlog at this time; the company is always searching for additional talented people.

Haberberger Inc. is the 2024 Specialty Contractor of the Year in the HVAC/Piping discipline.

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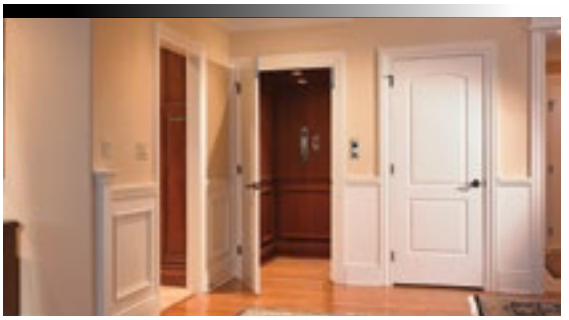

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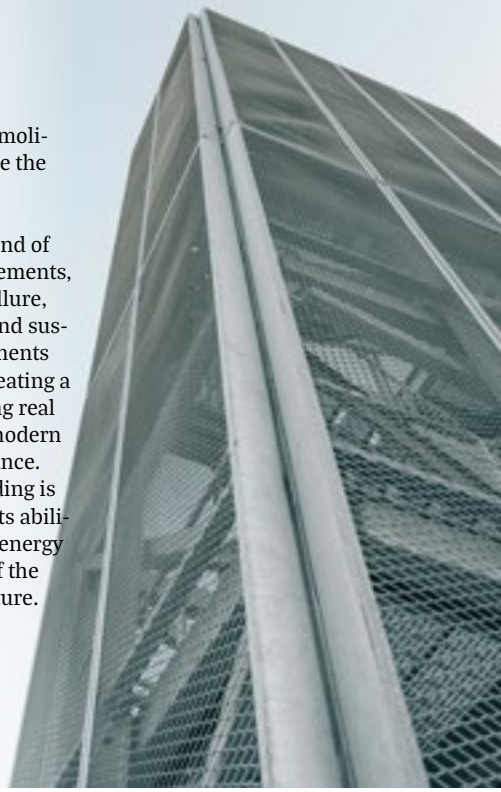
IWR North America

CATEGORY: Thermal & Moisture Protection

IWR North America Says SCOTY Recognition is Valuable



IWR North America is celebrating its most recent win as the 2024 Specialty Contractor of the Year in the category of Thermal and Moisture Protection. Safety Director Jeff Montgomery says this recognition from the AGC of Missouri is valuable because it represents a vote of confidence from the general contractors that are regular project partners with IWR.

Being a true building enclosure partner, he adds, is rooted in nearly 130 years of executing projects safely while working through problematic situations that arise on the job. No project goes exactly as planned; being honest about the situation and innovating solutions is what matters.

IWR's work can be seen across St. Louis, Mo. and beyond. Its recent work on the MU-HealthCare Women's & Children's Hospital in Columbia, Mo. demonstrates the building enclosure specialty subcontractor's skill in integrating the hospital's offsite facility with its downtown campus, a project that wrapped in July 2024. The work required demolition of an existing hospital exterior wall while the medical center was operating.

Building envelopes, historically seen as a blend of aesthetics and protection against external elements, have evolved. Today it is not just about the allure, but also about the immediate functionality and sustainability they offer. These essential components put the building exterior front and center, creating a powerful first impression amidst a fluctuating real estate market. IWR believes that quality in modern building design transcends outward appearance. Beyond aesthetic allure, the caliber of a building is gauged by its functionality – particularly by its ability to regulate internal climates and improve energy efficiencies. Such is the indispensable role of the building envelope in contemporary architecture.

WINNER

ROSCH Company

CATEGORY: Ancillary Services

ROSCH Company: 30 Years of Growth in Retaining Wall Business

ROSCH is a commercial company with a nationwide reach, stemming from humble beginnings when a son worked for his father building landscaping walls.

Scott Rozier, CEO of ROSCH Company, remembers his experience as a young teenager, helping his father, a landscape contractor, building railroad tie walls. That led to Scott's purchase of an old, rusty pickup truck and trailer, with the goal to continue to build walls.

While on a trip to a local concrete supply company for a project, Scott struck up a conversation with the supplier's sales representative regarding stone blocks on pallets in the supplier's yard. Once he was informed that they were for retaining walls, Scott quickly realized that this new wall system would be the next step in his career.

In 1990, Scott's business was established and doing well, propelling him to expand his team and resources. In 1995, he hired John Andrzejewski, who is now the president of ROSCH Company as of August 2024. Along with Scott's wife, Kelly, who has been at ROSCH since 1999, the three have witnessed the company's organic, systematic growth firsthand.

Today, ROSCH Company is known nationwide for its experience and expertise in large-scale design-build retaining walls and architectural unit paving throughout Missouri, Texas and beyond. The company's headquarters is located in St. Louis, with additional offices in Dallas, Austin, San Antonio and Denver. ROSCH has a nationwide reach, having completed countless successful projects coast to coast. ROSCH's work can be seen in numerous iconic St. Louis landmarks such as Kiener Plaza, Ballpark Village, The Arch, Missouri Botanical Garden, Saint Louis Zoo, Washington University, multiple Great Rivers Greenway Trails and many more.

ROSCH is now a three-time winner of the AGC of Missouri's SCOTY award in the Ancillary Services discipline, winning prior awards in 2020 and 2023.

WINNER

TJ Wies Contracting, Inc.

CATEGORY: Interior & Exterior Finishes, Openings & Fixtures

TJ Wies Contracting: The "Give a Hoot" Factor is Firm's North Star

Cameron Wies, president and chief operating officer of TJ Wies Contracting, says construction industry awards are a solid barometer for the firm as a measure of client satisfaction and overall performance.

The Interior Systems contractor, who has completed work in eight states, has locations in Missouri and Tennessee. He says the company's employees – more than 500 of them today – are focused on adding value in addition to performing excellent work.

Because the Specialty Contractor of the Year Award (SCOTY) is decided by general contractors, Wies says it has special significance. GCs are TJ Wies' most trusted partners. The relationship that the interior and exterior finishes firm has been building with general contractors goes back to TJ Wies' inception in 1994. Being a trusted advisor and partner – adding value and expertise far beyond the immediate job – is always TJ Wies' goal.

The commercial wall and ceiling provider's quest for consistent excellence has netted TJ Wies the SCOTY every single year but one since the AGC of Missouri began awarding it (in the category of interior and exterior finishes, openings and fixtures) back in 2011.

TJ Wies has also been awarded AGCMO's overall SCOTY award three times in 2016, 2018 and 2023.

At the end of the day, Wies says, construction companies' work is its byproduct.

Each TJ Wies employee, he says, works each job as if it's his own personal project. That extra care, giving the extra effort to ensure that everything is right for the client, is what sets the specialty subcontractor apart. Giving a Hoot is TJ Wies' north star.

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WINNER

Spirtas Wrecking Company

CATEGORY: Environmental Remediation & Demolition

Spirtas Wrecking's 70 Years Includes Host of SCOTYs

This St. Louis-based licensed demolition and site remediation contractor is a familiar name on the AGC of Missouri's list of Specialty Contractor of the Year (SCOTY) awards.

Spirtas Wrecking – a firm that has performed more than 10,000 jobs nationwide since it was founded by Arnold Spirtas in 1954 – won a SCOTY most recently in 2023 within the Environmental Remediation & Demolition category. This is the specialty contractor's eighth SCOTY win.

It has been a big year for Spirtas. In July, Lucas Kendall, Todd Peckham and Tony Giordano formed a partnership and acquired the firm. The three bring construction and scrap industry experience to Spirtas Wrecking. The move follows the previous sale of the company from Spirtas' founder to Matt Sheehan in 2018.

Through the decades, Spirtas Wrecking has achieved numerous milestones – including the iconic demolition of the St. Louis Arena (also known as the Checkerdome) in 1999. The firm has also successfully dismantled power plants and large commercial buildings. Environmental, Health and Safety Director Stanley Lewandowski, a Certified Industrial Hygienist, says the company is proud of its long-time clients such as AB InBev, whom Spirtas has served for more than 50 years.

A current high-profile project is the demolition of two of Kansas City International Airport's three former terminals. While Spirtas Wrecking normally serves as a specialty subcontractor, Lewandowski says the company is leading this work as the prime contractor.

Another large-profile project Spirtas is working on is the former Gallagher Power Station, a retired four-unit coal-burning power plant along the Ohio River in New Albany, Ind., just across state line from Louisville, Ky. Spirtas is demolishing the plant and remediating the site as part of the client's repositioning of the property for continued energy industry use. The firm is also working with construction manager S. M. Wilson & Co. to demolish and remediate the site of the former Francis Howell High School in St. Charles.

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WRECKING COMPANY

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Show Me Excellence in Craftsmanship Award

Stephen Leamon, Superintendent, Pace Construction Company

Nominated by Kyle Hulsey (Project Manager, Pace Construction Company)

SHOW ME EXCELLENCE IN CRAFTSMANSHIP *Award*

Stephen Leamon is an exceptional leader who consistently inspires his team by fostering a culture of engagement and a commitment to safety.

With job performance that is marked by meticulous attention to detail – and dedication to producing high-quality asphalt pavement – Stephen's unmatched work ethic is reflected in his excellence in ensuring that projects are completed to the highest standards, on time and within budget. Stephen's engagement with crew members promotes open communication, creating a sense of purpose and value within the team. His leadership, job performance, ability to adapt to an evolving workforce and commitment to exceptional craftsmanship make him a deserving recipient of the Show Me Excellence in Craftsmanship Award.

Stephen's exceptional supervision stands out in scheduling and budgeting, particularly in the face of unforeseen challenges. His ability to meticulously coordinate tasks and efficiently allocate resources has minimized downtime and maximized productivity. Stephen's proactive approach to identifying potential delays – and his ability to work within the limitations of available personnel and resources – helps maintain the project's momentum.

This year, his ability to plan work zones to ensure maximum productivity has been particularly noteworthy. Stephen proposed new crew assignments to maximize potential. This allowed projects to progress faster than anticipated without compromising quality. Project cost management is another forte of Stephen's. His meticulous attention to detail is evident in his continual assessment of crew size for various tasks. He works seamlessly with management to ensure cost projections are met. His efforts have resulted in significant project cost reductions.

Stephen's unwavering commitment to delivering superior results is also evident in the positive feedback from owners, underscoring his dedication to exceptional quality.

He consistently goes above and beyond normal jobsite expectations with extraordinary attention to detail and ability to overcome significant obstacles. Despite the unfortunate loss of his foreman and equipment hauler due to a hunting accident before the start of the season, Stephen has successfully kept projects on track and ahead of schedule. He has also managed to integrate several new crew members, dedicating significant time to their training while still delivering high-quality asphalt roads. Stephen's extraordinary efforts in navigating these complexities highlight his commitment to excellence.

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