

# Greater Florida Constructor

A Publication of the Associated General Contractors of Greater Florida



Building Your Quality of Life  
Greater Florida Chapter

## 2007 Horizon Award Winners Featured Inside!

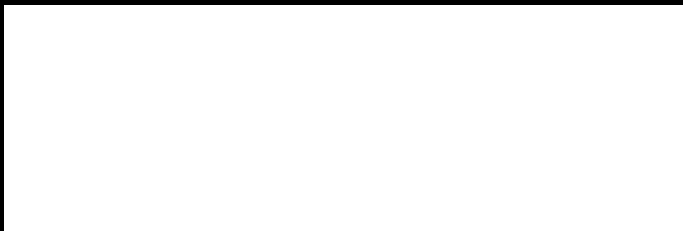
### AGCGF Wins Big at AGCA Annual Convention



**Clancy & Theys  
wins Project  
of the Year**

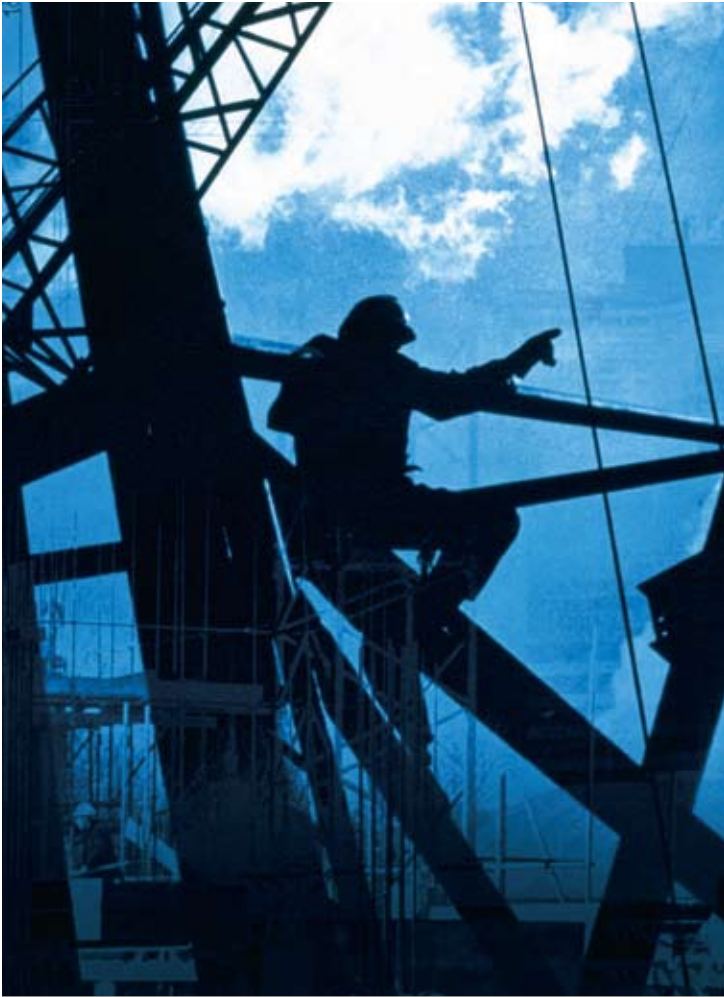


**Vogel Brothers wins  
The President's Award**



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Magnolia Center 1  
1203 Governors Square Blvd.  
Suite 202  
Tallahassee, Florida 32301  
Ph: (850) 656-6009  
TF Ph: (866) 860-6009  
Fx: (850) 656-1278  
[www.agcfl.org](http://www.agcfl.org)

### Office Staff:

Commander Bill Spann, USN (Ret.),  
*Executive Vice President*  
Dawn Conger, *Senior Director of  
Member Services & Administration*  
Susan Laudenslager, *Senior Regional  
Membership Development /  
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### Published By:

Martonick Publications  
TF Ph: (866) 387-0967  
TF Fx: (866) 458-6557

4000 S.W. 35th Terrace, Suite B  
Gainesville, FL 32608  
[info@martonickpublications.com](mailto:info@martonickpublications.com)  
[www.martonickpublications.com](http://www.martonickpublications.com)

*President:* Maria Martonick  
*Managing Editor:* Jenna Tighe  
*Account Executive:* Maria Martonick

### Production By:

Suckerpunch Creative Ltd.  
[info@suckerpunch.ca](mailto:info@suckerpunch.ca)  
[www.suckerpunch.ca](http://www.suckerpunch.ca)

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*Editor's Note: Jim Ploska is  
the 2007 board treasurer,  
not David Barksdale. We  
regret the error from Q1.*

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# Message From The President

## Raising the Bar of Excellence



I would like to begin this, my first president's column, by thanking my predecessor, David Price, for his outstanding leadership and hard work over the past year. His efforts – along with those of our board, professional staff and our members – have played a critical role in the phenomenal success this chapter has achieved in the past 15 months. I was pleased but not at all surprised to see David recognized at our annual Horizon Awards banquet with the George Edwin

“Ed” Waters President's Award for Distinguished Service. David, congratulations on a job well done.

I am honored to have been elected as your president for 2007 and know that together, we will accomplish many positive things over the next year. My goal for 2007 is to continue raising the bar of excellence at AGC of Greater Florida. Our chapter was recognized at the national AGC of America convention in San Antonio with two major awards, one for membership and one for public relations. I invite you to read about them later in this issue. Over the coming year, we will work together to continue that positive momentum and use it to benefit our members.

In the past several weeks, I have spoken to our members in Jacksonville, Tampa and Orlando. My message in each location was that AGCGF exists for the sole purpose of helping you grow your business and further your careers. We do that by staying very active in politics in Tallahassee and in Washington D.C., by providing interesting and timely professional development training at meetings, and by peer-to-peer networking within our group.

We will continue to make those efforts better, more effective and more educational for you and your firms. In order for us to be truly successful, however, we need each of you to own this association! We need every member to participate in our events, make suggestions, take advantage of sponsorship opportunities and be as active as possible. I can guarantee you one thing: you will receive far more than you give to AGCGF, because you'll be leveraging our tremendous collective power as an industry force!

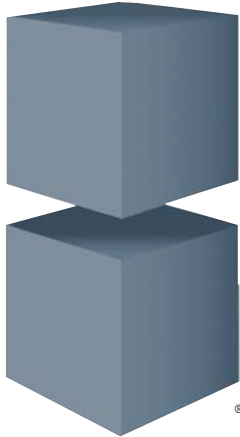
Again, thank you for the opportunity to serve as your President.

David V. Hayes  
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# Message From The Executive Vice President

## Sustained, Superior Performance



**B**y now you know that we like to use data to produce and verify results. “You treasure what you measure,” and “what you measure, you can manage,” or so the sayings go. If we can count it, analyze it, measure it or somehow get reasonable anecdotal evidence to support facts about something not easily quantified, then our decisions have a greater likelihood of being correct. Well-intentioned hunches feel good, but can often lead to disaster.

Over the past 15 months, AGCGF has used data to produce results. Results like:

- 67 percent membership growth, with nearly 100 new member firms!
- 80+ percent improvement in our financial position
- Winning 22 percent of the nine AGCA annual chapter awards for 2006
- Record-setting attendance, participation and sponsorship at events such as the Annual Horizon Awards

This is a great start – but it is just that – a start. This job is not about first year awards, attendance rates, membership growth or participation. **It is about sustained, superior performance over the long term** in a careful, planned and data-based manner that does one

thing and one thing only: *continually increases the value of AGCGF membership to help our members grow their business and develop their careers* – period.

Our goal is to be able to look back five years from now and see the same loyal members in the room, because they renewed to continue receiving the valuable product AGCGF offers. Awards and record-setting statistics are great, but earned, long-term member loyalty is the yardstick by which we measure success.

Lastly, I would like to echo President David Hayes’ comments in his column regarding Dave Price. I could not have asked for a better boss to have during my first challenging year in this job. Dave was and is a great mentor, leader and friend. Congrats on receiving the well-deserved Waters Award, and we look forward to hearing of your success at Barton-Malow!

The AGCGF staff and I look forward to serving under David Hayes’ leadership during the coming year. He has already been a huge help both last year in his previous position and daily since taking over the presidency of both our chapter and the AGC Council of Florida. David is a proven industry leader and he will no doubt leverage those talents and experiences on the board.

A handwritten signature in black ink that reads "Bill Spann" with "AGCGF USA (ACT)" written below it.

Best regards,  
Bill Spann 



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# APM Construction Corporation Excels for Sihle Insurance



**A**fter numerous structural issues and a two-year delay in starting the project, APM Construction is currently completing the new office building for the Sihle Insurance Group in Altamonte Springs. The \$6 million project is expected to be completed by August 2007 and consists of 45,000 square feet of office space featuring high-tech design elements, elaborate security and surveillance systems in addition to an underground parking garage.



# AGC of America Presents Best Overall Public Relations Program of the Year Award to AGC of Greater Florida



In this photo (left to right): Larry Gervig-Creative Contractors, Richard Marshall- Walbridge Aldinger/ AGCGF Board Vice President, Dawn Conger-AGCGF, Bill Spann-AGCGF Executive Vice President, David Hayes-Wharton-Smith/AGCGF Board President, Harry Mashburn-2006 President AGCA





# AGC of America Presents James E. Cashman Trophy for Member Retention and Recruitment to AGC of Greater Florida



In this photo (left to right): Bill Spann-  
AGCGF Executive Vice President,  
Richard Marshall- Walbridge Aldinger/  
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# 2007 AGC of Greater Florida Annual Dinner & Horizon Awards



**N**early three hundred people attended the AGC of Greater Florida's Annual Dinner and Horizon Awards on March 31 at the Orlando Museum of Art. The museum was filled to its maximum capacity. Attendees enjoyed a delicious dinner and honored the winners of the 2007 Horizon Awards.

Executive Vice President Bill Spann spoke and said that the AGC of Greater Florida is the fastest growing AGC chapter with 242 member firms. Since 2007, AGCGF has signed up 28 new members. He also thanked his staff, which he called the most professional team he's ever worked with:

- Dawn Conger
- Unique Carper
- Susan Laudenslager
- Michael Fallon


Susan Laudenslager was presented with an award for being the top recruiter for 2006.

"Thanks for the continued support, for familiar and new faces. Thank you very much," she said.

Bill also presented David Price the Ed Waters Award for his skill, integrity and responsibility.

Eleven companies were recognized with Horizon Awards in several categories. For more information on each winner and their project, look further along in this magazine.

New Board President David Hayes also spoke, and thanked Immediate Past President David Price for an "excellent job in leading us to a whole new level." He also said it was an honor to follow as the next president and "David Price's and our staff's efforts have made great strides for our future."

Steve Sandherr, current CEO of AGCA updated attendees on the status of AGCA's efforts to influence what legislation is passed. He's working on immigration reform, tax increase prevention and other key measures of importance to commercial contractors. 





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# Turner Construction Company

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Turner Construction Company was proud to help the Orlando Magic celebrate its 2006-2007 season by giving a brand new face to a team that has been around and entertained us for many years.

Turner Interiors recently completed the Ritz Courtside Club, also known as the Blue

Room, which is situated inside of the Amway Arena, home of the Orlando Magic. This exclusive, luxury club is made up of high-end services and amenities that its patrons, including many local celebrities frequent on a regular basis. Some of those lavish amenities include drink bars, food buffets and private facilities along with effervescent interiors and tasteful designs.

Club Blue was opened to the public early in October 2006, which was an important factor since memberships were sold out before it was even completed. Turner Interiors teamed with HOK s+v+e Architects out of St. Louis.

Turner Interiors recently completed the Cambria Club, which is also inside the Amway Arena. Shortly following the opening of the Ritz Courtside Club, Turner completed this suite, which is targeted for the more casual Magic fan that still enjoys the benefits of

watching a game or event among the finest amenities.

Turner reached new heights with the completion of the Cambria Club in early December 2006. Just in time for another one of the team's home streaks, the Magic unveiled for the first time ever, five of its skybox suites combined into one high-class room of entertainment.

"While still enjoying the exclusivity of a private suite, in Cambria you can easily mix personal enthusiasm for our team with business," Turner Project Manager Diana Mucha said.

Similar to the Ritz, it was also sold out, but in this case — even before the project ever broke ground.

Turner Interiors teamed with Vision IV Architects out of Orlando to successfully reveal the eagerly awaited Cambria Club late last year. 🏀





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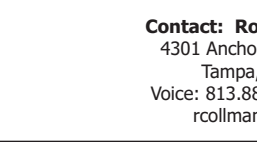
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# Creative Contractors

## Dunedin Community Center

General Contractor | Building New Construction | \$6 to \$15 million



**T**he new 45,000-square-foot Dunedin Community Center was constructed to better accommodate the needs of the Dunedin citizens and allow a more varied choice of activities for the entire family. While the center provides numerous indoor opportunities for exercise, education, training and entertainment, the space surrounding the community center is organized to provide additional amenities.


Creative constructed a 1,700-square-foot pavilion fronting on Wee Loch Ness Pond, along with a 1,500-square-foot outdoor performance stage with full sound control and lighting capabilities. The project included a playground that is among the very newest playground designs capable of excellent wheelchair access for children and attendant adults.

The new community center is the first “green” public building in Tampa Bay and the first “green” community center in the state. The facility was planned, designed, constructed and is operated and maintained in consonance with the newest environmental standards as defined by the US Green Building Council. It was designed to be

30 percent more efficient than a standard building, which equates to \$35,000 per year in operational savings. At this time, the project is expected to qualify as a Silver LEED certified building.

Although a green building is very in line with the quality management practices Creative already has in place, it took a certain amount of innovation to get to know what products and materials are out there and where they are produced. Learning how to build green was an education for Creative’s entire team.

Sustainable construction is dependent upon team players. The Dunedin Community Center was successful due to the constant collaboration between Creative, the owner, the architect and the subcontractors. Every player needs to understand why something is being done and why it is important.

The Dunedin Community Center is the biggest building this quaint city has ever built and will be a source of pride for the community for many years to come. For Creative, this project represents the beginning of a green movement that is gaining momentum. 



# Encore Construction, Inc.

## Eastern Regional Water Supply Facility – Phase 2B Expansion

General Contractor | Municipal/Utility Renovation | \$15 to \$30 million



**T**he Phase 2B Expansion of the Eastern Regional Water Supply Facility was a vital component of the growth and development of East Orange County. The facility provides drinking water for the eastern part of the county.

Not only was the capacity of the facility increased by 15 MGD, but the existing treatment process was replaced, providing a much higher quality of water while also eliminating potential safety issues for the plant and public.

A key component of this project was the installation of state-of-the-art on-site Sodium Hypochlorite Generation Systems that replaced the existing gas chlorination system. A unique element

of this technology is the safety it brings to the public. A Fluoride Feed System was installed, providing East Orange County the benefits from community water fluoridation.

One of the most critical elements of this project concerned an uninterrupted service of drinking water to the people of East Orange County while the expansion took place. Using its hands-on experience of self-performing and strong understanding of the treatment process, the Encore team was able to work hand-in-hand with the county staff to coordinate pipe and process tie-ins, as well as shut downs, to maintain the ability to continuously run the plant. ⚠️





# WELBRO Building Corporation

## Rosen Shingle Creek Hotel

General Contractor | Building New Construction | > \$30 million



**T**he construction of the Rosen Shingle Creek Hotel represents another milestone in the 25-year relationship between Rosen Hotels & Resorts and WELBRO Building Corporation.

Through the years, WELBRO has constructed thousands of hotel rooms on multiple sites for Rosen Hotels & Resorts but nothing of the scale and grandeur of the Shingle Creek Resort. At project inception, Harris Rosen, CEO and President, selected both his contractor and his architect to form a cohesive team. HHCP Architects of Maitland was the selected design professional, and their 20-plus-year relationship with both Rosen and WELBRO made for a strong team.

As the Shingle Creek Resort was to serve as the cornerstone of the Rosen Properties, buildings large in scale and grand in presentation were a necessity. The scope of the project quickly became 1,495 hotel rooms and suites and a 650,000-square-foot convention facility with a combined under roof area totaling 1,740,000 square feet.

Project design commenced in 2001 with the understanding that this would be a phased construction project. The golf course and clubhouse were developed and constructed in advance of the commencement of hotel construction to allow the golf course to mature prior to the influx of hotel guests. When construction began on November 24,

2004, the scheduled completion date was November 22, 2006. With the complete integration of the project design and construction team, the building completion date was moved forward 75 days.

The certificate of occupancy was granted by Orange County on September 8, 2006 and the hotel opened for business on September 9, 2006. While there were the obvious financial considerations that justified moving the completion date forward, there was a sentimental reason as well. September 9, 2006 was Harris Rosen's 67th birthday and what better way to memorialize the opening of a new facility than to have the opening occur on your birthday! 🎂

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# Wharton-Smith, Inc. Construction Group

## South Regional Reverse Osmosis Water Treatment Plant

General Contractor Municipal/Utility | New Construction | \$6 to \$15 million



**W**harton-Smith, Inc. (WSI) performed general contractor services on the state-of-the-art South Regional Reverse Osmosis Water Treatment Plant for the city of Palm Bay. The project team worked together hand-in-hand to provide the city of Palm Bay with a facility that both the city and WSI are very proud of.

With touch of a button functionality, uncomplicated expansion and aesthetically pleasing architecture, the South Regional Reverse Osmosis WTP will provide the city with a high-tech plant for years to come. Along with the WTP, the project also includes a new operations building and new administration building utilized by the utilities department.

With an initial capacity of 4 MGD, which is expandable to 10 MGD by adding three additional reverse osmosis treatment skids, the city can meet the demands of an ever growing population. Because the plant is state and federally regulated, it was built with func-

tionality and control in mind. A single plant operator can control the entire plant from one computer in the operations building. The instrumentation and controls utilized on the plant allow the operators to control and monitor the plant using a Supervisory Control and Data Acquisition (SCADA) system. The computers use 3-D HMI graphics, which allows users to view the plant layout in 3-D. This added feature helps eliminate user errors and helps locate problems with the system almost immediately. During the water treatment process, several chemicals are used to treat the water.

The plant is designed so the city can control the dosage of these chemicals with a touch of a button. This reduces cost and provides residents with better and more reliable drinking water. The operations building includes a lab, which allows the city to monitor many variables used to produce water by the plant. Operators can perform several tests

using the lab equipment. Because the plant is close to several residential communities, it was extremely important to take into consideration the WTP's effects on the surrounding community. The plant is equipped with an odor control facility, which helps eliminate unpleasant smells the plant creates. It was important that the project have an aesthetically pleasing quality. The operations and administration buildings have a more finished commercial look compared to the treatment facility, which is more industrial by nature.

Another great addition to the project was a berm, a raised barrier separating two areas, which WSI constructed along the west side of the site to provide some screening for the surrounding homes. The city planted magnolia trees along the top of the berm to provide additional screening. This project has all of the key elements required for success: great planning, teamwork, good communication and hard work. 🏆



# Wharton-Smith, Inc. Construction Group

## Southwest Water Treatment Plant

General Contractor | Municipal/Utility | New Construction | \$2 to \$6 million



**T**here are many ways to measure the success of a construction project, but the primary measurement tools used by many in our industry are cost control, the ability to achieve an on-time delivery and client satisfaction. These are the areas that Wharton-Smith excelled on in the Southwest WTP Ozone Treatment System.

An ozone treatment system is not a common one. It is a very complicated system with scores of instruments and complex controls. It is not typically the type of system that is constructed quickly. An on-time delivery was the biggest hurdle that Wharton-Smith faced on this project. With increasing potable water demands in the Osceola and Polk counties, it was imperative that the project reach a point of substantial completion and the plant be capable of supplying water to the surrounding area by June 1, 2006. Once permits had been obtained and final design completed, Wharton-Smith mobilized on January 14, 2006.

With long lead items (ozone generators, stainless steel check valve) not scheduled for delivery until April, this deadline presented quite a challenge. Essentially a seven or eight month project had to be built in four and a half months. Wharton-Smith Senior Project Superintendent Rodney Newell and his crew worked day and night on mechanical installations preparing for equipment arrivals. A 2,000-square-foot building was also constructed in this short time frame. All vendors delivered their equipment on time and every vendor and

subcontractor worked tirelessly over the next two months to install, test and start-up a very complex system. The effort required a lot of collaboration between a multitude of companies and the result was total success.

The plant began distributing water to the area on June 1, 2006.

"We may submit a paper for presentation at the Florida water show next year on this installation. The time from pilot to installation and start up is also a record, so we do have something to crow about," said Jim Jackson of Mazzei Injectors.

Cost control was another key component of this project. Through successful negotiating as TWA's construction manager, Wharton-Smith was able to build the project as well as make many additional non-budgeted upgrades to the existing plant (wireless communications system, etc.) and not spend one penny more than the project budget.

The defining measurement of success at Wharton-Smith is client satisfaction. This project was one of many that Wharton-Smith has completed for TWA as a construction manager. TWA was in fact so delighted with the success of this project that they presented project manager Nathan Hillard with an award for excellence. This was the first time that TWA had ever given any award to a contractor. The Southwest Ozone Treatment System project was a success in every aspect. 🏆

# W.G. Pitts Company

## St. Johns Forest

General Contractor | Building New Construction | \$2 to \$6 million



**S**t. Johns Forest's clubhouse, amenity center, guard house and entrance feature project was awarded to the WG Pitts Company by Taylor Woodrow Communities in early 2005. Located in Jacksonville just north of St. Augustine on County Road 210 at I-95, this 435-acre community has 532 homes and is on the Duval-St. Johns county line.

This project exemplifies the best in construction and the ability to construct a very intricate, high design, quality project while at the same time meeting the financial requirements of the owner. The clubhouse and amenity center design features a French Chateau theme, which runs throughout the entire amenities area, from the main entrance fountains to the guardhouse and on to the clubhouse.

There were numerous facets to this project, including an 8,700-square-foot clubhouse and fitness center, resort-style pool with fountains, two-story tower slide, lighted tennis courts, full and half-court basketball area, tot lot, multi-purpose play field and a unique regulation sized roller hockey court.

This project required the intensive management and coordination of special craftsmen skilled in the lost art of hand hewing large timbers, creating and placing custom architectural precast material, forming custom iron work, and construction of onsite cabinetry and millwork. The site logistics added to the complexity of this project with construction occurring simultaneously at three different locations: the main entry, guard house and clubhouse. Expert scheduling was also required in the construction of fountains that flow into resort-style aquatic facilities with a zero entry pool and slide tower components. No detail was spared during the construction of the spectacular

French influenced clubhouse at St. Johns Forest. The entryway to the clubhouse comes complete with custom ironwork crafted doors, imported from Central America, portraying a sense of sophistication from the moment of arrival. The clubhouse is a stunning example of custom design and construction featuring everything from dark wooden and tile floors to the individual plaster molding with medallion insets that adorn the ceiling.

Stepping out of the clubhouse, you are greeted by the resort-style pool's zero entry. This type of entry was selected due to its uniqueness and functionality, allowing parents with young children an area that is shallow enough to play in. The pool also comes equipped with a 2.8 million BTU gas pool heater, fountain scuppers and a 17-foot tower slide that incorporates the cast stone columns and a hand hewn cedar trellis. The main entrance feature includes beautiful fountain scuppers inlaid in an elaborate and beautiful brick housing that captures the essence of the community at first glance. The fountain contains underwater up-lighting that only helps to amplify the elegance of the entryway at night.

The entryway feature was constructed with a specialized brick that is bordered by a detailed cast stone and incorporates two hand hewn supports to hold the roadside signage in place. After completion, St. Johns Forest was awarded by the Florida Home Builders Association and the Southeast Building Conference with Aurora Awards for Best Recreation Facility and Best Landscape/Pool and a Grand Aurora Award recognizing the project as best in class for Best Recreation Facility. Additionally the project was recognized by *Jacksonville Homebuilder* magazine as Best Attention to Detail. 🏆

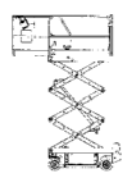
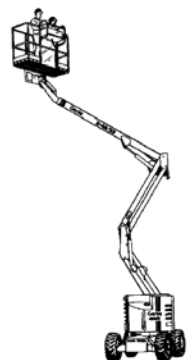
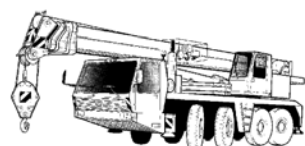


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# Auld & White

## The Beaches Area Historical Society Museum & History Center

General Contractor | Building New Construction | < \$2 million

The successful completion of the Beaches Area Historical Society Museum & History Center marked the culmination of one person's dream 50 years ago and a community's passion for having a venue to preserve the beaches' history and showcase their evolution over the last 100 years.

Funding for the project came from a variety of sources, including private donations and state and local grants. Despite these efforts, the budget was tight and the managing staff and board were looking for a design and construction partner to help them create a building, which reflected the casual culture of the beach, the elegance of a museum and the functionality of the balance of the facility.

Initially, BAHS contracted with another firm to provide design and build services to address their needs. However, this engagement resulted in a building with fewer square feet than desired, and a project cost significantly over budget. After several months of churning, BAHS asked Auld & White to step in and work with another architect to "rescue" the project.

Not only did Auld & White accept the challenge, but they also were able to deliver a building with a more functional area at a significantly reduced price. These efforts alone allowed the client to realize their dream.





# Regency Electric Company, Inc.

## The Cloister Hotel, Sea Island, Georgia

Subcontractor | > \$1 million



**R**egency Electric won a Horizon Award for the Cloister Hotel. In The Cloister Hotel, the Sea Island Company has a proud heritage of providing first class service to an elite clientele since 1928. Due to the hotel's age and many revisions to the building code over time, the Sea Island Company found it necessary to replace their flagship facility. Such an endeavor was not to be undertaken lightly. The challenge was to retain the old character of the original facility and incorporate this into a new, state-of-the-art modern building.

This project replaced the historic Cloister Hotel, originally built in 1928, with a new state-of-the-art multi-use hotel and convention facility at Sea Island, Georgia. During demolition of the old Cloister, many old Live Oaks were transplanted out of the construction zone for replanting after completion. The Spanish lounge was painstakingly

dismantled piece by piece, stored and then reconstructed in the new hotel. After demolition of the original structure, The Sea Island Company awarded the construction contract to the Batson-Cook Company, who subsequently issued the electrical work to Regency Electric Company. The Cloister is a 245,484 square-foot, five-star hotel of Spanish and European style architecture. Unique wood timber framing, millwork and stone are utilized throughout the facility. The features include 32 luxury suites, 10 kitchens, a meeting/ballroom, several restaurants, pre-function room, clubroom, library, solarium, smoking lounge, wine cellar and two bars.

In order to achieve their goal of a five-star rating, the Sea Island Company included flat screen TVs, heated mirrors, heated towel bars and heated tile floors in all hotel bathrooms. Due to the unique nature of the facility, the design process continued during

construction, right up to the completion date. The bid documents were reissued more than 34 times, incorporating hundreds of revisions throughout the course of the project. This added to Regency's scope and also revised work that was already installed. Regency generated 267 Requests for Information (RFIs) throughout the course of the project. Regency spared no effort in recruiting and mobilizing a large workforce in a small community, sufficient to complete a \$7.7 million electrical contract requiring a huge emphasis on quality finishes.

Through the combined effort of the design professionals, Batson-Cook, and Regency Electric Company, the project achieved all of the goals set by The Sea Island Company. From top to bottom, the new Cloister Hotel is a five-star rated hospitality facility with the finest architectural finishes money can buy. 🏆

# Turner Construction Company

## University of North Florida Library Addition

General Contractor | Building Renovation | \$15 to \$30 million



**T**urner Construction Company provides building services to leading developers, institutions and companies in Central Florida who recognize the value of a partner, who works diligently and creatively to find the best possible solution for each specific project. Every construction project will face its own set of challenges whether it is schedule, delivery method, location or budgets. Turner is comprised of a core group of professional builders experienced in dealing with all these challenges and helping owners realize their visions.

Turner Construction Company recently completed this \$18.2 million project consisting of a new four-story building that connects to the existing University of North Florida Library.

Turner's staff worked hard to understand the sensitivity of both the staff and the students. Construction was phased in accordance with minimizing all disruptions throughout the renovation and addition of this space. Communication was an essential key in the successful completion of the library.

Two prominent resources that were initiated throughout the con-

struction process were ProLog and Value Engineering. Prolog was utilized through the TurnerTalk program to post regular updates for the administration and students. Value engineering was also implemented to achieve a final project that was within the budget.

Turner reflected the skill, integrity, hard-work, ingenuity and commitment to deliver this project that emanates a noteworthy place in this community. 🏆



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# Wharton-Smith, Inc. Construction Group Uptown Altamonte

General Contractor | Municipal/Utility New Construction | \$15 to \$30 million



Visible from I-4 in Central Florida and positioned on 25 acres that encompasses the scenic waterfront of Cranes Roost Lake, Uptown Altamonte is a truly unique project.

This multiple-year construction management project consisted of road work, underground utilities, underground primary power rough-in for Progress Energy, public parks, dancing fountain, street lighting, painting of traffic signal poles and lighting, signalization, public restrooms, mitigation for property development, storm water pump stations, landscaping, signage, waterfront seawall, audio visual and security. The primary focus of the project was the old Altamonte Town Center, which has since transformed into Uptown Altamonte.

Multiple projects have been a part of upgrading the area for the new Uptown Altamonte. WSI has performed approximately \$25 million worth of design/construction management in two and a half years to contribute to the project. The Uptown Altamonte project was an exciting addition to the city in many ways. The redevelopment of the Cranes Roost Park and Festival Drive areas and the creation of Uptown Altamonte is part of the city's long-term economic develop-

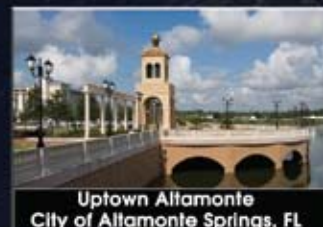
ment initiative, which has proven exceedingly successful so far. The city took steps to create an interactive environment for the patrons in a manner that is unusual to the public sector. The project involved the creation of an upscale municipal/public park that surrounds a developing business/residential center and consists of amenities that might only be found in a private theme park.

This project was unique in many ways. It was a fast-tracked project that consisted of over a dozen smaller project components to complete the project's infrastructure and development while coordinating the interface between three developers; adjacent projects included the construction of new retail space, office condos and residential condos, which were at various phases of design. This required precise attention to detail and constant communication not only with our own team members but with the surrounding projects development teams.

This is a project that Wharton-Smith, the city of Altamonte Springs, and all other parties who have been involved, will always be proud of.



## Congratulations to all the 2007 Horizon Award Winners



Uptown Altamonte  
City of Altamonte Springs, FL



South Regional RO WTP  
City of Palm Bay, FL



Southwest WTP  
Toho Water Authority, Kissimmee, FL

Wharton-Smith would also like to congratulate our own David V. Hayes on his recent selection as the 2007 President of the Florida AGC Council and the AGC Greater Florida Chapter!





# Walbridge Aldinger Company

## USF Center for Aging & Brain Repair

General Contractor | Building Renovation | \$2 to \$6 million



**T**his project is the construction of a new research facility, the Center for Aging and Brain Repair, located on the Tampa Campus of the University of South Florida.

This project is unique due to the complexities involved with building this new world-class facility within a building that was more than 20 years old. The mission of the Center for Aging and Brain Repair is to develop new therapeutic strategies to promote repair and regeneration of aging and diseased brain.

The project consisted of several phases, which were located in different parts of the existing building. Phase 2A – demolition of the existing space, exterior wall and roof edge to accommodate an interior renovation of the space and an 8,082-square-foot expansion to the existing building. The existing 9,556 square feet of the building was renovated into new lab and support spaces to match the work that was done during Walbridge's construction of another research project, the Center for Infant and Child Development.

Phase 2B – demolition of an existing lab and support spaces on the third floor. The space was then converted into new labs and support areas. Two existing labs received new interior finishes and lab casework installed. A second part of this phase was the demolition of the old animal surgery lab and adjacent labs on the second floor to create a new animal surgery suite and renovated lab and support phases. Phase 2B is approximately 8,028 square feet.

Phase 2C – addition of 8,082 square feet of a new shell building and associated site work. The shell space will be built out into new labs and support spaces, administrative and conference rooms. The overall project will have new HVAC, plumbing, electrical, and fire protection systems installed. Some of the new systems consist of vacuum and compressed air, natural gas and water purity systems. Total square footage on this project is 25,666. 🏗️

# Auld & White

## Whitewave Foods Addition

General Contractor | Heavy/Industrial New Construction | \$2 to \$6 million



### Meeting the Challenge of a Difficult Job

**P**hase I – The new, 9,800-square-foot dry storage warehouse required asbestos abatement, demolition of an existing building and preloading the site with structural fill to alleviate any future settlement issues prior to the start of construction. The construction of this phase also had to tie into and/or about existing facility buildings.

Phase II – The new, 16,300-square-foot product cooler required asbestos abatement, demolition of an existing building, surcharging the site with soil to alleviate any future settlement issues prior to the start of construction. The construction of this phase also had to tie into the recently constructed Phase I and abut existing facility buildings.

Construction also required the addition to an existing engine room. The engine room addition required the design, construction and erection of a steel mezzanine for the installation of a large condensing unit. The available space for construction of the mez-

zanine was extremely limited. Design, construction and erection of the mezzanine had to account for existing ammonia lines, ammonia tanks, and access to existing engine room areas and several other critical components to the manufacturing process. The engine room mezzanine consists of steel framing, steel grating, steel handrails and a set of removable steel stairs.

Construction also required the relocation of the existing soy line. This line delivers the raw soy product from one building onsite across the parking and trucking transport areas to another building, which houses the manufacturing and packaging facilities. This line is the lifeline of the facility and all work associated with its relocation required extensive planning and coordination so as not to disrupt manufacturing schedules. The soy line was relocated overhead using a steel support system in an effort to use a minimal amount of the limited space available and alleviate any future conflicts with the daily employee and transport traffic. 🏆





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# NOMINEES FOR PROJECT OF THE YEAR

**Auld & White Constructors**  
Beaches Area Historical Society Museum & History Center

**Clancy & Theys**  
NASA Operations Support Building II

**Creative Contractors**  
Dunedin Community Center

**Hensel Phelps**  
Temenos Anguilla Golf Course Clubhouse

**Turner Construction Company**  
University of North Florida Library Addition

**WG Pitts**  
St. Johns Forest

Congratulations on a job well done!

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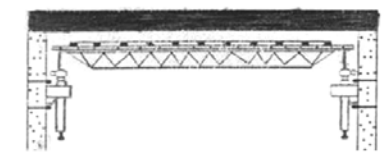
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# Project of the Year Winner

## Clancy & Theys for the NASA Operations Support Building II

General Contractor | Building New Construction | \$15 to \$30 million



Clancy & Theys Construction Co. was selected by NASA as a best value provider of construction services to build their new Operations Support Building II as they prepared to return to flight following the Columbia Shuttle Disaster.

Clancy & Theys won the project with the best price, most experienced management staff, resource availability, firm experience and reputation. However, most weighted by the client, was the positive attitude exuded by the team as they proved they were ready, willing and able to meet the project demands for accelerated schedule, extremely tight specifications, standards for quality and ability to deliver true state-of-the-art systems, some of which have never been used in the construction industry prior to this project.

Ten years in programming and development with an investment of more than three years in design and budgeting, this structure was designed to replace 14 aged and contaminated buildings and consolidate staff from across the Cape. As this facility was planned for use by NASA and other military and government agencies for delivery of top-secret payloads into orbit, this building was designed from the start as a backdrop for visits by celebrities of all levels including the President and First Lady, world political leaders, generals and astronauts.

The project team faced the following challenges as they proceeded to build the first new facility at Cape Canaveral in more than 10 years:

- Build a new five-story, 190,000-square-foot facility built on 10 acres directly adjacent to the Vehicle Assembly Building, fire and emergency services building and international press/media compound. No interferences, disruptions or shutdowns were allowed!
- The project schedule was dictated by NASA's Return to Flight initiative with no margin for delay, yet the client could and many times did shut down construction for any number of events such as weather, launches and/or special unscheduled or top-secret events.
- NASA project guidelines are the strictest in the industry relating to safety, security, weather and shutdowns.
- Project production was impacted with major changes including an accelerated schedule to allow for early acceptance and occupancy of the first and second floors in time for the first returning shuttle launch.

Also the project schedule was impacted by specification changes related to an upgrade to 10gb-CAT 6 augmented data cabling system in lieu of the CAT 5 (the first installation in the US) and communications and energy management systems (time, heat, light sensitive, smart system, again the first installation in the US) after start of the construction, as well as completion of the remainder of the building while the owner occupied the building, again no interferences allowed as launch was approaching.

The Horizon Award stands as a testament to each member's skill with the use of technology, and award-winning teams require integrity, hard work, ingenuity and commitment. The Florida Division of Clancy & Theys Construction Co. delivered an award winning performance in the construction of the truly state-of-the-art Shuttle Launch Operations building ahead of schedule while exceeding the client's expectations for cost control and adapting to their changing requirements during the construction phase.

The project construction team was recognized for exceeding NASA's safety goals, delivering the project early and completing the project ahead of the owner's cost projections. 🏆



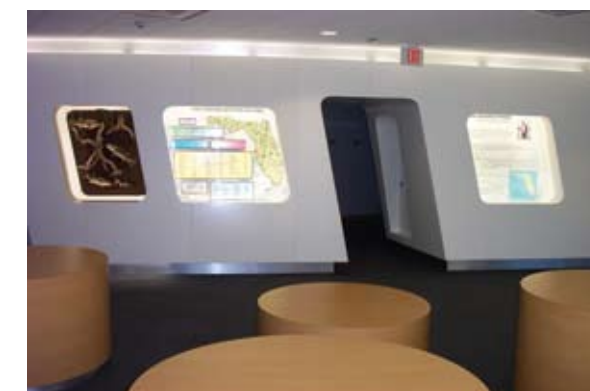
**Turner Construction  
Ad to Come**



# President's Award



# The Vogel Brothers The Florida Bass Conservation Center



**This year there is a new award category – The President's Award. The winner is selected at the sole discretion of the board president, and the award recognizes a single construction project that directly contributed to the state of Florida's citizens, environment, economy or other worthy cause.**

The Florida Bass Conservation Center is the only "State of the Art" freshwater fish hatchery in Florida and will be relied on heavily providing thriving populations of largemouth bass, bluegill and channel catfish to lakes, ponds and rivers.

Vogel Bros. transitioned an old dilapidated hatchery constructed in the mid '60s to a facility that can be compared to any technologically advanced production hatchery throughout the United States. The hatchery is as complicated to construct as a water or wastewater treatment plant using the same

hi-tech technology to kill bacteria and other forms of parasites in order to produce healthy fingerlings in mass quantities.

Prior to the opening of the hatchery (Visitors Area) to the public, Florida Fish and Wildlife Conservation Commission conducted a dedication ceremony at the facility. This is a significant event for Vogel personnel, HDR/FISHPRO, high-profile dignitaries and state senators.

Senator Paula Dockery was instrumental. She procured more than 3 million dollars from the state general fund and made the

opening remarks at the ceremony. In addition, our newly elected Governor Charlie Crist acknowledged a great accomplishment that was conveyed in a speech given by FWC Commissioner Rodney Barreto at the dedication.

On March 31, Vogel Bros. received the AGC of Greater Florida 2007 Horizon President's Award for the Florida Bass Conservation Center at the Richloam State Fish Hatchery. This prestigious award was for building new construction greater than \$15 million and selected by a panel of judges consisting of engineers, architects and consultants.







Building Your Quality of Life

# ASC's Annual Student Competition

The Associated Schools of Construction (ASC), an association of the top construction programs in the U.S., will have its annual student competition in Jacksonville, Florida during the fall of 2007 and 2008.

More than 30 student teams from the Southeast will compete in heavy civil, construction management and design-build competitions during the two-day event, co-sponsored and co-hosted by AGC of Greater Florida and Florida East Coast chapters.

The dates are **October 31 and November 1 and 2, 2007** at the Embassy Suites

Jacksonville – Baymeadows.

Industry firms are invited to sponsor a table during the first night's career fair and opening reception. Your company's involvement in this event is essential for us to provide "real world" experience to the students and **is a unique opportunity for you to network with the best and brightest construction students in the nation.**

Only sponsor companies will be afforded access to these seniors and juniors, who are the very top construction management students in the Southeast United States. Students will be instructed to bring resumes

and be ready to discuss career options.

Schools represented at the competition include Auburn, Clemson, Georgia Tech, Georgia Southern, Southern Polytechnic State, University of Florida, UNC-Charlotte, University of North Florida and Western Carolina University.

Table sponsors may visit [www.agcfl.org](http://www.agcfl.org) to sign up or E-mail Bill Spann for more information, [bill@agcfl.org](mailto:bill@agcfl.org). Tables are limited and interest has already been high. Sponsorship is \$500 for AGC members and \$600 for non-members, first-come, first-served.



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# Barton Malow Company Announces **Executive Promotions**

**Barton-Malow recently joined AGC of Greater Florida and hired Dave Price, immediate past president, to run the Florida operations. Here is some more good news for Les Snyder, an AGC stalwart.**

**B**arton Malow has announced the promotions of Lester Snyder III, from executive vice president to chief operating officer and Harvey Oliva from vice president to senior vice president

**Les Snyder** assumes responsibility for all Barton Malow Company operations, including regional offices. Les holds a Bachelor of Science Degree in Civil Engineering from the University of Pittsburgh. His construction experience includes notable projects in the corporate, industrial, power, education, healthcare, federal and entertainment markets throughout the United States and the Caribbean.

He co-authored the AGC publication *The Contractors' Guide to Building Information Modeling* and is a frequent guest speaker on industry related topics.



*Les has a long association with the national AGC of America and has served as a national AGC director, board and executive committee member and most recently chairman of the AGC Building Division.*

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Industry veteran **Harvey Oliva** oversees the Central Region Facilities Group, which encompasses the commercial, higher education, K-12 education and federal markets.

He served as the project executive for the award winning Soldier Field project in Chicago.

Barton Malow provides construction management, design-build, program management, general contracting, technology and rigging services nationwide. The ISO quality certified company has Green Building LEED accredited specialists on staff and is an industry Building Information Modeling leader. Niche market specialties include health care, educational, industrial, energy and special event facilities. Barton Malow has a staff of more than 1,300 and is a *Best Places to Work* company headquartered in Southfield, Mich., with offices in Chicago, Jacksonville, Orlando, Atlanta, Baltimore, Charlottesville, Va., Columbus, Ohio and Phoenix.

For more information, visit [www.bartonmalow.com](http://www.bartonmalow.com).

*Harvey has directed more than \$2.5 billion in construction since joining Barton Malow in 1988*

## David Price to Lead Barton Malow's Florida Region



**B**arton Malow Company is pleased to announce David Price has joined the company as vice president in charge of the firm's Florida region.

Price's distinguished career in the construction industry has spanned more than 25 years. He has extensive general contracting and design/build experience. He has managed projects for Walt Disney World, Greater Orlando Aviation Authority, Orange County Convention Center, Tampa Port Authority, Department of Navy, US Army Corps of Engineers, Florida Department of Transportation, Orange County and Seminole County. Prior to joining Barton Malow, Price served as operations manager for American Bridge responsible for Florida projects and regional office management.

Price is a graduate of the Leeds Polytechnic and Leeds College of Building in Leeds, England. He holds a Chartered Institute of Building certificate and a State of Florida

Certified General Contractor License. He currently serves as the immediate past president of the Associated General Contractors Greater Florida Chapter.

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# Member Profile



## Cotter Ryan Construction, Inc.

Cotter Ryan Construction, Inc. is a general contractor, centrally based in Longwood FL. Since 1993, we have specialized in new commercial projects and renovations, including general and medical office buildings, warehouses, apartments, schools, churches, retail and restaurant facilities.

Their key to success has been the Cotter Ryan Team-Build Process, which allows the company to deliver maximum value on every project with a team approach in every aspect of the job.

Cotter Ryan is led by its founder, Scott H. Ryan, a charter member of the Associated General Contractors of Central Florida. Scott served on the Central FL AGC Board of Directors for eight years and was chapter president in 1999.

At Cotter Ryan, team participation ensures all owner requirements are met including cus-

tomized planning, pro formas, land use analysis, financing requirements, permitting, interfacing with utilities, building departments and other governing bodies.

Cotter Ryan's Team-Build Process creates an environment that fully involves owners in planning and construction issues and ensures all requirements are met from project inception through occupancy. It offers a proven alternative to traditional construction management applications, a superior construction experience for each client and greater confidence in the success of the current and future projects.

The company offers a full range of construction services. Some of their most recent projects include the 48,000-square-foot Universal Center Office Building in Kissimmee, the 32,000-square-foot Legacy Village Office Park in Lake Mary and the 8,000-square-foot AmericanFirst Bank in Clermont. 🏠



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# Brownfields Redevelopment: **Florida's Win-Win Public and Private Collaboration**

BY KATHRYN BENOAY, MARKETING MANAGER,  
GFA INTERNATIONAL

Since its inception in 1995 through the United States' Environmental Protection Agency, Brownfields Redevelopment has been an economic focal point through its growth into a proven, results-oriented program. In short, it has changed the way contaminated property is perceived, addressed and managed.

It's estimated that there are more than 450,000 Brownfields in the United States., which are problem properties complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Brownsfields do not necessarily have to be contaminated. In its definition, the object is to rejuvenate undesirable properties and use them to their highest potential. In Florida alone, there are nearly 150 designated Brownfield areas, many of which contain multiple Brownfield sites.

The Brownfields mission is designed to authorize states, local communities and other interested entities to collaborate in the revitalization and rehabilitation of their communities. Through financial, loss-prevention and job creation bonus incentives offered by federal, state and local municipal agencies, investors are transforming formerly unattractive areas into thriving community assets.

In Central Florida, one of the more recognizable success stories is the City View project in Orlando's Parramore area, which became a designated Brownfields Area upon initiation of the Florida program. Some

time later when an investor became interested in the area, a Phase I and II Environmental Site Assessment uncovered petroleum and chemical contamination on a former gas station and auto repair site. The investor was able to garner an additional \$64 million from the city of Orlando to invest in the clean up of the site and construction of affordable apartment units in addition to 25,000 square feet of retail and 200,000 square feet of office space. The investor also received \$900,000 in tax refunds from the building materials utilized on the apartment complex.

In 2006, Baldwin Park, the former site of the Orlando Naval Training Center, received the USEPA's Region 4 prestigious "Phoenix Award." This project brought together an outstanding combination of federal, state and local stakeholders who partnered advantageously to acquire all available redevelopment incentives and transformed an 1,100-acre blemish into a model of environmental stewardship for Orlando.

Continuing in the same vein, Portfields is a NOAA and Environmental Protection Agency led initiative, which recently selected the Port of Tampa as one of its three pilots for the program. The Portfields initiative focuses on redeveloping port communities in a way that enhances port infrastructure, protects human health, preserves and restores critical habitat and provides improved quality of life and economic opportunity for communities. The initiative is further designed to leverage federal, state, local and private resources to support development and revitalization efforts.

For more information, visit [www.epa.gov/swerosps/bf](http://www.epa.gov/swerosps/bf).

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