

MODERN BUILDER

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APRIL-JUNE 2020

PROJECT OF THE YEAR BY A GENERAL CONTRACTOR

(OVER \$250 MILLION)

JE DUNN CONSTRUCTION COMPANY
The University of Kansas Hospital
Cambridge Tower A
KANSAS CITY, KANSAS

(\$100 TO \$250 MILLION)

JE DUNN CONSTRUCTION COMPANY
Lansing Correctional Facility Reconstruction
LANSING, KANSAS

(\$50 TO \$100 MILLION)

JE DUNN CONSTRUCTION COMPANY
The University of Iowa
Kinnick Stadium North Stands
IOWA CITY, IOWA

(\$25 TO \$50 MILLION)

RIVER CITY CONSTRUCTION, L.L.C.
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(\$10 TO \$25 MILLION)

TURNER CONSTRUCTION COMPANY
B.E. Smith Family Center
MERRIAM, KANSAS

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RAU CONSTRUCTION COMPANY
Church of Scientology
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PROJECT OF THE YEAR BY A GENERAL CONTRACTOR

(UNDER \$5 MILLION)

RAU CONSTRUCTION COMPANY
Longview Mansion and Site Restoration
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RENOVATION PROJECT OF THE YEAR BY A GENERAL CONTRACTOR

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PRESIDENT'S MESSAGE

All industries, and certainly the construction industry, have been significantly affected by COVID-19. However, we are very fortunate that the construction industry, in almost every market, has been deemed an essential business. I want to thank the National AGC and our local Kansas City Chapter for working with legislatures, city officials, and other entities to allow us to continue to put work in place, and employees to continue to receive a paycheck and maintain their benefits.

Of course, we had to demonstrate that we could put work in place safely and productively. The AGC again stepped up and provided leadership to its members by



Tom Whittaker, President, Kansas City Chapter, AGC, and Chief Legal Officer and Executive Vice President, JE Dunn Construction Company

identifying what personal protective equipment should be worn, how social distancing could be employed on projects, and what other measures were needed that would illustrate how this industry could continue to function safely.

Although there is still a lot of uncertainty, what we've been able to achieve these last few months should give us comfort that we are resilient, and whatever comes our way, we'll be able to figure out the right thing to do and be just as successful as we've been to date.

I want to thank all of the people in the healthcare industry who are providing services to those affected by the coronavirus. They are doing extraordinary work. I also want to thank all of the people on the front lines of the construction industry. Trade workers and supervisors who are out on site coming up with creative and innovative ways to keep people safe while still being productive are to be commended for their remarkable work.

Skill, integrity, responsibility – these qualities are what the AGC and Building Excellence Awards are all about. Thanks to the Judges, volunteer leaders, and all of you for supporting our first virtual awards ceremony. And thanks to Don and the staff for carrying it off so successfully.

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phone: (816) 531-4741
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Inside:

2-23: Project of the Year by a General Contractor

28-29: Renovation Project of the Year by a General Contractor

34-35: Project of the Year by a Subcontractor

38: Diversity & Inclusion Award

40: Innovation & Technology Award

FROM THE EXECUTIVE DIRECTOR

This year's Building Excellence Awards ceremony was broadcast live via a virtual Zoom webcast from our 720 Oak boardroom. The webcast allowed us to hold the awards ceremony safely and to open it not only to member companies of the Kansas City Chapter, AGC, but to all other members of The Builders' Association as well. The broadcast is now available on our YouTube channel. We had outstanding member engagement, and I am so proud of our staff for adapting quickly to the current environment so we could hold this popular event as scheduled.

The most competitive category this year was Project of the Year, \$5 to \$10 Million. Renovation Project of the Year and Subcontractor of the Year tied with the second highest number of nominations. We also introduced two new categories: the Diversity &



Don Greenwell, Executive Director, Kansas City Chapter, AGC

Inclusion Award and the Innovation & Technology Award.

Thank you to President Tom Whittaker and the AGC Board for their devotion to our Chapter's success, our 33 Nominees, and the Sponsors who helped finance the event. Thanks also to this year's Judges who volunteered their knowledge and expertise, our staff team for their talent and resourcefulness in creating the virtual broadcast, and Steve Kraske, our emcee and host of

KCUR's "Up to Date," for lending his distinguished voice to the awards ceremony.

Last but not least, thanks to all of you for helping us honor the work of our AGC members who are improving lives daily through commercial construction.

The Building Excellence Awards was held on May 28, 2020. Finalists appear in alphabetical order throughout *Modern Builder* magazine.

PR  JECT
OF THE YEAR
WINNER
GENERAL CONTRACTOR (OVER \$250 MILLION)

The University of Kansas Hospital embarked on a massive expansion of their main campus with groundbreaking of Cambridge Tower A in 2015. Completed in 2018, the 14-story, 577,000 square foot patient tower is the largest expansion of the health system to date and is home to highly specialized surgical services for oncology, neurosciences, and otolaryngology.

The tower houses 92 beds and 11 state-of-the-art surgical suites, as well as radiology, a post-anesthesia care unit, kitchens, administration, plant operations, services from the existing central utility plant, emergency generators, a loading dock, tunnel, two-level bridge, penthouse, and fourth floor mechanical room.

The tower is located at 3825 Cambridge Street on an active and tight site at the northwest corner of 39th Street and State Line Road. JE Dunn constructed the facility with as little disruption to the public as possible. They developed a highly-coordinated delivery schedule to reduce the amount of on site staging, and maximized the just-in-time delivery of materials. They also leased off-site parking and shuttled employees to the site to reduce the number of vehicles and construction traffic near residential neighborhoods.

The site was also congested due to two other contractors completing work in close proximity. The JE Dunn team developed the following strategies to keep the site as clear as possible:

- 80% of workers were shuttled from off-site;
- A two-level pedestrian bridge was constructed primarily after hours and during the weekends;
- Much of the tower was completed with tower cranes in lieu of hydraulic or crawler cranes;
- JE Dunn staff participated in meetings with the neighborhood and Medical Center to keep everyone informed;
- Road improvements were planned for weekends to avoid shutdowns during prime traffic hours; and
- JE Dunn limited construction traffic and deliveries to two roads.

The lower level of the pedestrian bridge is



JE Dunn Construction Company
The University of Kansas Hospital
Cambridge Tower A
Kansas City, Kansas

open to the public while the upper level is exclusively for patients and staff.

The JE Dunn team, CannonDesign, and the Owner worked in close collaboration during the entire process. From the start of preconstruction, JE Dunn provided options to expand the building vertically. While the expansion was designed and bid to obtain the best price, JE Dunn did not proceed with the additional seven floors until the Hospital was sure the space was needed. Instead, they provided the Hospital a realistic time frame within which this critical decision could be made without delaying the project.

The vertical expansion was delivered nearly four months ahead of schedule. In addition to providing a quality building, JE Dunn completed the project under budget.

Due to the amount of reinforcing steel in the concrete beams, there was initially not enough room to install the large concrete embeds required for the bridge beams and truss attachments. The project team met this challenge by modeling the reinforcing steel beams and steel embeds to come up with an installation sequence and layout that worked structurally and was constructible as well.

All parties worked together to accommodate

late equipment selections so that the most state-of-the-art technology could be incorporated, including one of the first intraoperative MRIs in the region. Located adjacent to the surgical suite, the iMRI allows neurosurgeons to capture brain scans during procedures and, if necessary, refine the surgical plan in real time. The iMRI also improves safety, as patients no longer must be moved for imaging while under anesthesia.

The caregivers advocated for more natural light and thus an enhanced healing environment for the patients. This resulted in the predominant use of glazing for the building skin. Sustainable features include two green roofs; 750,000 gallons of underground storm water detention; and an eco-friendly mechanical design including a low temperature chiller for the operating rooms and air side economizers.

JE Dunn strives to live its safety philosophy every day: "Safety. Everyone. Everywhere. All the time." A site safety committee was

created with representatives from each trade partner on site. JE Dunn conducted a 12-week safety challenge and several safety stand-downs. Their on-site project managers and superintendents participated in trade partner-specific safety meetings to ensure that all understood the importance of a safe jobsite. With an on-site peak of approximately 500 workers, everyone's participation was of the utmost importance.

From the beginning, the project team collaborated with the physicians and nurses to provide a building that enhances the quality of patient care – from the carefully-designed chapel to the Royals-themed children's waiting area to the café with an outdoor plaza off 39th Street.

"Throughout design and construction, JE Dunn worked diligently with our project management team, the consulting team and our many stakeholders to move this project from vision to reality," said Jon Jackson, ret. Senior Vice President & Chief Administrative Officer, The University of Kansas Hospital. "JE Dunn remained collaborative, innovative and solution-oriented, resulting in a high-quality, state-of-the-art facility that will serve patients and staff for years to come." ▲

A.L. HUBER

Thank you to our trade and industry partners that were a part of these award-winning projects!



Congratulations to our clients, the design teams, and the A.L. Huber team on Fishtech and J. Rieger & Co. being named as finalists for a Building Excellence Award!

We are honored to be a part of the Kansas City Construction Industry making our city an awesome place where we love to live, work, and play!

PR  JECT
OF THE YEAR
WINNER

GENERAL CONTRACTOR (\$100 TO \$250 MILLION)

The Lansing Correctional Facility is the largest and oldest correctional facility in the State of Kansas. (The original main building was completed in 1867.) Overcrowded and deteriorating, the existing facility had long served out its useful life. A modern new facility was needed that would be sustainable and cost-effective, one that would support the Kansas Department of Corrections' mission of "contributing to the public safety and supporting victims of crime by exercising safe and effective containment and supervision of inmates."

The design-build team assembled for the new facility included JE Dunn Construction Company, the General Contractor; CoreCivic, the Developer; DLR Group, the Architect of Record; and TreanorHL, the Associate Architect.

The fast-track project, which included demolition of the existing four-story facility, was completed in only 24 months (including design time) in January 2020. The schedule enabled the KDOC to take advantage of cost-savings associated with staffing, rising construction costs, development and construction management costs, and reduced financing fees.

The bottom line for the State was to provide a safe and secure facility without additional costs to Kansas. The project team met this objective with a new, modern facility designed to have a neutral effect on the State budget.

To meet the schedule, the team used 85,000 pound precast cell (housing) modules manufactured off site and shipped to the site. The furnishings, fixtures, doors, hardware, and finishes were pre-installed inside the modules, which ensured quality, helped shorten the construction schedule, and provided greater efficiencies.

The precast cells were chosen over metal cells after an evaluation of the cost and schedule implications. The precast modules were used from slab-on-grade up to the roof level to support the roof structure. This eliminated the need for additional building structure.



JE Dunn Construction Company
Lansing Correctional Facility Reconstruction
Lansing, Kansas

JE Dunn utilized lean prefabrication techniques for the precast cells, electrical and control room conduit risers, sprinkler piping, and mechanical room piping.

The KDOC Lansing Campus is now the beneficiary of two new single-story inmate housing units that provide a total of 1,920 beds. This single-story solution offers simple sight lines and provides a more secure environment for the transfer of inmates. The project also included a new dorm for 512 minimum security offenders, medical services, food services, indoor and outdoor recreational areas, state-of-the-art security systems, improved lighting, and support areas.

The facility was built with future expansion in mind and designed with energy-saving, environmentally-friendly features including modern utility systems, a top-of-the-line roofing system, and insulated walls – all of which will help minimize long-term operating expenses.

Additionally, the construction crew recycled 31,500 tons of demolished block, stone and concrete as well as 495 tons of metal. The materials were repurposed for under-floor fill and underground pipe trenches.

The design and construction of the project required 395,000 worker hours and the coordination of multiple parties. The political landscape at the time of the project was rocky,

and the stakes were high for it to move quickly and without hefty delay penalties to the State.

To meet the fast-track schedule, JE Dunn also had exclusive agreements with local trade partners and even tapped into their own resources to self-perform, saving time and money for the client.

The specific safety challenges encountered on the Lansing project included maintaining a secure perimeter for the existing and functioning prison; a large project site with a significant amount of large equipment; precast erection of the cell modules; and an above average number of days of adverse weather conditions including heavy rain and snow through the winter of 2018-

2019. The coordination between the JE Dunn field team and the Lansing operations staff resulted in zero security breaches.

"As an owner, I appreciate the fact that when we asked for a minor addition to scope, the JE Dunn team just took care of it without asking for additional funds. When larger changes were made to the scope, the JE Dunn group was transparent with the cost," said Mike Gaito, Capital Improvements Director, KDOC. "[The JE Dunn] team had already completed a number of correctional facilities and jails and was experienced working within our environment. There was no learning curve required on this project and no security incidents during the project. Thanks for a job well done," he added.

"All parties assigned to this project were competent and experienced professionals, with the goal of making this project a success throughout the entire process. Their dedication was evident, as the end product was truly a team effort," said Joseph F. Haines, AIA, DBIA, DLR Group.

"JE Dunn delivered throughout the entire process, from budgeting and pre-construction to start up, training and commissioning. It is a great pleasure to work with such dedicated professionals," commented Steven Gorackowski, Managing Director-Design and Construction, CoreCivic. ▲

River City Construction, L.L.C.
Fulton State Hospital
Fulton, Missouri

F I N A L I S T

Located in the county seat of Callaway County, Fulton State Hospital dates back to 1847, when the Missouri General Assembly voted to establish a state psychiatric facility. The hospital treats patients with serious mental illness who are committed by the Missouri Courts for evaluation and treatment related to a crime, or who have seriously assaulted patients or staff in Missouri's other state psychiatric hospitals. Over the years, the facility had become outdated, leading to high maintenance costs and dangerous conditions.

The \$170 million overall contract was the largest project in the history of both the State of Missouri and River City Construction. The scope of work included the demolition of the existing facility and construction of a new 300-bed, high security psychiatric health facility. The project encompassed 550,000 square feet of new space within the existing campus, including six client living units, the administration building, energy control center, and a common connector core. Through meticulous coordination with their subcontractors, RCC met the challenge of developing a sequencing plan to simultaneously demolish the existing hospital and perform the site work cut/fill requirements, and then to construct the new hospital complex. Workers came from MO, IL, KS, AR, NM, ID and AK to meet the need for masonry manpower.

RCC utilized Bluebeam for document management. Project leaders utilized iPads to view project documents. The jobsite trailers had multiple TV monitors to view plans for coordination and video conferencing. Union carpenters utilized GPS surveying equipment for the layout of the complex and all site/civil pavements and improvements. BIM was used for the overall coordination of the MEP/FP and exterior building envelope.

The Quality Control Manager ensured that all products in the facility provided anti-ligature solutions to ensure that patients would not harm themselves or others. The project team exceeded over 1 million worker hours with an incident rate of 1.0, well below the national average of 2.8.



© David Sundberg/Esto

The administration building is at lower left. Behind the administration building, extending to the east, are the six client living units.

Dale Cassmeyer, Construction Administration Section Leader, State of Missouri Division of Facilities Management Design and Construction, wrote, "Throughout the project, RCC's versatility and experience with complex construction and security issues enabled them to successfully complete this project. RCC exceeded the State of Missouri's high quality workmanship and safety standards. Their attention to detail and management of subcontractors was outstanding. RCC's Project Management team were remarkable leaders from start to finish. Their team had constant communication with our team, which on a project of this magnitude was much needed. They were very responsive to our questions and concerns through the many challenges along the way." ▲

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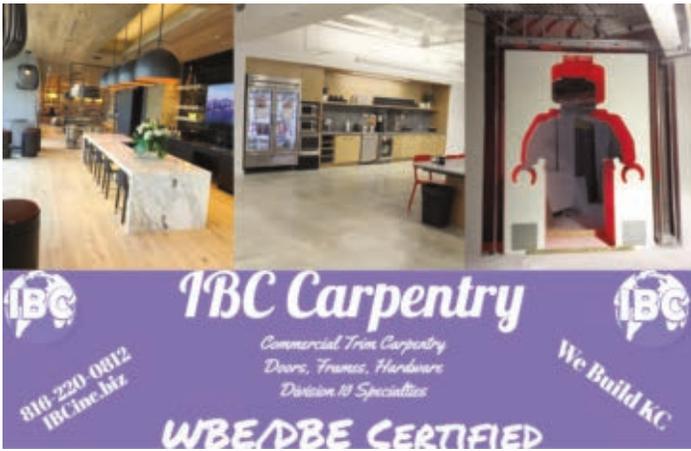
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PR  JECT
OF THE YEAR
WINNER
GENERAL CONTRACTOR (\$50 TO \$100 MILLION)

JE Dunn Construction Company has revitalized the north stands of The University of Iowa's legendary Kinnick Stadium, replacing the existing general admission seating bowl in the north end zone with upper and lower general admission seating bowls, two concourses, and a premium club level. The \$90 million project, which included reconstruction of approximately 165,000 square feet of stadium, was completed before the start of the 2019 football season.

After being awarded the Construction Manager at Risk contract in December 2016, JE Dunn worked as a cohesive unit with The University of Iowa and Neumann Monson Architects, the Architect of Record, throughout the project.

Both concourses have concession and restroom facilities. The main concourse at street level was constructed with an open view toward the playing field. The upper concourse has open decks at the east and west ends with views to the field and places for fans to congregate.

The premium club level was constructed between the two concourse levels. Access to the club is through an extension to the existing West Campus Transportation Center skywalk on the north, or at grade level via elevators and stairs. The club has its own concessions and restroom facilities. Although the primary goal was to enhance the game-day experience, the club also has potential for non-game day uses.

JE Dunn met the challenge of both working in an active stadium and meeting the fast track schedule. "Demolition of the existing north grandstand could not begin until after the 2017 football season, and by August of 2018 JE Dunn needed to be substantially complete with the three new levels of concourse and seating areas for use during the 2018 season," wrote Bill Hoefer, AIA, Project Manager, Neumann Monson Architects. "Through a detailed phasing plan and construction schedule, they successfully



JE Dunn Construction Company
The University of Iowa
Kinnick Stadium North Stands
Iowa City, Iowa

achieved this milestone. Working through that football season and into the following off season, their team kept the momentum going to complete the remainder of the project, including the new club space, for the first game of 2019."

During the project planning and preconstruction phase, it was initially thought that fire retardant spray-applied coatings were not required for a stadium structure. Through further review with fire authorities, it was determined that they were indeed required. JE Dunn planned and coordinated this major scope addition so that it would have minimal impact on the schedule. However, during the course of this scope being completed, the installation trade partner defaulted and demobilized from the project site. JE Dunn then adjusted and re-sequenced the work to allow time for the hiring of new trade partners who were able to perform the work without adversely impacting the final project completion date.

JE Dunn used an array of technology during the project including a project website for document management, BIM coordination, 4D schedule reviews, and closeout/punchlist tracking

via mobile apps.

The club level features polished concrete floors, metal panel ceilings, decorative glass and steel panels, and curtain wall systems. The cladding has both an open joint system on the open stadium levels and airtight enclosures in the interior spaces. Seven exterior skin systems were used.

JE Dunn's project-specific safety plan was developed prior to the start of construction and project buyout. They had a full-time safety manager on site for key durations of the project.

Planning meetings and daily jobsite inspections of work put in place ensured that each component was built according to specifications. Physical and virtual mock-ups were used to ensure that expectations were known before tasks began. During and following work, building envelope and mechanical commissioning

were completed to ensure that the final systems met expectations and performed as intended.

With on-time completion and an open book collaborative process with The University of Iowa, the project came in under budget.

"This was an extremely complicated project that involved being game day ready for the start of the 2018 and 2019 seasons and a very tight site immediately adjacent to The University of Iowa Hospital and the Campus Transportation Center. Constant vehicle and pedestrian traffic had to be coordinated at all times. JE Dunn provided consistent coordination with the City, the Hospital and the University, resulting in minimal disruption. Additionally, they worked collaboratively with our design team, supporting and managing the construction phases, project milestones and completion dates," said Michael Kearns, Assistant Director, Capital Projects Quality Management, The University of Iowa.

"JE Dunn provided full transparency throughout the preconstruction and construction phases as well as exceptional customer service, affording me the confidence I needed throughout the duration of the project," he added. ▲

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Kansas City Chapter, AGC

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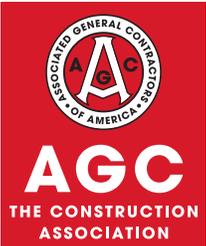
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We Proudly Recognize Our AGC Building Excellence Awards Judges

The Kansas City Chapter, AGC staff and members of the Board who developed the first Building Excellence Awards program in 2002 envisioned a truly

prestigious award, with meaningful selection criteria and Judges who inspired confidence with their experience, expertise, and impartiality. Thank you to the 2020 Building Excellence Award Judges for helping this vision once again become reality.

The Building Excellence Award Judges pictured at right met to review this year's 33 nominations on February 10, 2020. The judging took place in the Builders' Advancement Center at the Builders' Training Center in North Kansas City. After a full day of judging, they joined the AGC Chapter Officers and student chapter leaders for dinner and networking at Piropos Restaurant at Briarcliff, where the photo was taken.

Four well-known universities with outstanding construction-related programs are represented by this distinguished group. One Judge is Immediate Past President of the AGC of America, and another Judge is a member of the American Institute of Architects.

All of the Judges have previously served in the role except for Kyle H. Larson, Ph.D., P.E., who was a new member of the panel this year. This is the tenth biennial Building Excellence Awards. James Otter has been a Judge at all but one (2004).

We are grateful for their service. ▲



Left to right: **James Otter, M.S.**, Professor/Chair, School of Construction, Pittsburg State University; **Holly Black-Irvine, AIA**, Architectural Solutions Consultant, Steelcase Architectural Products; **Dirk Elsperman**, 2019 President of the AGC of America and COO/Executive Vice President, Tarlton Corporation; **Ray Buyle, M.S.**, Department Head and Associate Professor, Department of Architectural Engineering and Construction Science, Kansas State University; **Kyle H. Larson, Ph.D., P.E.**, Assistant Professor, School of Technology, and Construction Management Program Coordinator, University of Central Missouri; and **Richard J. Gebken, Ph.D.**, Associate Professor and Construction Management Program Coordinator, McBride & Son Homes Professor, Department of Technology & Construction Management, Missouri State University.

PR  JECT
OF THE YEAR
WINNER
GENERAL CONTRACTOR (\$25 TO \$50 MILLION)

Sited on a prominent corner in Columbia at 605 Elm Street, across from Mizzou’s Peace Park, is the State Historical Society of Missouri’s new Center for Missouri Studies. The dramatic landmark now serves as SHSMO’s administrative headquarters as well as their research center and archive for the preservation of Missouri’s cultural heritage.

The 76,700 square foot building replaces SHSMO’s former 27,777 square foot space in Mizzou’s Ellis Library. The nearly 49,000 additional square feet substantially expand the organization’s research and exhibit space and allow for a significant increase in its public programming.

The project team included River City Construction, L.L.C., Gould Evans, MU Design and Construction, University of Missouri Systems Architects, and the SHSMO staff.

SHSMO began the development of the building program in 2007. Final funding for the new Center was approved by the State legislature in May 2015. River City began building the Center during the summer of 2017. The grand opening was held on August 10, 2019.

The first floor houses an auditorium, gift shop, and catering space. It also includes a 5,000 square foot art gallery with an adjacent art workshop and a specialized art storage area for 18,600 pieces of artwork by Missouri artists. The second floor offers a research library, microfilm storage, classrooms, and a boardroom. Additional space on the second floor and a majority of the basement provide storage for the millions of historical documents housed on site. The third floor houses administrative offices as well as digitization and conservation laboratories.

The idea of “confluence” – specifically the confluence of the Mississippi and Missouri Rivers – emerged as the guiding concept for the building’s design, which features the natural



River City Construction, L.L.C.
State Historical Society of Missouri
Center for Missouri Studies
Columbia, Missouri

curves of our rivers. (Confluence Point is north of St. Louis and is where the Lewis and Clark Expedition set off on their journey up the Missouri.) The building can be experienced as a series of programmatic ripples which can be seen as individual towers from the exterior.

Two of the building’s most distinctive features are the grand staircase and the research library ceiling. The form of the stairs draws its inspiration from the flowing landscapes of the artist Thomas Hart Benton. The curved and convex library ceiling, created with thousands of oak planks, is meant to replicate a wave. Execution of the building’s countless unique, custom details required coordination among all the trades, who were tasked with achieving the highest standards.

Portions of the building are used for preservation of microfilm, books and artwork, where the required temperature and humidity are working against each other (low temperature and high humidity). This required custom HVAC units and controls. In the art gallery, the fully-customizable lighting system has 256 zones to

bring out the unique qualities of each piece of art. In the auditorium, the lighting control system offers fifty different scenes as well as multiple colors, timing and sequencing. River City scheduled multiple training and programming sessions to make sure the Owner understood the capabilities of their unique lighting system.

The use of Building Information Modeling (BIM) solved coordination issues and facilitated fabrication and field layout. BIM was especially important in ensuring that the MEP systems fit above the complex wood ceiling in the reference library.

The exterior stone rain screen system incorporated over 7,400 limestone panels weighing approximately 150 pounds each. To meet a request that the limestone be quarried in Missouri, River City was

tasked with compressing its installation schedule from 10 months to 6-1/2 months. They used a laser scan of the entire building exterior to better prepare accurate stone fabrication drawings for the quarry, and their stone installer worked hand-in-hand with the robotics developer to build six customized robotic mules that facilitated the timely installation of the stone.

River City completed 150,000 total worker hours with zero accidents, incidents, or injuries.

“What we received from River City Construction (RCC) was far more than a building; SHSMO found a partner that was just as invested as us in constructing a building to preserve and provide access to Missouri’s art and historical records,” commented Gerald Hirsch, Sr. Associate Executive Director, SHSMO. “In addition to the stringent building and environmental conditions needed for the Center for Missouri, the design of the building was equally challenging. RCC took a concept and constructed an iconic building that has already succeeded in attracting new visitors and that is inspiring new research into Missouri history,” he added. ▲

JE Dunn Construction Company

ARTerra Apartments Kansas City, Missouri

Located at 2100 Wyandotte Street in the Crossroads neighborhood just south of downtown Kansas City, ARTerra is a 12-story luxury residential tower and the first high-rise apartment building in the Crossroads District. The project consisted of 126 rental apartments, an integrated parking garage, and a 1,331 square foot retail space. The 12th floor offers a social lounge and exterior terraces including a fire pit, pool, and outdoor grilling area. HOK was the Project Architect.

Since this was the first structure in Kansas City to use Prescient® technology, the team encountered multiple code compliance challenges associated with fire suppression details. The City was unable to approve compliance of the fire barriers because the unique structural system was out of their jurisdiction. JE Dunn worked with Underwriters Laboratories on the inspection and was able to gain approval in only six weeks (a process which usually takes six months), without impacting the schedule.

Prescient technology has many advantages. It allows buildings to be taller without incurring the high cost and schedule penalties of concrete. Because the structural components consist of 100% recycled steel, the building is recognized nationwide by all major green building standards. During the erection of the building, the construction team was able to limit jobsite waste compared to a traditional wood-framed building, since all of the components were prefabricated in a manufacturing facility and trucked directly to the jobsite. Also, each component was lifted by crane to the exact location where it would be installed, creating efficiency in the erection schedule.

The team was able to create a dual purpose for the scaffolding so that it could be used not only to support the work crew but also as a safety resource to provide fall protection and catch debris. This required netting, unique engineering, and creative planning. Ultimately, this increased the quantity of the tiebacks on the perimeter to allow for the installation of debris netting, while enhancing safety on site. Developing and maintaining a dynamic project schedule was crucial for successful and strong team relationships.

JE Dunn used Lean project scheduling concepts such as pull planning to create the schedule in a team environment.

The Prescient system allowed the team to build quickly in a tight space while keeping quality and craftsmanship high. Due to the prefabricated structural components, the system provided a tight tolerance. Within the project's 12 stories, this system allowed tolerances of mere fractions of an inch. There were 340 embeds, each ranging from 50 to 300 pounds, on the elevated garage deck, all within 1/16th of an inch.

A sampling of the positive feedback from ARTerra residents included the following: "This building is gorgeous!" "The interior of the building and the units are stunning." "What a beautiful place to live!" ▲

F I N A L I S T



The fifth floor features a terrace with a lounge pool. The pool deck offers a great view of Union Station and includes fire pits and a barbecue grill. The building façade features vertical standing seam metal panels.

F I N A L I S T



Five curvilinear glue-laminated beams, each approximately 200 feet long, are supported by concrete buttresses. The competition pool at right, having been built to exacting standards, has been certified by the United States Swim School Association.

JE Dunn Construction Company Shawnee Mission School District Aquatic Center Lenexa, Kansas

The Shawnee Mission School District, in partnership with Johnson County Parks and Recreation and the City of Lenexa, hired JE Dunn Construction Company and ACI Boland Architects to build a state-of-the-art aquatic center to serve the community. The Aquatic Center is part of Lenexa City Center and includes two pools, one 50-meter competition pool, and an instructional pool featuring a movable floor that allows swimming at varying levels. It also has bleacher seating for 1,500 people, two elevators, a lobby and concession area, one- and three-meter diving board platforms, a viewer mezzanine, and an attached 55,000 square foot garage.

The project is located in the heart of Lenexa City Center. To overcome the tight site conditions, Jersey barriers were installed so one lane could be dedicated to construction traffic. The building structure and skin consisted of precast concrete panels that ranged from 30 to 45 feet tall and weighed in excess of 20,000 pounds. The delivery, offloading, and hoisting of these panels were carefully planned to ensure the public was never in danger during the erection process.

Ten 20-foot tall, self-consolidating class A finish concrete buttresses support five glue-laminated beams that ultimately support the roof of the building. At the peak of each buttress, six one-inch anchor bolts were cast into the pour and placed with extreme accuracy in order to receive the 700-pound steel baseplate where the glue-laminated beams attach. It was critical that the anchor bolts did not shift during the concrete pour due to their having less than 1/8" tolerance to receive the baseplate. Careful pre-planning and extreme attention to detail led to a very successful end product.

The instructional pool's movable floor covers one third of the pool and allows swimming to take place in depths ranging up to seven feet of water. The movable floor was engineered and fabricated in the Netherlands. Attention to detail and special coordination were required while constructing the pool structure to ensure that the movable floor would fit and function properly once installed.

The facility is designed with an innovative HVAC system that exchanges air every nine minutes to ensure proper indoor air quality.

Bob Robinson, Executive Director of Facilities and Support Services, Shawnee Mission School District, wrote, "The construction process was managed professionally while providing transparency, delivering a high-quality product and, most importantly, ensuring everyone's safety." ▲

PROJECT OF THE YEAR

PR



WINNER

GENERAL CONTRACTOR (\$10 TO \$25 MILLION)

Construction of the B.E. Smith Family Center in Merriam began in March 2018 and was completed just a little over one year later on the AdventHealth Shawnee Mission Campus at I-35 and 75th Street. Turner Construction Company was the Construction Manager. SVPA Architects of West Des Moines, Iowa, the Project Architect, teamed with EYP Architecture & Engineering of Atlanta, Georgia. AdventHealth Shawnee Mission is the Owner.

The two-story, 63,000 square foot facility combines the Lee Ann Britain Infant Development Center (IDC) and the Early Learning Center (ELC). The IDC offers therapies for children with special needs up to age six. The ELC offers daycare and preschool learning programs for children of hospital staff.

Therapy spaces include gyms and group spaces as well as rooms for occupational therapy, physical therapy, music therapy, aquatic therapy, speech therapy, and feeding therapy. Educational spaces include classrooms, parent support and training rooms, and dedicated space for children with autism. Outdoor playground spaces are easily accessible to both the ELC and IDC. Playground spaces are zoned by age with musical, climbing, sensory, and exploratory play structures.

A large indoor gym provides a multi-purpose space for the user groups. The customized design of the play equipment in this space was deferred while the main focus was placed on the bones of the building. The design and construction teams were aware of the pending development of the playground design, which would affect the building finish components, construction sequence, and schedule. As construction began, SVPA worked diligently with the Hospital to understand the requirements of the indoor playground equipment. During this process, Turner sequenced slab-on-grade pours and overhead MEP installation to allow maximum time for the design to continue.

It was soon realized that project funding



Turner Construction Company B.E. Smith Family Center Merriam, Kansas

could not support the significant customization of the desired equipment. Components included a wheelchair accessible walkway around half the gym that would be accessible by wheelchair lift. Turner worked with SVPA and Saul Engineering to provide for future construction of the walkway and lift. The slab-on-grade was thickened, conduits were installed to the lift location with recessed slab, joists were modified to accept added loads, and the overhead MEP was raised to allow for adequate head clearance. The space now has the flexibility needed for the Hospital's vision to become a reality once funding is received.

Following the completion of design and the start of construction, the Center received a generous donation to add an overhead harness system to the therapy rooms. The adaptive therapy track harness provides freedom and mobility for children in wheelchairs and walkers. It is the most complete system ever to be installed in a facility.

User groups wanted the harness system to be in as many therapy rooms as the budget would allow and to cover as much square footage in each room as possible. However, the structural design and MEP coordination had already been completed, steel had been erected, and overhead mechanical systems had been installed. Saul Engineering performed load calculations and

worked with Turner to develop overhead unit-strut supports for the harness rails. More than 40 hours of additional BIM coordination were performed by Turner's VDC engineer to coordinate the location of supports and harness rails with the existing overhead MEP design.

Implementation of Turner's safety program began in the preconstruction phase. Each trade partner worked with Turner to provide accurate, site-specific hazard analyses. Workers could use their phones to scan an RFID code which allowed them to provide anonymous tips on possible safety hazards or concerns.

BIM was utilized by all subcontractors and other stakeholders to expedite field work and ensure the

project's success. A webcam was used to allow progress to be viewed at any time by out-of-town partners and others.

With a project funded 100 percent by donations, responsible stewardship of the community's money was essential. The MEP and therapy pool subcontractors were brought on as design-build partners during preconstruction to guarantee the maximum efficiency of the systems. Plumbing assemblies, electrical conduit runs, and duct assemblies were prefabricated, reducing labor hours and enhancing the quality of installation. During preconstruction, materials such as flooring and wall protection were selected based on donations and trade partners' relationships with vendors. Turner donated labor hours throughout the project and an observation deck for children to watch construction safely.

The exterior skin included four systems: Kalwall®, metal panels, curtain wall, and concrete/masonry knee walls. High quality installation of the complicated system was imperative.

Turner has been "a great CM team to work with," wrote Carl Holden, P.E., Vice President, Henderson Engineers. "You communicated well with us, had the owner and building occupant's best interests in mind, and worked hard to make a complex project come together as a reality." ▲

JE Dunn Construction Company The University of Kansas Indoor Practice Facility Lawrence, Kansas

In February 2019, after nine months of anticipation, the KU football team walked into their new practice facility and were excited and amazed. The new 90,222 square foot facility includes a 120-yard practice field with end zones, fully-functioning HVAC systems, state-of-the-art practice video system and audio controls, and associated amenities. Natural filtered light enters along all facades. There is also an ancillary building with an entry lobby, restrooms, storage rooms, and maintenance areas. JE Dunn was the Construction Manager. HNTB Corp. was the Project Architect.

The biggest challenge was the site, which is directly west of Memorial Stadium and which had served as a tiered parking lot that also housed the chillers and boiler that serve the press box. The indoor practice facility was built into the existing hillside. One parking lot and a portion of another were removed, and the chillers and boiler were relocated into the new facility. More than 100,000 cubic yards of soil had to be removed from the site to make the 32'-deep cut into the side of the hill for the indoor field. To make the site more challenging, a fraternity sits at the top of the hill and their property line was within 20 feet of the excavation for the indoor field. Earth could only be excavated in 6-foot increments before it had to be retained with an engineered shoring system consisting of drilled shoring piles, steel whalers, timber lagging, and post-tensioned soil nails for worker safety as well as stabilization of the hillside and fraternity above.

Once the full excavation was complete, an extensive waterproofing system was installed. This system included rigid insulation, a drainage mat, bentonite sheets, and a perimeter underground drain system to capture water seepage from the side of the hill and deposit it into the storm drainage system for the building. With the waterproofing system in place, JE Dunn self-performed the installation of a one-sided, 32'-tall structural foundation concrete wall that is connected to the engineered shoring system via 6,600 nelson studs that are welded to the shoring piles and tied into the reinforcing steel of the structural foundation concrete wall. To address the concern that water seepage from the side of the hill could come through the concrete wall, JE Dunn, in addition to installing an extensive waterproofing system, added a concrete admixture to seal the concrete. The admixture was not required by design or by the Owner. Instead, it was an extra measure and cost taken by JE Dunn to ensure quality. The project included a 56,000 cubic foot by volume of water underground storm detention system made up of multiple underground storage chambers.

"JE Dunn provided excellent customer service and communication from start to finish. The quality and attention to detail was evident in all aspects of the project and across their entire project team," wrote Brad Nachtigal, Associate Athletic Director, The University of Kansas." ▲

F I N A L I S T



JE Dunn completed the fast-track Indoor Practice Facility in time for the KU football team's spring 2019 training season. The pre-engineered metal building sits on top of the one-sided formed concrete wall at right.

F I N A L I S T



The music room has an operable acoustic partition wall that can be opened for presentations and events, allowing the learning stair to be used for audience seating. The learning commons is visible from (and is just beyond) the glass system at the top of the learning stair.

McCownGordon Construction Canyon Creek Elementary School Lenexa, Kansas

McCownGordon Construction was selected by Olathe Public Schools USD 233 as the Construction Manager for Canyon Creek Elementary School. The 72,000 square foot building was budgeted at \$16 million and serves approximately 300 students. HTK Architects was the Project Architect.

Groundbreaking for the school was in February 2018. It was built at 24001 West 97th Terrace, in the northwest area of the district, to relieve overcrowding at Cedar Creek Elementary School. The school opened on schedule in August 2019, in time for the new school year.

There is minimal dedicated circulation space; classrooms open to shared activity space for collaboration by the students. The activity spaces include individual lab rooms for small group working sessions, a learning stair, maker space, and learning commons. The school also has a media center and 6,900 square foot gym.

The exterior is a mix of precast, brick, and metal wall panel systems. Various materials required protection from the elements during construction, including the glu-lam beam structure in the learning commons. A variety of wood finishes including the ceiling clouds, accent walls, and white oak learning stairs required that the building temperature and humidity be carefully monitored.

McCownGordon used Procore web-based construction management software to house RFIs, submittals, progress photos, cost information and more. All of the information was also accessible through a mobile app.

Their preconstruction team used the data inside the design team's Building Information Model (BIM) to add increased value to the estimating process. BIM facilitated the timely installation of MEP systems and allowed for trade partners to be updated in real time. A site-specific safety plan was created before construction began. Superintendents and safety personnel performed daily inspections to ensure compliance. There were zero lost-time accidents.

Travis Palangi, AIA, Executive Director of Facilities & Operations, Olathe Public Schools, wrote, "McCownGordon has worked on our recent large projects including Olathe West High School, Summit Trail Middle School, Mill Creek Campus and Canyon Creek Elementary School.

"We work with McCownGordon early to help establish our construction estimates and schedules," he continued. "This phase of the project is critical for us as we work with tight budgets and short construction timelines (summer construction). McCownGordon always brings knowledgeable and quality staff to the project so we can create exceptional learning environments for our students on schedule and on budget." ▲

PR  JECT
OF THE YEAR
WINNER
GENERAL CONTRACTOR (\$5 TO \$10 MILLION)

City National Bank Building was constructed in 1926 on the southeast corner of 18th and Grand, in downtown Kansas City's Crossroads Arts District. Designed by Holden, Ferris and Barnes, the seven-story, 79,000 square foot, U-shaped landmark is listed on the National Register of Historic Places. In 2017, Rau Construction Company was engaged to restore the building for the Church of Scientology of Kansas City.

Restoring a building that had sat vacant for over a decade and was constructed prior to the adoption of modern building codes or MEP systems is a challenge. Add to this the logistical challenge of working at one of the busiest intersections downtown. Add to this the challenge of gutting and rebuilding MEP systems and restoring finishes when the only staging area for access and deliveries is a 12'-wide lane on 18th Street and another on Grand, and you test the abilities of the entire design and construction team. Then add the final challenge of completing the project on a quick schedule with an out-of-town design team in Georgia, Ohio and Colorado, as well as Owner's Representatives in California and Montana. Rau, which brought to the project their extensive experience on over 40 historic rehabs in Kansas City's downtown core, and the entire team pulled it off with open communication and consummate dedication.

Although the Church did not choose to pursue Historic Tax Credits, they *did* choose to restore the building to its original splendor, from the exterior brickwork and light fixtures to the interior chandeliers; handpainted ceiling (in an Aztec pattern); handcrafted millwork paneling and trim; intricate marble, granite and wrought iron artisan creations; brass mailboxes and hand railings; limestone flooring; and terracotta and plaster work.



Rau Construction Company
Church of Scientology
Kansas City, Missouri

Four original massive vault doors were in rough and tarnished condition after years of abandonment. The project team conducted numerous tests (including bead blasting and coating) until a process was created to restore them to their original beauty. The original bank vault in the basement was constructed using the "SteelCrete" method – a technological innovation in 1926 that incorporated a complex system of interwoven steel set in thin layers of concrete. Rau drilled several holes through this structure to install new MEP systems for the conference room finishes inside the vault.

The basement and sub-basement had water infiltration from the walls and floors. A multi-faceted solution was developed that involved a system of injections, grouts, coatings, drains and sump pumps. The solutions made possible a fully-habitable basement and sub-basement.

City zoning and sign codes predicated that if the existing fire escape and massive rooftop sign were removed, they could not be replaced due to current regulations. Working with the engineer and Midland Steel Company, designs were

completed to replicate the existing structure with all new materials to meet the City's requirements while conforming to the requirements of modern structural design.

Rau is a proud participant in the Build Safe Partnership Program, a formal cooperative partnership with OSHA and The Builders' Association. They completed the project with zero lost worker hours.

Due to the tight schedule, the work needed to be done right the first time. The project team's success at doing so was evidenced by entire floors passing building code inspections on first inspection, without the need for remedial work or repeat inspections.

Rau and Shaw Electric Company were tasked with refurbishing the heavily-

tarnished exterior brass ornamental light fixtures (with their detailed ornamentation) without having to send them off for a long and expensive overhaul. After significant research it was decided to soak the fixtures in 55 gallon drums of vinegar and then hand wash them with fine brushes.

"Every detail was taken into consideration. A beautiful fountain was constructed for the lobby. As it turned out, the fountain was done by the same artist who restored the painted ceiling in the lobby in the 1980s. The sign on top of the building was restored and is absolutely stunning," wrote Maggie Kitinger, President, Church of Scientology of Kansas City.

"I have personally worked in the construction industry as my husband was a general contractor in Johnson County for over 40 years," she continued. "You just do not see this level of quality and construction anymore. This is old world craftsmanship. Rau truly cares about the needs of the customer and they build things as if they were building for their own family. I believe they restored it above and beyond its original grandeur." ▲

Branco Enterprises, Inc. New Goodman Elementary School Goodman, Missouri

On the evening of Tuesday, April 4, 2017, an EF-2 tornado destroyed Goodman Elementary School in Goodman, Missouri. In the days that followed, the Neosho School District established several temporary locations for students while a new school could be designed and built. Branco donated five semi-trailers to help them move to their temporary locations. For the following 2017-2018 school year, the school district decided to move all of the displaced students to Neosho Middle School, where three double-wide trailers had been brought in. Branco built elevated decks for disabled access to the double-wide trailers, and the five semi-trailers were used again to help the students move to the Middle School. An exceptional and tenured Branco field employee even took it upon himself to hand-craft a “Goodman” sign at his home for the entrance to the decks.

Branco was the Construction Manager at Risk. They provided the school a baseline budget based on similar projects they had completed in recent years, and refined that budget at design milestones. They also provided focused comparison estimates that allowed the district to make informed decisions about the building amenities and budget. They delivered the GMP 2.36% under the initial conceptual budget.

Branco was completely involved in the design phase, weighing in on material selections, developing an implementation plan, reviewing constructibility, performing a detailed review of the specifications, and ensuring a thorough analysis of all options. Sapp Design Architects was the Project Architect.

With only 11 months to rebuild the school, Branco had to overcome 48 weather days (the original schedule allowed for only 20) and statewide worker shortages. They brought the job in on time.

Before commencing work on the building, Branco removed the building debris left by the tornado. Ultimately, Branco and its team of subcontractors completed the entire project with zero accidents. Branco also conducted a real-world classroom so students could learn about the trades and the building process. Each student was required to wear PPE, and site visits were coordinated to avoid high-risk activities.

The new school, in stark contrast to the nearly 100-year-old building it replaced, contains around 49,500 square feet, with 18 classrooms from pre-K to fourth grade, the Goodman Gadget Garage (a STEM learning lab), collaborative learning spaces, and more. The kindergarten classrooms are International Code Council (ICC) 500-rated storm shelters that can house the entire school in the event of an emergency.

“Branco created one of the most updated and modern elementary school buildings in the state of Missouri in record time with the utmost accuracy and dependability! They were a blessing to work with the entire time,” wrote Samantha Hamilton, Principal, Goodman Elementary School. ▲

F I N A L I S T



Goodman Elementary features a large quantity and multiple styles of exterior paneling. To ensure the integrity of the building, Branco held pre-coordination meetings to address the interfaces between materials.

F I N A L I S T



© Alistair Tutton Photography

The 20,000 square foot Fishtech Cyber Defense Center at 13323 Holmes Road in South Kansas City, Missouri, is a sleek, modern office building and security operations center which integrates state-of-the-art technology with flexibility and functionality.

A.L. Huber – General Contractor Fishtech Cyber Defense Center Kansas City, Missouri

Fishtech Cyber Defense Center opened in May 2019 on the cybersecurity solution provider’s Martin City campus. It is immediately north of Fishtech Headquarters Office Building, which opened in 2017. A.L. Huber was the General Contractor for both buildings and all Fishtech campus construction including walking trails, an outdoor pavilion, a basketball court, and a full-scale replica of Augusta National Golf Club’s famed 12th hole – the shortest par three on the course. (A.L. Huber also renovated a smaller office building across the street, on the west side of Holmes Road, after the headquarters building was completed.) BRR Architecture has designed all facilities on the campus.

The 20,000 square foot Cyber Defense Center has space for 110 team members. A.L. Huber installed only the highest quality materials using impeccable craftsmanship. The heart of the building is the Security Operations Center (SOC), which is dominated by a 30’W x 18’H video display. Constructing a two-story space where the video display screens could be hung in perfect alignment, with 1/4” of space between them (creating a nearly seamless single screen), was challenging, especially given the building’s proximity to active railroad tracks. A.L. Huber met the challenge by building a screen wall that eliminates vibrations so the screens will not hit against each other and crack.

The second floor Cloud Gallery overlooks the SOC and is lined with touchscreen monitors that allow visitors to learn about Fishtech’s many technology partners. Switch glass (clear glass panels that become opaque for private meetings) is used throughout the SOC to ensure privacy while working with customers on their cybersecurity needs.

The Cyber Defense Center combines modern and refined design elements with high-end finishes to attract both high-demand tech employees and cybersecurity-conscious customers. The contrast between dark and light materials on the building’s façade is reinforced by the fritted 14’-high glazed curtain wall system. Etched into the second floor windows is binary code spelling out “Fishtech Group.” An outdoor seating area is located on the second floor. A.L. Huber, a participant in the Build Safe Partnership Program, a formal cooperative partnership with OSHA and The Builders’ Association, completed the project with a perfect safety record.

Gary Fish, CEO, Fishtech Group, wrote, “I wanted to create not just a showplace for customers, but a place where people are proud to work, a place where they want to work. And we’ve done that. Both BRR and A.L. Huber have been great to work with. Both have gone above and beyond to make things happen.”

Added Dan Popp, AIA, BRR Architecture, “A.L. Huber is professional, detailed, and communicative – and a pleasure to work with!” ▲

Four KC AGC Members Receive National Recognition for Safety Excellence

Four Kansas City Chapter, AGC member companies received the AGC of America's prestigious Construction Safety Excellence Awards (CSEAs). The Awards Ceremony was held at the Willis Towers Watson Safety Awards Luncheon at the AGC's Annual Convention in Las Vegas, Nevada, on March 11, 2020. **Faith Technologies, Inc. was the Grand Award Winner for All Divisions.**

The CSEA recognizes construction companies with outstanding safety, health, and

risk management programs. A successful applicant's safety culture will show evidence of management commitment to safety; active employee participation; safety training; work site hazard identification and control; and safety program innovation.

This year's keynote speaker was Lt. Col. (ret.) Waldo Waldman ("The Wingman"), a Hall of Fame leadership speaker, executive coach and author of "Never Fly Solo." He shared his experiences as a combat decorated F-16 fighter

pilot and businessman.

The 2021 AGC CSEA competition will open on October 1, 2020. On that date, the application link will be posted at www.agc.org. The deadline for submission will be December 15, 2020. If you would like to participate in next year's CSEA program, please visit www.agc.org or contact Phil Shoemaker, CSP, Safety, Health & Environmental Services Director, Kansas City Chapter, AGC, at pshoemaker@buildersassociation.com or (816) 595-4158. ▲



FAITH TECHNOLOGIES, INC.

- Grand Award Winner for All Divisions
- 1st Place, Specialty Division, Over 7 Million Work Hours

Left to right: **Bill Creedon**, Global Head of Construction, Willis Towers Watson; **Rocky Rowlett**, Vice President of Safety, Faith Technologies, Inc.; **Mike Jansen** (holding Grand Award), CEO, Faith Technologies, Inc.; and **Dirk Elsperman**, 2019 President of the AGC of America and COO/Executive Vice President, Tarlton Corporation.



JE DUNN CONSTRUCTION COMPANY

- 1st Place, Building Division, Over 2 Million Work Hours

Left to right: **Bill Creedon**; **John McKenzie**, CSP, Safety Manager, JE Dunn Construction Company; **Vern Orpin**, Regional Director of Field Operations Midwest, JE Dunn Construction Company; **Eric Zuhlke**, National Safety Director/Vice President, JE Dunn Construction Company; and **Dirk Elsperman**.



HENSEL PHELPS

- 2nd Place, Building Division, Over 2 Million Work Hours

Left to right: **Bill Creedon**; **Jerry Shupe**, CSP, Corporate Director of Safety and Health, Hensel Phelps; and **Dirk Elsperman**.

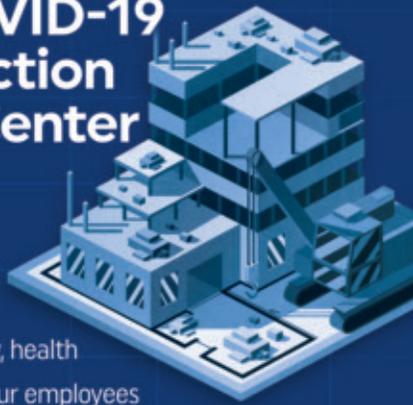


HNTB CORP.

- 1st Place, Service Provider and Supplier Division

Left to right: **Bill Creedon**; **Dennis Burks**, Director of Safety, HNTB Corp.; and **Dirk Elsperman**.

Your COVID-19 Construction Action Center



Because the safety, health and well-being of our employees and communities are paramount, The Builders' Association created and operates the Action Center at www.buildersassociation.com. It includes jobsite best practices, summaries of orders and laws, and the "Care for Our Construction Heroes" program.

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- Delta Innovative Services Inc.
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- JE Dunn Construction Company
- Holmes Murphy & Associates
- Kansas City Chapter, AGC
- Kiewit Construction Company
- Kissick Construction Company, Inc.
- Mark One Electric Company, Inc.
- McCarthy Building Companies, Inc.
- McCownGordon Construction
- Midwest Builders' Casualty Group
- Missouri Employers Mutual
- NECA/IBEW Power Partners
- On-Site Health & Safety
- Pittsburg State University
- SMACNA
- The Builders' Association



FEBRUARY 12, 2020: SAFETY EXCELLENCE AWARD JUDGES CONVENE

Thank you to our five Safety Excellence Award Judges (pictured with **Phil Shoemaker**, Safety, Health & Environmental Services Director, The Builders' Association, at far left) for their dedication to our industry. Left to right: **Allen Vinyard**, SHARP Coordinator/Safety Consultant, Division of Industrial Safety and Health, Kansas Department of Labor; **Dan Stark**, CIH, Assistant Director, Missouri Department of Labor and Industrial Relations; **Monica Nevels**, Assistant Professor of Safety, University of Central Missouri; **Pat Flynn**, Ed.S., Assistant Professor, Environmental and Safety Management, School of Construction, Pittsburg State University College of Technology; and **Scott Maloney**, CSP, Safety Compliance Officer, OSHA Kansas City Area Office.

The Builders' Association Honors Safety Excellence

13th Annual Awards Breakfast | 11th Annual Midwest Construction Safety Conference | Adams Pointe Conference Center | March 5 & 6, 2020



MARK BANDEN SAFETY PROFESSIONAL OF THE YEAR

At the Safety Excellence Awards Breakfast on March 5, **Matt Wasowicz**, Regional Safety Manager, McCarthy Building Companies, Inc., received the Mark Banden Safety Professional of the Year Award, which recognizes those who exemplify outstanding safety and health leadership within their organization and the construction industry. He is pictured with **Wendy Banden**, after whose husband the award is named.

With approximately 2.1 million work hours in 2019 and an average of 1,008 employees, McCarthy achieved an experience modification rating of .47.



1ST PLACE, SPECIALTY DIVISION: OVER 1 MILLION WORK HOURS HNTB CORP.

Katie Toyne (left), Business Insurance Manager, Enterprise Operations Risk Management, HNTB Corp., accepted the 1st Place award.



1ST PLACE, GENERAL CONTRACTOR DIVISION: 50,001 TO 300,000 WORK HOURS: A.L. HUBER – GENERAL CONTRACTOR

Brian Thomas (left), Safety Director/Superintendent/Project Manager, A.L. Huber – General Contractor, accepted the 1st Place award from **Phil Shoemaker**.

1ST PLACE, SUBCONTRACTOR DIVISION: 300,001 TO 500,000 WORK HOURS MARK ONE ELECTRIC COMPANY, INC.

Dave Ezell (right), Safety Director, Mark One Electric Company, Inc., accepted the 1st Place award from **Phil Shoemaker** (left).



1ST PLACE, GENERAL CONTRACTOR DIVISION: OVER 1 MILLION WORK HOURS JE DUNN CONSTRUCTION COMPANY

In front: **Mike Mora**, Trade Superintendent. First row (left to right): **Drake Taylor**, Safety Specialist; **Garrett Estabrook**, Safety Manager; **Debbie Smith** (holding award), Senior Safety Specialist; **Logan Cairer**, Safety Specialist; **Bryan Novitski**, Safety Manager; **Alex Van Lieshout**, Safety Specialist; and **Joey Smith**, Safety Manager.

Second row: **Kurt Glenn**, Safety Specialist; **Jonathan Key**, Safety Specialist; **Jake Fretz**, Safety Specialist; **Norman Sunderman**, Senior Safety Specialist; **Jake Jenkins**, Safety Specialist; **Nick Marcella**, Safety Specialist; **Lori Rea**, Senior Program Specialist; and **James Knifong**, Safety Specialist.

In back: **Nick Effenheim**, Superintendent; **Dave Hulse**, Safety Director; and **Tyler Petrie**, Superintendent.



1ST PLACE, SUBCONTRACTOR DIVISION: 50,001 TO 300,000 WORK HOURS WILKERSON CRANE RENTAL, INC.

Robert Hall (right), Managing Director, Wilkerson Crane Rental, Inc., accepted the 1st Place award from **Phil Shoemaker** (left).

GRAND AWARD WINNER FOR ALL DIVISIONS AND 1ST PLACE, SUBCONTRACTOR DIVISION: OVER 1 MILLION WORK HOURS FAITH TECHNOLOGIES, INC.

Faith Technologies, Inc. had the best overall safety program during the past year as determined by this year's Judges.

Left to right: Phil Shoemaker, Safety, Health & Environmental Services Director, The Builders' Association; Karena Lorek, Area Director, OSHA Kansas City Area Office; and Faith team members (continuing right) Corey Reinert, Vice President—Solutions Operations; Chuck Rutledge, Safety Director; Rocky Rowlett, Vice President of Safety; Mark Carlson, Senior Safety Manager; Michael Leach (holding Grand Award), Safety Manager; Doug Marr, Group Leader—Kansas City; and Lyle Lang, Safety Manager.



1ST PLACE, GENERAL CONTRACTOR DIVISION: 500,001 TO 1 MILLION WORK HOURS McCownGordon Construction

Left to right: Phil Shoemaker and McCownGordon Safety Team members Taylor Didier, Safety Engineer; Jorge De La Torre, Safety Manager; Angela Cloud, Safety Engineer; Blaine Arbuckle (holding award), Safety Manager; Kelsey Smith, Safety Coordinator; and Brian Schrader, Director of Risk Management.

1ST PLACE, SUBCONTRACTOR DIVISION: 500,001 TO 1 MILLION WORK HOURS CAPITAL ELECTRIC CONSTRUCTION COMPANY, INC.

Left to right: Chris Minton, ISG Project Manager; Clif Bayless, Safety Director; Stephanie Bradley, Business Development/Safety Administrative Assistant; Layton Moore, Safety; Steve Garcia, General Foreman; Mike Martin, Senior Vice President; Dennis Stowell, Vice President; and Joseph Carollo, Service Manager.



1ST PLACE, SUBCONTRACTOR DIVISION: UNDER 50,000 WORK HOURS KIRBERG COMPANY

Brian Zeiler (right, holding award), Superintendent, Kirberg Company, accepted the 1st Place award from Phil Shoemaker (left).

PR



JECT OF THE YEAR

WINNER

GENERAL CONTRACTOR (UNDER \$5 MILLION)

Longview Mansion, along with fifty other farm structures, was built in 1913 and 1914 in Lee's Summit, Missouri. Two-thousand workers, including craftsmen and stonemasons, turned 1,780 raw acres into the country estate of Kansas City lumber baron and philanthropist R.A. Long.

The property included a horse racing track that seated up to 1,000 people, greenhouses that produced prize-winning flowers, handsome barns, a police and fire department, a men's hotel, housing for more than 200 employees, and a church.

The community that R.A. Long built was ahead of its time, with underground electricity, filtered water, steam heating, and indoor plumbing. The massive 22,000 square foot mansion boasted 48 rooms, six fireplaces, 14 bedrooms and 10 baths.

Sunflower Development Group, a Kansas City developer committed to preserving the community's history, took ownership in late 2017. Work began in early 2018 to restore Longview Mansion to its original splendor and reestablish it as a premier event venue. The rehabilitation was completed in fall 2018. The total project cost was \$3.8 million.

The project included restoration of the mansion, renovation of the grounds and the original garden stairs and walls, restoration of the estate's central fountain and surrounding site lighting, and modernization of the event warming kitchen and serving areas. A new state-of-the-art permanent tent structure with double-wall insulation and HVAC was built to accommodate over 300 guests for sit-down dining.

Many challenges were associated with bringing the historic structure up to current code while maintaining the historic character of the building. They included installation of modern MEP systems and an elevator for persons with disabilities without disturbing century-old construction details. Rau worked with an outstanding team of subcontractors (including design-build MEP subcontractors), Rosemann &



Rau Construction Company Longview Mansion and Site Restoration Lee's Summit, Missouri

Associates, P.C. (the Project Architect), and Sunflower Development Group to always settle on the best solutions.

Rau's subcontractors replicated the original design details with modern materials to achieve timeless finishes. Unique specialty contractors provided the quality and expertise needed to salvage the historic windows, restore the estate's central fountain, repair the clay tile roof, replicate and repair millwork and plasterwork, and more.

Rau engaged in ongoing communication with Longview Mansion staff to ensure that construction work around the operational event space was performed safely at all times. Rau is a proud participant in the Build Safe Partnership Program, a formal cooperative partnership with OSHA and The Builders' Association. They completed the project with zero lost worker hours.

The team worked together to provide central air (which the mansion did not have) and other modern needs. Three different types of HVAC systems were installed in the mansion to accommodate the unique complexity of the historic structure while keeping intact the handcrafted architectural details.

Mark Moberly, Director of Development, Sunflower Development Group, commented,

"While still in operation at the time of our purchase in September 2017, the building had significant structural issues as well as substantial wear and tear from decades of neglect.

"The rehabilitation of the Longview Mansion was a complex, historic rehab involving extensive public input and support from City officials and neighboring residents. Rau Construction was a critical partner in these conversations that provided over half the necessary capital to complete the project. In addition, Rau provided stabilization work for our other historic structures in the New Longview District, including the former dairy barn and milk house, calf and shelter barn, farm office and dairy manager house."

Mr. Moberly added, "Rau Construction's entire team did a fantastic job managing this

project, made more complicated by the fact that it remained an operating wedding venue throughout construction. Their extensive experience in historic renovations allows them to assemble a team of subcontractors that deliver the project on schedule and on budget, while never compromising on quality."

David Hendrikse, AIA, Rosemann & Associates, P.C., wrote, "Rau Construction Company was able to successfully guide the complex coordination needed to maintain the historical charm of the mansion, the requirements derived from extensive public input from City officials and neighboring residents, and the upgrades needed to keep the facility operating well into the future.

"Rau Construction continually showed a proactiveness during construction with addressing issues and unforeseen conditions, always being a willing partner to find the right solution for the project. They were in constant contact with the Owner, design team, their subcontractors and the jurisdictional entities to make sure that the work progressed logically and seamlessly to completion and that the mansion could continue to operate as a cherished wedding event space during the construction period." ▲

RE Smith Construction Company Joplin Senior Center Joplin, Missouri

In May 2011, St. John's Hospital in Joplin was destroyed by an EF5 tornado. After the hospital was demolished, the property was gifted to the City of Joplin. The City had an aging Senior Center that was in need of massive repairs and decided, after pricing a possible remodel of and addition to the existing facility, to build a brand new Senior Center on a portion of the old hospital property. RE Smith submitted the winning bid for the \$3.95 million project. Bates Architects was the Project Architect. RE Smith completed the project on time and under budget in May 2018.

The new Senior Center is a 14,000 square foot accessible facility offering nutrition, wellness and resources for its senior adult community. Nutritional services and recreational opportunities are supported by a dining hall and billiards lounge, each of which incorporates views of the nearby Mercy Park, a dedicated memorial to the 2011 event that RE Smith had completed previously under a separate contract with the City. A massive, stone wall serves as the architectural entry and spine of the building. Layered behind the stone wall is an exposed structural skeleton. The facility includes an exercise room that doubles as a FEMA ICC 500-rated storm shelter.

The main feeds for the City's domestic water supply run directly through the project site. RE Smith coordinated with the City's Public Works Department and Missouri American Water engineers to identify the exact locations of the water lines; come up with suitable building slab elevations; and provide locations for the new sanitary sewer, storm, domestic water, and fire lines. RE Smith was challenged to come up with a suitable wood product for the interior ceilings in the main gathering area as well as the outside of the building, both at the exterior soffits and the exterior walls. They worked with PCI (Performance Contracting Inc.) in Springfield to find a vinyl product with the desired quality and durability.

RE Smith addressed potential jobsite safety issues by keeping neighboring businesses and the KCU-Joplin extension campus (which used the same road as the construction traffic) up-to-date about activity at the project site. RE Smith also erected a 6'-tall chain link fence around the perimeter of the 2.5 acre site. Throughout the duration of the 300-day project, there were zero accidents and zero incidents with no lost time.

The project was funded through the U.S. Department of HUD's Community Development Block Grant-Disaster Recovery (CDBG-DR) program. RE Smith provided, as part of their normal project documentation, information that resulted in faster payment to the Owner from the CDBG fund. Travis Green, Partner & Co-Founder, Viriya Consulting, LLC, wrote that Project Manager Clint Walton and the RE Smith team, "provided exceptional work throughout the duration of the project and were instrumental in the project's successful completion." ▲

F I N A L I S T



Joplin Senior Center, west elevation. The new facility offers nutrition, wellness and resources for its senior adult community and is located at 2616 South Picher Avenue in Mercy Park, on the former site of St. John's Hospital.

F I N A L I S T



Kearney Bulldog Stadium improvements include new bleachers, a new press box, and more.

Universal Construction Company, Inc. Bulldog Stadium Improvements Kearney R-1 School District

Kearney High School in Kearney, Missouri, is home to Bulldog Stadium. In April 2019, Universal Construction Company, Inc. began construction on a \$3.2 million project to improve the stadium. Universal was the Construction Manager and DLR Group was the Project Architect. Kearney R-1 School District is the Owner.

The project consisted of demolition of the existing home bleachers and press box, installation of new bleachers (with seating for 2,500, including 22 ADA-compliant seats), a new press box, an elevator to the press box, a new video board, and a reconfigured scoreboard. There are new spaces for merchandise and concessions, as well as a new concrete concourse.

Universal completed the project by Friday, August 30, 2019, in time for the football team's first home game of the season. In the process, they overcame 22 weather days. The occupancy permit was received on August 28, allowing time for the broadcasting technology to be hooked up and tested.

The Kearney R-1 School District wanted as much local participation on the project as possible. Over 51% of the construction costs were performed by companies in which the Owner or the Senior Project Manager assigned to the project lived within the City. This was the highest-ever participation rate achieved by the School District.

Excellent coordination among team members allowed for installation of the new video board and reconfiguration of the existing scoreboard (both of which were to operate out of the new press box) to take place while construction of the press box was under way.

Due to the small area to build in, it was not possible for more than a few trades to be working safely at the same time. Universal carefully scheduled the work over the weekdays, Saturdays, and many Sundays. There were zero safety incidents and zero near misses on the project.

Multiple on-site meetings were held each week. These meetings promoted trust and ensured that everything was properly coordinated. As a result, the team was able to make decisions quickly and stay on schedule. During the entire final month of the project, Universal, the Owner, and the Architect held daily conference calls to discuss any obstacles that could affect the project. This also facilitated timely delivery of the project.

Jeff Morrison, Assistant Superintendent, Kearney School District, wrote, "Universal maintained their promise of opening the stadium by the first game. The challenge of weather alone provided an excuse for Universal. However, Universal did not use it an excuse and continued to promise the District a stadium that would be operable for the first home football game. Construction never interfered with our day-to-day school business. Most importantly, Universal kept the project within budget." ▲



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CLC Volunteers Take a Stand Against Hunger



February 27, 2020: Harvesters' Volunteer Outreach Center

Left to right: **Kalie Ohrenberg**, Accounting, Sorella Group, Inc.; **Daniel Lippert**, Senior Project Engineer, GE Johnson Construction Company; **Eric Heiman**, Project Manager, JE Dunn Construction Company; **Isadora Horning**, friend of Isha-Mori Kassen; **Jeff Clark**, Senior Project Engineer, McCownGordon Construction; **Noah Easterling**, Senior Project Engineer, GE Johnson Construction Company; **Lauren Cowell**, Project Engineer, JE Dunn Construction Company; **Steven Crosley**, CLC Treasurer and Operations Training Manager, McCownGordon Construction; **Madison Vinig**, Project Engineer, McCownGordon Construction; **Aaron Elsasser**, Project Engineer, McCownGordon Construction (behind Madison); **Eric Nickeson**, Project Manager, JE Dunn Construction Company; **Harvesters' Volunteer**; **Brock Borovetz**, Project Engineer, JE Dunn Construction Company; **Joe Kamler**, Project Manager, JE Dunn Construction Company; **Isha-Mori Kassen**, CLC Chair and Project Manager, U.S. Engineering Construction, LLC; **Matt McNamara** (behind Isha), Sheet Metal Apprentice, Cornell Roofing & Sheet Metal Company; **Max Gallaway**, CLC Secretary and Electrical Project Manager, Max Electric, Inc.; **Brandon Perriman**, Member, CLC Membership and Social Events Subcommittees and Estimator, McCownGordon Construction; **Emilia Rivera**, CLC Community Service Chair and Director of Culture and Training, E&K of Kansas City, Inc.; **David Bledsoe** (behind Emilia and Brandon), CLC Vice Chair and Sales Engineer, Blackmore & Glunt, Inc.; **Chad Lane**, P.E., CLC Membership Chair and Project Manager, U.S. Engineering Construction, LLC; **Teri Stevens**, Senior Accountant, McCownGordon Construction; **Haley Stottlemire** (behind Teri), Project Assistant, GE Johnson Construction Company; **Matt Barchman**, Superintendent, GE Johnson Construction Company; **Emily Hirt**, GE Johnson Construction Company; **Jessica Micheletti** (in front of Emily), Quality Specialist, JE Dunn Construction Company; **Kevin Fox**, Estimator, E&K of Kansas City, Inc.; **Don Greenwell**, President of The Builders' Association; **David Sherman**, Project Manager, E&K of Kansas City, Inc.; and **Caleb McCandless**, CLC Representative and Professional Development Manager, The Builders' Association/Kansas City Chapter, AGC.

A team of Construction Leadership Council volunteers participated in the latest CLC Community Service event at Harvesters' regional food bank in Kansas City. During their 4 to 6 p.m. shift on February 27, they processed 520 boxes of food for elderly citizens in need. A shout-out to Emilia Rivera, CLC Community Service Chair and Director of Culture and Training, E&K of Kansas City, Inc., for organizing the event. ▲

(more photos on next page)



Kalie Ohrenberg, Accounting, Sorella Group, Inc., assembled and labeled boxes for the production line.

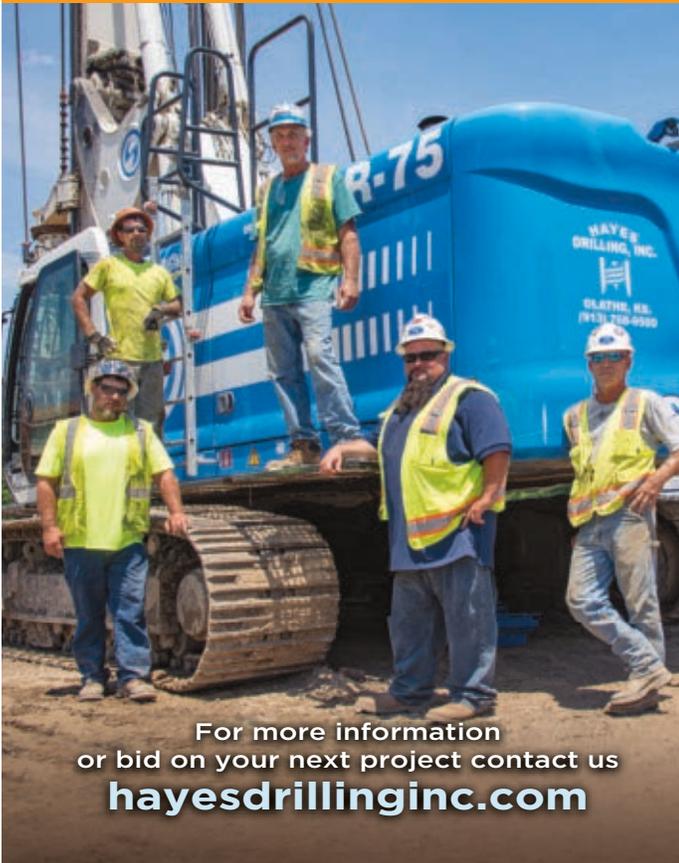
After taking a bottle of cherry apple juice and a carton of lowfat milk out of the product cases, **Noah Easterling**, Senior Project Engineer, GE Johnson Construction Company, passed them along to **Lauren Cowell**, Project Engineer, JE Dunn Construction Company, who then loaded them into a box.

"Working as a team helped speed the assembly line packing process and set the tone for sending the boxes down the line," said Lauren. "It was a great afternoon spent with industry colleagues helping others."



Brock Borovetz (left), Project Engineer, JE Dunn Construction Company, and **Steven Crosley** (right), CLC Treasurer and Operations Training Manager, McCownGordon Construction, placed beans, peaches, and raisins into the boxes as they moved down the assembly line.

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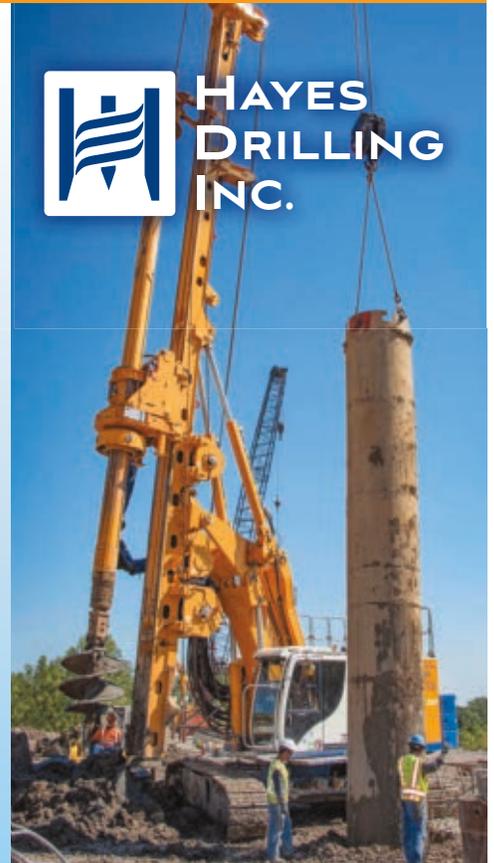
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CLC at Harvesters

(continued from previous page)



Eric Heiman, Project Manager, JE Dunn Construction Company, was stationed at the box building and labeling station where he placed labels on boxes to be filled with nonperishable goods.

As boxes came down the line, **Haley Stottlemire** taped the tops shut and **Brandon Perriman** placed them on a pallet. One of the boxes hadn't been taped on the bottom and when Brandon picked it up, the contents fell to the floor. "We were laughing because after that, as every box came through, I'd ask her if it was safe to pick it up or if I was going to lose a toe," recalled Brandon. Haley is a Project Assistant with GE Johnson Construction Company. Brandon is a member of the CLC Membership and Social Events Subcommittees and an Estimator with McCownGordon Construction.



While filling boxes with food items on the roller conveyor, **Chad Lane**, P.E. (at center), CLC Membership Chair and Project Manager, JE Dunn Construction Company, visited with **Eric Nickeson** (at left), Project Manager, JE Dunn Construction. **Matt McNamara**, Sheet Metal Apprentice, Cornell Roofing & Sheet Metal Company, is at right.



PR  JECT
OF THE YEAR
WINNER
RENOVATION

A.L. Huber was the General Contractor for the expansion and historic renovation of the new J. Rieger & Co. Distillery, which formally opened on July 12, 2019. Constructed in 1901, the former Heim Brewery bottling house in Kansas City's East Bottoms Electric Park neighborhood was listed on the National Register of Historic Places in 2016. The expansion significantly increases production capacity while celebrating J. Rieger & Co.'s history and legacy.

The Architect was GastingerWalker&. The Co-Owners are Andy Rieger (the great-great-grandson of Founder Jacob Rieger) and Ryan Maybee. J. Rieger's corporate offices are now located on the second floor of the distillery.

The new distillery has 60,000 square feet of hospitality space. The attached warehouse (on the south), where the J. Rieger & Co. Distillery had been manufacturing its spirits since 2014, contains 15,000 square feet. A.L. Huber helped J. Rieger's team relocate the distillery process equipment and tanks from the warehouse building into the new production facility. They worked with the design team early on to determine the weight capacity of the existing Heim Brewery structure. Floor loading was checked using inflatable swimming pools as ballast. The warehouse, which continues to serve as a barrel rickhouse for J. Rieger products, was also renovated.

The distillery's new production area is at the center of the building and is surrounded by glass curtain wall so patrons can view the distilling process.

The historic Heim building was deconstructed down to the roof, floors, and exterior walls. Preservation of the building was planned during preconstruction and was executed flawlessly. The old distillery continued operations while the space for the new distillery was being constructed.

The new distillery offers amenities including a two-story column still and other new



© Michael Robinson Photography

**A.L. Huber – General Contractor
J. Rieger & Co. Distillery
Kansas City, Missouri**

equipment; a historical exhibit featuring artifacts in custom cases; a Tasting Room with views of the distillery; The Monogram Lounge with views of the distillery, a 40-foot bar, and original hardwoods; a basement speakeasy called "The Hey! Hey! Club"; and a stainless steel corkscrew slide from The Monogram Lounge to the main level. The rickhouse also features Jacob's Barrel Room for intimate dinners.

A.L. Huber installed a new elevator to make the entire building ADA accessible. In the process, they met complex challenges presented by the original framing (which had been installed at a 17-degree angle).

Installation of the 30'-tall curtain wall system surrounding the distillery required thoughtful planning to work through out-of-level floors and critical attachment points.

Other challenges included the availability of minimal utility documentation due to the age of the building, as well as the need to meet ADA requirements while maintaining the historic characteristics of the building. The north property line is very close to a very active Union Pacific rail line, creating a limited area to work. A.L. Huber worked closely with Union Pacific to establish a setback line that would allow for contractor access to the area and work to be performed safely. The access plan was communi-

cated to all team members and no incidents were reported.

A.L. Huber is a proud participant in the Build Safe Partnership Program, a formal cooperative partnership with OSHA and The Builders' Association. The project team achieved zero loss day accidents, injuries, or near misses.

Adding loads to the building required extra precautions with shoring. Large holes had to be cut into each floor to accommodate new stairs, a new elevator, and the two-story production area. Barriers and fall protection were constant safety discussion topics. Also, for construction to proceed safely, power lines that were dangerously close to the building had to be relocated.

A.L. Huber utilized 360-degree photography for documentation and coordination. Drone video footage was taken of the interior renovation. A.L. Huber utilized ProCore®, a cloud-based project management system, to keep the project team informed at all times. This included the design team and subcontractors.

All of the wood flooring and wood beams were salvaged. The salvaged flooring was used to create wood stair treads. Wood windows were manufactured to replicate the soaring arched windows. For this premier hospitality destination, a sophisticated LED lighting and lighting control system were also installed.

A.L. Huber sought to maintain the highest quality standards throughout the project, working with highly-qualified subcontractors and craftspeople. A superintendent was onsite 100% of the duration. A.L. Huber President Phillip W. Thomas made frequent impromptu quality checks on site. The new J. Rieger & Co. Distillery was No. 5 on *USA Today's* Top 10 list of Best New Attractions in 2019.

"The new facility is a part of everything our city has in store over the next couple of decades," said Andy Rieger, President, J. Rieger & Co. "Kansas City is becoming what we all knew it could be. It gives us confidence and pride to play a role in the whole revolution going on here." ▲

JE Dunn Construction Company Wyoming Capitol Square Renovation Cheyenne, Wyoming

JE Dunn Construction Company was the Construction Manager at Risk for the Wyoming Capitol Square renovation in Cheyenne. The project gave new life to the 130-year-old Wyoming State Capitol (a National Historic Landmark), and encompassed restoration of the exterior stone, windows, metal entablature and dome, as well as extensive renovations to the interior.

The project also included major design upgrades to the adjacent Herschler State Office Building and construction of a new, below-grade Central Utility Plant (CUP), which was brought online mid-project. Additionally, JE Dunn expanded and enhanced The Connector (a below-grade common space joining the Capitol building and the Herschler Building) with revitalized public meeting and hospitality functions.

JE Dunn, HDR, Inc. (Architect of Record) and CSHQA (Historical Consultant), worked in partnership with the State of Wyoming and MOCA (Owner's Representative) on the project.

This was the first full-scale restoration in the Capitol building's history. The building was brought into compliance with current state and federal codes. Intricate craftsmanship that had been covered up and painted over during previous renovations was restored. Even the Capitol's original sandstone exterior was replaced and repaired. This required that the original quarry, closed for over 100 years, be reopened.

The project team was challenged to make structural repairs and improvements to life safety and accessibility while maintaining as much usable square footage as possible. One innovative approach was to move many of the MEP systems below grade. To do so, they repaired existing rubble, masonry and concrete footings, and coordinated and installed over 600 micropiles with shotcrete foundations to stabilize existing foundations and allow MEP systems to run below the footings without destabilizing them. This foundation work allowed them to establish new structural mechanical shafts and add two stair shafts.

The aging Herschler Building was stripped down to the steel framing and concrete floor decks. Then a new exterior skin and MEP systems were installed along with the buildout of a new interior.

Wendy Madsen, Special Projects Manager for the Wyoming Legislature, stated, "JE Dunn has been an integral partner with the State of Wyoming from the inception of the Capitol Square Project through the wildly successful grand opening on Wyoming's Statehood Day, July 10, 2019. They were able to bring this massive and iconic project in on time and on budget, while restoring Wyoming's crown jewel to her former glory and also ensuring the People's House will be functional for the next century." ▲

F I N A L I S T



JE Dunn Construction Company and its project partners completed the \$300 million Wyoming Capitol Square Renovation on time and on budget.

F I N A L I S T



Blenheim School Apartments, east elevation. Rau Construction Company took special care to preserve as much of the historic fabric of the interior and exterior as possible. They delivered the project on time and on budget.

Rau Construction Company Blenheim School Apartments Kansas City, Missouri

The historic Blenheim Elementary School at 2411 East 70th Terrace was constructed in three phases between 1924 and 1930. The three-story, approximately 67,000 square foot structure sits on a 3.9 acre site at East Gregory Boulevard and Prospect Avenue. The former Kansas City Public School was closed in 2009 and put up for sale through the district's repurposing initiative. In December 2018, Rau Construction Company completed an adaptive reuse and historic renovation of the building, converting it into independent living for income-restricted seniors.

The project utilized state and federal historic tax credits as well as City of Kansas City, Missouri, U.S. Housing and Urban Development, and Missouri Housing Development Commission financing. The project team not only exceeded MBE/WBE and Section 3 goals, but delivered the project on time, thus ensuring timely issuance of Historic Tax Credits.

Although the structure was in good condition, abandonment and years of homeless persons having lived in the building caused serious damage to the historic finishes, all of which were carefully restored. A 4,500 square foot sunken gymnasium with its high ceilings in the center of the building was infilled to make the floor level with the surrounding building and create four unique apartments that were the first to be leased. A creative system of conveyors was developed to transport over 30,000 cubic feet of clean gravel from the parking lot, through the windows, and across the building for the infill. The main hall of the two-story auditorium was restored to its original splendor, including ornate plasterwork and millwork. The balcony seating was infilled and made part of several upper-level apartment units. All new MEP systems and a new elevator were installed. An ornate fireplace discovered during demolition was restored and preserved. Rau also restored large chalkboards (which included stripping down and refinishing the ornate wood trim and replicating damaged or missing sections), and preserved the school-like feel of the entries and hallways. More than an acre of asphalt playground was removed and landscaped to prevent erosion and create a reservoir of pervious ground for water retention and runoff.

Rau, a proud participant in the Build Safe Partnership Program, a formal cooperative partnership with OSHA and The Builders' Association, completed the project without any major incident, accident, or injury.

"Without Rau as a trusted partner, Blenheim School Apartments would not have been as successful in revitalizing a vacant school into 52 quality affordable housing units for seniors," said Mark Moberly, Director of Development, Sunflower Development Group, the Owner and Developer. ▲



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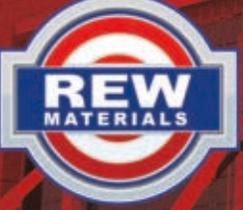
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The Builders' Association Welcomes Katie Castro as Membership Services Director

Katie Castro has joined The

Builders' Association as Membership Services

Director. She leads a team of membership managers at the Association's

service centers in the Greater Kansas City Area and in Central and Southern Missouri. The team works collaboratively to enhance the membership experience for the Association's 750 member companies. Their focus is on fostering a welcoming atmosphere for both new and current members as well as advancing the construction industry by helping to develop new services more efficiently and effectively than companies could do on their own.

Her personal history demonstrates her commitment to the community. She currently serves on the boards of Samuel U. Rodgers Health Center and Welcome House KC. She is a mentor at Cristo Rey Kansas City High School, a committee member at Mattie Rhodes Center, and an expert panelist for 1 Million Cups, a



Katie Castro

Kauffman Foundation Program that develops entrepreneurial talent. Katie is an active member of Networking for Professionals. She was also recently nominated to the "Rockstars Class of 2020" by Band of Angels, a charitable organization that collects instruments for students in need at area school districts.

Katie was most recently Director of Membership for an association serving individuals in the management of nonprofit organizations. She has four sons, two at college and two at home in Prairie Village, Kansas. She is also pursuing a Bachelor's degree in Psychology at Johnson County Community College.

"Katie's background and experience are exactly why we selected her for this role," said Don Greenwell, President of The Builders' Association. "We are excited about what she can bring to our membership. She is the right person to help us advance our mission of improving people's lives

through commercial construction. She is a servant leader who embodies our core values of Commitment, Collaboration and Advancement." ▲

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For Bill Wien, It Has Been About Serving the Members

by Steve Kraske

Last summer, Bill Wien, The Builders' Association's Communications Director and chief editor extraordinaire of *Modern Builder* magazine, announced his retirement. He joined The Builders' staff team in February 2002.

Association leaders will remember Bill for a lot of things as he steps away, but it's his dedication to his job – and this organization – that friends and co-workers point to most. Bill was responsible for editing, writing and designing *Modern Builder* with its ongoing construction updates and lengthy profiles of industry leaders. He scripted some of the organization's biggest events: its annual galas and Building Excellence Awards banquets. And he took on myriad other duties related to marketing and communications.

Something needed to get done? Give it to Bill.

"He was so meticulous," said Donna Petersen, who was Bill's assistant at The Builders' for 13 years. "He was so very focused on getting all the information right."

Builders' President Don Greenwell said, "So many of us have experienced Bill's attention to fine-detail copyrighting and messaging as well as his skills in photography, layout and big-picture branding. Our events have been enhanced with greater attendance, in part, due to his creative promotional ideas. He has been a constant volunteer at LMC, NAWIC and other industry events. As he enters a new chapter, we express our gratitude for his years of incredible membership service and sheer hard work."

Bill said he feels privileged to have interviewed so many talented people in the construction industry. "When someone trusts me with their story, I want to share it in the most positive way I can," he said. "I enjoy capturing the traits that make people successful. Above all, I want people to feel good about how they've been presented."

Members are already asking how the Association will replace him. Don knows that duplicating the Wien-level of supersonic dedication may be out of the question.

"There isn't going to be another Bill," he said. "There'll be someone who does things differently."

Whenever Tony Drees dropped by The Builders' Association on the weekend, there it was: Bill's white SUV in the parking garage.

"He would always be there," Drees, the Association's Controller, said of Bill.

The SUV wouldn't be there occasionally or just on some weekends and not others. It was *always* there. Every. Single. Time.

Hard work was something that Bill knew from day one. His grandfather was Nat Milgram, Founder of Milgram Food Stores, which grew to a 60-store grocery behemoth and dairy business by the mid-1980s. Bill grew up in the business, starting as a sacker and checker. His father became company Chairman.

He considered a career in the business, but



Bill Wien

the chain was sold in 1984.

Because of his manner of focusing on others, a lot of people may be unaware of Bill's connection to Milgram's. They also may not know he graduated from Stanford with an English degree *and* is a former car salesman.

Bill often asks the people he interviews, "What is the one thing someone would be surprised to know about you?" When the question was asked of him, he answered that early in his career he sought real-world sales experience – and got it during the seven months he sold cars, new and used. One lesson: Buyers are sizing up the salesperson as much as the salesperson is sizing up potential buyers.

"You have to be able to connect with people from all walks of life," he said.

Then he spent several years leasing and selling office buildings for Coldwell Banker Commercial in Kansas City before he was off to House of Lloyd in Grandview for 14 years. He became editor of the gift business' internal newsletter and national sales bulletins. Those credentials helped him land the communications job at The Builders'.

A few weeks after House of Lloyd closed its doors in 2002, another door opened when Bill met his future wife Gail. Looking for something to do one Sunday, he showed up at a cooking class at The Nelson-Atkins Museum of Art where the two met over the fine art of making hummus.

Bill's devotion to The Builders' stems partly from his desire to create a contemporaneous history in words and pictures. In *Modern Builder*, he strives to capture the vitality of the membership at the Association's many social and other events. "The Builders' Association is a community of people, many of whom are like family to one another," he said. "I feel very fortunate to be part of that family."

He also writes about the ever-evolving built environment, and he is determined to properly document that progress. There's a personal sense of pride as well. Producing the magazine and other communication pieces is his responsibility. His name is on the magazine as editor, and he wants it to be good.

Then there's his commitment to the members and his respect for their work.

"I admire not only what our builders do but who they are – risk-takers, problem-solvers, leaders – people skilled in so many areas."

He strives to develop narratives that will bring building projects to life, he commented. A 2017 story chronicling Carson-Mitchell's renovation of MSU's Ellis Hall in Springfield included a "before" photo of the facade from the University archives, a photo montage with detailed captions describing the transformation of the recital hall, a reference to the finish carpentry they self-performed, and overall recognition of the trades for delivering an exceptional product.

Joe Tiernan, Senior Account Executive and Shareholder at Holmes Murphy & Associates risk management and commercial insurance, called Bill a "gem of a man who has shared his talents with thousands of individuals who appreciate him." That work, Tiernan said, has been "very impactful, personal, and distinctly meaningful to each individual." Bill, he added, "helped bring our industry closer through his pen, creativity, and style."

What's next for Bill? He plans to work on causes he is passionate about.

Gail says she looks forward to Bill taking life at a more leisurely pace. "Now," she said, "he can do whatever he wants. Within reason," she laughed. ▲



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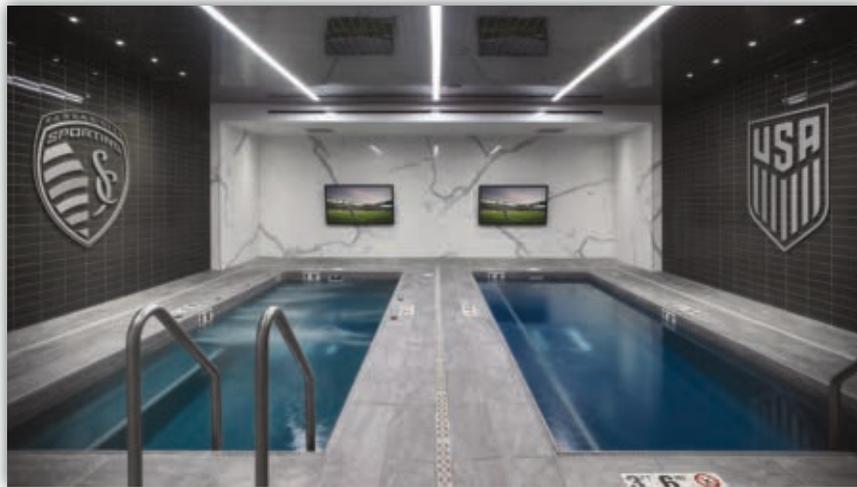
PR  JECT
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Pinnacle National Training and Coaching Development Center is the new training home for Sporting Kansas City and the United States Soccer Federation (which share the main facility), and Children’s Mercy Sports Medicine Center (which is located in a branch of the lower floor). The two-story, approximately 80,000 square foot facility is part of a 50-acre complex with two synthetic turf fields, a two-story coaching pavilion, and three natural grass soccer fields.

The building exterior is a combination of precast concrete, steel framing, and light gauge structural framing with metal panel skin. PCI’s scope of work included the exterior light gauge framing and sheathing, spray foam insulation, interior framing and drywall, and acoustical panel ceilings. To perform this extensive scope with maximum efficiency, PCI spent a considerable amount of time coordinating and sequencing the work with trade partners. Prior to starting and during the early stages of the project, PCI also spent additional time conducting internal projection review meetings to identify any sequencing issues, constraints, and possible areas of improvement to the schedule.

Managing the schedule was a big challenge. Groundbreaking was held in July 2016. The wet spring of 2017 extended into early summer, making preplanning and manpower projections more difficult. The original schedule was laid out in linear fashion by floor, with 2-3 areas per floor. PCI met the compressed schedule by combining activities in different areas whenever possible and completing multiple areas and/or scopes simultaneously.

PCI uses cloud-based technology and mobile digital devices to keep field and office personnel in constant communication, and to ensure that construction documents are up-to-date. Mobile digital plan stations developed internally by PCI are used for large-format viewing and collaboration. PCI’s foremen have tablets for



© Alistair Tutton Photography

**PCI (Performance Contracting Inc.)
Pinnacle National Training and Coaching
Development Center
Kansas City, Kansas**

increased mobility and quick access to project details. PCI’s mobile devices were connected to the project site of Turner Construction Company, the general contractor, using construction management software which facilitated an efficient flow of information in real time.

PCI performed a job site safety analysis of each of their scopes daily and comprehensive safety audits for the entire project weekly. Most of their work was performed at a height above 10 feet. Since fall protection was a major safety concern, lifts and scaffolds were used in every area. Lift and scaffold training, and daily equipment inspection, were a critical part of the job.

A considerable amount of exterior framing and sheathing work was performed on exterior walls and soffits (including several walls located on the roof). PCI used rolling tower scaffold systems for the roof areas and a combination of scaffold and aerial work platforms for the walls and soffits in other areas. PCI tracks and documents all aerial work platform (AWP) training to ensure that all personnel who operate lifts are qualified and properly trained. All tasks were performed using stable work platforms.

Turner Construction Company conducted several pull plan meetings prior to and during construction. PCI played an important role in

these meetings due to the number of scopes they were handling. Using pre-construction information along with efficiencies discovered during construction, they were able to quickly identify schedule constraints and effectively collaborate with the project team to resolve issues and maximize the number of schedule days, thereby reducing durations.

PCI performs quality assurance and quality control (QAQC) inspections daily as well as periodic QAQC audits. Daily inspections are documented and any concerns are communicated with the respective crews at that time. Formal QAQC audits are conducted when a new task begins and continue weekly throughout

construction. Given the considerable amount of exterior framing on the project, the QAQC exterior framing audits required additional attention daily to ensure that all framing and related accessories were installed per the approved engineered shop drawings.

Temperature and humidity are major factors when it comes to the performance of drywall and drywall finishing materials. PCI monitored these building conditions with temperature and humidity gauges throughout construction and corrected any issues in an expedited manner. PCI took great pride in delivering the highest quality products and craftsmanship on schedule.

PCI worked 16,850 man hours on the project with no safety incidents.

“PCI prides itself on doing things the right way. They performed on this high profile project with their high standards of safety and quality of work,” commented Kyle Gardner, Project Manager, Turner Construction Company.

Justin Talken, Lead Superintendent/Project Manager, Grand Construction Company, the Owner’s Representative, stated, “PCI was great to work with on this project. They have very knowledgeable and competent craftsmen. Their experienced project management and elite tradespeople are some of the best I’ve been around.” ▲

E&K of Kansas City, Inc. McCownGordon Construction Headquarters Kansas City, Missouri

McCownGordon Construction's new corporate headquarters is located at 850 Main Street, along downtown Kansas City's streetcar line. The project included replacing the existing precast concrete panel facade with an aluminum panel and clear glass curtain wall system and constructing a third floor addition with an outdoor terrace overlooking Main Street. The project was completed in May 2019.

E&K of Kansas City, Inc. provided a variety of interior scopes including metal framing, drywall, interior finishes, acoustical ceilings, aluminum reveals, acoustical panels, and a 3,900 square foot wood grille ceiling in the third floor event space. The event space features a large service bar, health pantry, catering room, private conference room, and booth seating.

E&K met numerous challenges including precisely aligning the light fixture pockets in the acoustical ceilings, coordinating with the electricians while installing the wood ceiling, a fast-paced schedule, and trade partners working in all areas simultaneously.

Their exterior scope included installation of the structural metal sheathing and framing. The most challenging aspect of the exterior package was the logistics of safely accessing the building – including the exterior skin – on a boom lift in a heavily-congested downtown area in close proximity to the streetcar. E&K was limited to working off only one lift at a time. Additionally, to access the wood ceilings above the stairwell on the third floor, they were required to work off a scaffold platform. E&K successfully addressed these safety challenges with zero injuries.

With additional workers as well as overtime, E&K also met the challenge of getting the building dried-in despite several weather delays.

E&K utilized prefabricated drywall and layout machines. They worked diligently with other trade partners to sequence the work effectively. They also utilized pull planning sessions and pre-installation meetings to identify critical issues and minimize changes.

The E&K team used sophisticated PDF markup and editing software to put pictures and notes of each completed scope on a single platform that was easily accessible to field and office personnel. This facilitated quality assurance – a top priority for E&K.

Stated Kevin Collette, Project Manager, McCownGordon Construction, "From early planning and coordination to their unique pre-manufacturing process, E&K truly made a difference on our project. They went above and beyond with the highest quality at every corner." ▲

F I N A L I S T



E&K's work included the custom design and installation of the 3,900 square foot panelized linear open clear satin ash panels in the third floor event space and service bar.

F I N A L I S T



Because a large section of the second floor had been removed, Mark One faced safety challenges associated with the extensive use of lifts and scaffolding – and fall hazards. They met these challenges with no OSHA recordables.

Mark One Electric Company, Inc. J. Rieger & Co. Distillery Kansas City, Missouri

Once the largest pre-Prohibition brewery in Kansas City, the Heim Brewery building at 2700 Guinotte Avenue is now home to the new J. Rieger & Co. Distillery. The three-story, 60,000 square foot building was modernized to house offices, retail, a new distillery production area, and first-class hospitality spaces.

Renovating existing structures is always challenging, especially when a building is over 100 years old. Mark One Electric Company's biggest challenge, however, was not the actual nuts and bolts renovation, but making the new feel old again. Materials and finishes were selected to create a vintage look. Displays feature unobtrusive modern lighting, retro-style fixtures light the common spaces, and most of the wiring is in conduit. The end result is a "new" building that feels as if it has been there since before Prohibition.

To deliver a better final product, Mark One used its manufacturing facility to pre-fabricate as many items as they could. Using their off-site facility allowed them to prepare light fixtures, conduit runs and bends, and electrical panels under optimum conditions for safety and productivity, then deliver those items to the site for installation. In this manner, they needed fewer people on site, which was especially important considering the hazards imposed by the removal of the second floor for the new distillery. They were also able to use BIM to assist with layouts and identify potential issues before they arose during construction.

Because a large section of the second floor had been removed, Mark One faced safety challenges associated with the extensive use of lifts and scaffolding – and fall hazards. As they do on all projects, they performed a Job Hazard Analysis to identify areas of concern and ways to mitigate them. For this project they made sure that proper railings were installed and that employees on site received additional scaffolding, lift, ladder, and fall protection training. They also conducted regular safety inspections and made sure all employees had proper PPE. As noted, they also moved as much production as possible to their off-site manufacturing facility. They had no OSHA recordables throughout the project.

Mark One has a QA process in place to review all phases of a project, from paperwork to equipment installation. They worked closely with the owner and the general contractor to exceed quality expectations, respond quickly to changes, and provide additional manpower to meet deadlines when required. Many of the fixtures were specialty items provided by the owner. Great care was taken to make sure they were delivered and installed in accordance with the owner's wishes, including last-minute changes and post-construction adjustments. ▲

Welcome New Members of The Builders' Association!

Approved at The Builders' Association Board Meeting on May 21, 2020

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AIA Kansas City and The Builders' Association Present AEC Insights Webinar on Navigating Through COVID-19



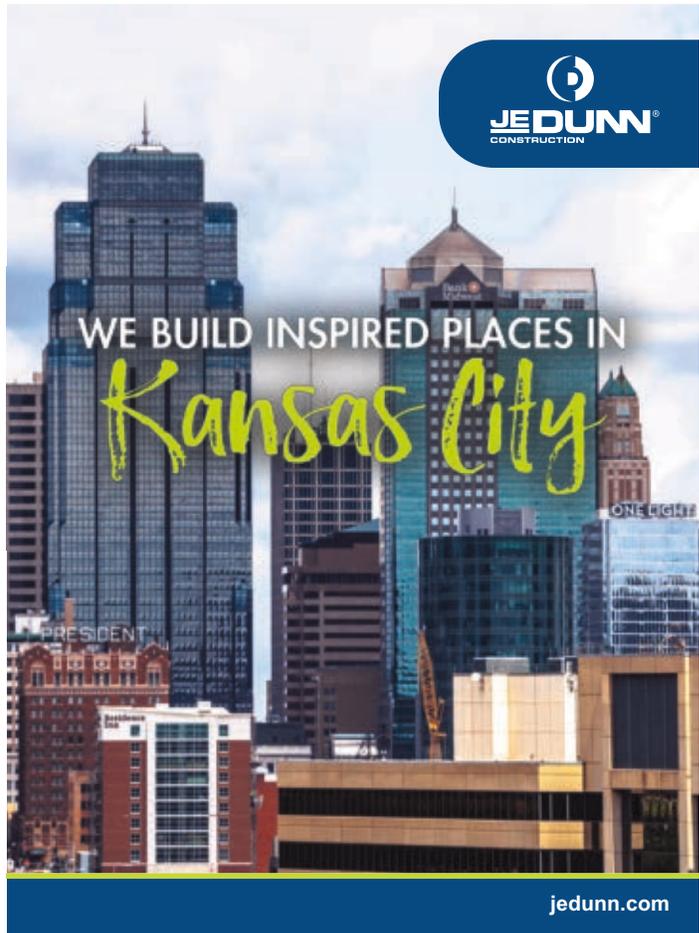
Top row (left to right): **Richard Bruce, Ph.D.**, AEC Insights moderator and Workforce & Professional Development Director, The Builders' Association; **Bill Bourne**, AIA, AEC Insights panelist and Associate Principal, Populous; and **Phil Thomas**, AEC Insights panelist and President, A.L. Huber – General Contractor. Middle row (left to right): **Ryan Manies**, AIA, AEC Insights panelist and Vice President and General Counsel, McCownGordon Construction; **Phil Shoemaker**, AEC Insights panelist and Safety, Health & Environmental Services Director, The Builders' Association; and **Amy Eckhoff**, AIA, AEC Insights panelist and Partner, GastingerWalker&. Bottom row: **Jim Sherman**, AEC Insights panelist and Program Manager, Johnson County Kansas Contractor Licensing; and **Dawn Taylor**, AEC Insights organizer, Executive Director, AIA Kansas City Chapter, and Board Member, Kansas City Chapter, AGC.

Six industry professionals participated in “AEC Insights Part 1: How to Navigate Construction Administration Through COVID-19,” a live webinar held on Thursday, May 21, 2020.

The participants addressed questions ranging from “What are the best practices in COVID-19 health and safety protocols on jobsites?” to “What are the long-term effects of COVID-19 in the AEC Industry?”

AEC Insights is the first of a planned three-part series organized by Ryan Warman, AIA, President, AIA Kansas City Chapter and Vice President/Chief Operating Officer, Pearce Construction; Dawn Taylor; and Don Greenwell, President, The Builders' Association. Ryan Johnson, Information Technology Director, The Builders' Association, provided the technical support for the webinar, which included a poll related to COVID-19 and the jobsite, as well as questions from the audience.

The webinar may be viewed on The Builders' Association's YouTube channel at www.buildersassociation.com. ▲



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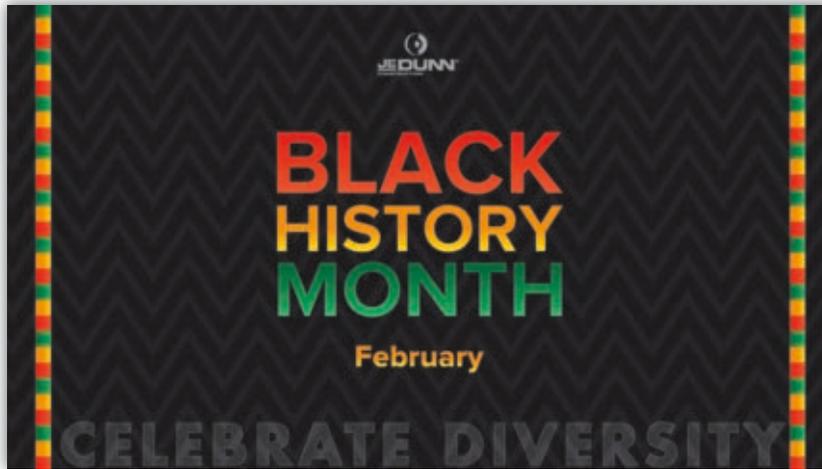
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JE Dunn Construction Company's Diversity and Inclusion policy statement is as follows:

"At JE Dunn, we believe diversity and inclusion foster innovation and creative thinking. Our approach is designed to help our employees flourish in their careers. Not only do we recognize the value of having well-rounded professionals lead a diverse set of projects, but through collaboration of innovative thoughts and ideas, we're able to promote a culture of inclusion where everyone feels like a valuable contributor to the company's success. At JE Dunn, diversity and inclusion are part of the creative culture we are proud to be recognized for."



JE Dunn Construction Company DUNN diversity

As part of its diversity and inclusion efforts, JE Dunn recognizes ethnic heritage months including African American History Month through electronic media at all of its offices.

JE Dunn's diversity and inclusion strategy centers around three best-practice pillars of excellence: Marketplace, Workplace and Workforce.

Marketplace: In the past 24 months, JE Dunn has reviewed and updated their national database of certified trade partners. They also updated their nationally-recognized Minority Contractor Development (MCD) training program for women and minority trade partners, graduating 29 new trade partners across four cities in 2019. This comprehensive eight-month training program better prepares small businesses to excel in business and earn contracts in the commercial construction industry.

Workplace: JE Dunn expanded their Moment Connection women's employee resource group to all 23 of their offices. The group's mission is to foster connections and camaraderie among women as they navigate their careers at JE Dunn. Focus areas include education, career development, and community service. JE Dunn also recognizes ethnic heritage months through electronic media at all offices, in addition to promoting awareness of Women's History Month, LGBT Pride Month, and Disability Awareness Month. The company also holds an annual Military Veterans recognition and self-ID campaign. JE Dunn joined the LGBT Chamber of Commerce in Kansas City, its headquarters location, along with Disability:IN, an advocacy and training group supporting people with

disabilities in industry.

Last, in 2019, JE Dunn launched Diversity Dialogues across the company, conducting over 25 small group sessions with leaders and operations associates focusing on key pillars of inclusion: Psychological Safety, Belonging, and Voice. These sessions were condensed to a Toolbox Talk version for jobsites, promoting awareness and insights on topics like gender-neutral language, treating all associates like family, and including all personnel in communication and work-related activities.

Workforce: Diversifying its workforce continues to be a priority. In 2019, JE Dunn added three historically black colleges and universities (HBCUs) to its foundational list of campuses where they recruit, with activities such as career fair participation, Prepare for the Fair primers for students, and commitment to a pilot scholarship program at one HBCU. JE Dunn proactively launched an outreach initiative to all of its diverse community partners in every city in which it operates to make them aware of all job postings, with the intention of increasing diverse candidate slates for posted positions. While the industry and JE Dunn are less diverse than they aspire to be, the pace of their increase in diverse hires and women hires surpassed that of male and non-people of color hires in 2019. To measure progress, JE Dunn created a diverse workforce executive dashboard that provides a

baseline and quarterly snapshot of progress in the area of diverse staffing.

In 2019, Gordon Lansford, JE Dunn's President and CEO, took the CEO Action Pledge for Diversity and Inclusion, a global initiative encompassing over 800 CEOs who pledge to advance an agenda of diversity and inclusion as a key component of their company's business strategy. Initiatives are published as part of a global community of excellence focused on sharing best practices. JE Dunn has taken a leadership position in the industry by joining this global list of participating companies.

JE Dunn partners with a variety of community and industry groups on its diversity and inclusion efforts.

In the business and construction areas, they are national members of the National Minority Supplier Diversity Council, with nine regional affiliations including representation on the board of directors for the Mountain-Plains Minority Supplier Development Council. They are affiliated nationally with the Women's Business Enterprise National Council and the National Association of Minority Contractors, including regional board of directors representation.

Other affiliations include the National Association of Women in Construction, Hispanic Chambers of Commerce, Black Chambers of Commerce, the National Organization of Minority Architects, the Minority Contractors Association of Greater Kansas City, and The Builders' Association.

In other areas of community engagement and philanthropy aimed at diverse causes, JE Dunn proudly supports organizations including Job Corps, the Mid-America LGBT Chamber of Commerce, the Kansas City Diversity & Inclusion Consortium, The Whole Person, the National Urban League, the NAACP, the Veterans Business Outreach Center, and YouthBuild.

JE Dunn's commitment to diversity and inclusion extends to internships for diverse high school students from Cristo Rey High School in Kansas City; Kansas City Public Schools; and Kansas City, Kansas Public Schools. ▲



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WINNER

McCarthy Building Companies, Inc. was the Construction Manager for the Johnson County Medical Examiner Facility. The 32,000 square foot, one-story research and medical facility is located on the Johnson County Government Campus at 119th and Ridgeview in Olathe, Kansas. The design firms were PGAV Architects and SmithGroupJJR.

McCarthy was selected as Construction Manager during the schematic design phase. They provided cost estimating, scheduling, phasing, and construction logistics support as the project moved through design. The project team visited peer facilities around the country to gather information on best practices, design efficiencies, and ideas for specialty fixtures and equipment. During the construction phase, McCarthy's expertise with complex labs and medical buildings enabled them to construct the facility efficiently and effectively.

The facility is designed to meet appropriate national benchmarks for autopsy rates; facilitate National Association of Medical Examiner accreditation; and provide reliable public health data to identify trends and emerging diseases. Facility staff will include toxicologists, medical death investigators, autopsy technicians, and administrative staff.

Johnson County voters funded the facility's \$21 million budget as part of a 10-year, quarter-cent public safety sales tax that also financed the new courthouse. This is an entirely new facility, not a replacement facility. It is expected to generate ongoing cost savings to Johnson County resulting from the efficiencies of conducting medical examiner and forensic services in-house rather than outsourcing them to another county.

Highlights include a glassed-in public entrance that opens to secure areas for staff and lab work; technology for high-level forensics with more protection for technicians and observers; two conference rooms; observation areas; and a sally port enclosure.



Dr. Diane Peterson, Johnson County Coroner and Chief Medical Examiner, wears a 3D virtual reality headset to review a virtual mock-up created by McCarthy's in-house VDC team.

McCarthy Building Companies, Inc. Johnson County Medical Examiner Facility Olathe, Kansas

While physical mockups are commonly used to test and fine-tune the functionality of spaces prior to construction, they are not practical on small-scale projects with limited resources and multiple unique rooms within the same facility. Virtual mockups, in contrast, enable construction teams to actively engage stakeholders in the design and construction process on projects of any scale. Unlike a traditional in-place mockup, which is a labor and space-intensive process that requires physical alterations every time a modification is made, virtual mockups can be created and modified with a few simple keystrokes.

The facility houses an array of MEP systems including advanced exhaust equipment, drainage systems, and specialized laboratory equipment. Virtual design and construction (VDC) technology ensured efficient coordination of all MEP systems within the building footprint, while maximizing efficiencies realized by adjacencies between the toxicology lab, autopsy lab and morgue spaces.

For example, the virtual mockup helped identify the need to replace the original hose reel, which was to be mounted on the wall of the

autopsy room, with a self-retracting hose reel. The construction team collaborated with the manufacturer to create a 3D Revit drawing of the proposed replacement so users could experience it within the 3D space before deciding to purchase it.

The VDC mockup was created at the same time as the large lab equipment submittal package was being reviewed. Any issues were conveyed to subcontractors to update shop drawings and proceed with fabrication. This simplified the Building Information Model (BIM) coordination process, particularly around fixture and equipment locations in tight spaces above ceilings and inside walls.

Virtual mock-ups also helped with quality control, as the project team could easily identify items missing during in-wall and above

ceiling inspections. To communicate progress and work needed to complete items, 360-degree photos were used. No unforeseen or major rework was required on the project, and less than 10% of all RFI's were associated with the autopsy suites (where clarification items were located).

Johnson County will gain long-term value by being able to access and use the 3D model for maintenance and upgrades.

"McCarthy's expertise with complex labs and medical buildings enabled us to construct this important asset for Johnson County efficiently and effectively," said Steve Cramer, AIA, Vice President, PGAV Architects. "McCarthy's Virtual Design and Construction team . . . utilized technology to streamline the construction process. The VDC team leveraged BIM modeling and clash detection to avoid conflicts in the field during construction, and even constructed a virtual mockup of the autopsy suites so the Chief Medical Examiner could experience and refine details in virtual space."

He added that the McCarthy team's "knowledge, professionalism, positive attitude, and pleasant demeanor have been tremendous assets to the project." ▲

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