

# LANDMARKS

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roof truss lift  
complete

Umstead Hotel  
site prep  
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airport

New projects  
awarded  
across U.S.



# Turning Stone Casino Resort

*Hunt delivers upstate New York facility despite adverse weather, schedule*

Hunt Construction Group has an impressive new facility in its portfolio, encompassing an upscale hotel resort, convention space, and casino.

The Turning Stone Casino Resort Expansion Tower Hotel, Event Center, Winter Garden Project, located in Verona, New York, consists of a 19-story, 200,000-square-foot hotel with 287 guest rooms including seven VIP suite rooms, a 140,000-square-foot, 5,000-seat multipurpose sports Event Center and a 60,000-square-foot main entrance atrium with casino gaming space.

The hotel, the tallest building between Albany and Syracuse, also has several meeting rooms, and a fitness center with pool, whirlpool, spa facility, and fitness equipment. On the top floor is an exclusive bar and restaurant for VIP guests and patrons. The restaurant and bar areas are completed in high-class finishes with detailed millwork, ornamental metals, marble stone walls and floors and fresco trowel on paint finishes.

The multipurpose event center is set up for many different venues from gaming, crafts and car shows, boxing and sporting events to live entertainment. Adjacent to the main event hall are several conference and banquet rooms for meetings and events. Additionally there are several retail stores, which add to the patron's experience at the resort.

The open high-space Winter Garden main floor is overflowing with indoor palm trees and various plants and flowers. Sporting four indoor waterfalls dispersed throughout the main floor, the grand entry leads to the various new dining facilities, the new and existing casino gaming, the event center and the new tower hotel main lobby. Two new dining facilities service a variety of appetites. From the coffee bar for a casual light snack and cup of coffee to the buffet, Season Harvest,

which offers American, Asian, and Italian cuisine to the full service Brazilian restaurant and bar, Rodizio, and the new Winter Garden area adds to the amenities of the resort.

This project was completed on an accelerated schedule for substantial occupancy within 17 months from groundbreaking. The construction team lead by Hunt, worked through adverse weather conditions to turn over one of the largest projects in this immediate area to the Owner.

Contending with over 175 inches of snow and sub-zero temperatures over a five-month span was no small task. Several days during the placement of the Tower Hotel concrete (during fall and winter) the wind speed was in excess of 30 miles an hour, which did not allow the continuation of most of the work on the upper floors of the concrete structure. The spring and summer months of 2004 were very wet, which hampered the building enclosures, but the construction team worked through these difficulties by erecting temporary enclosures until the permanent enclosures could be achieved. Rainfall for May 2004 was double the average (eight inches) with the summer months being above average.

There was a lot of shift work performed on the project. Most of the concrete rebar framing was done during off hours at night to allow for the placement of concrete every five to six days on average per hotel floor. Drywall and rough-in work was also performed at night to facilitate the turn over of floors.

With 75% design documents for the first part of the project, the construction team had to work hand in hand with the Designer and the Subcontractors to work through and complete the many aspects of the project, which were not complete. Following the issuance of near complete documents (95%

## QUOTABLE

*"This was an extremely difficult project, yet the team pulled together to provide the owner with a great project on such a compressed schedule."*

— **Brian L. Kleinschmidt,**  
**Project Manager**



# Diverse experience key to new work

*Recently awarded projects cover spectrum of industries Hunt serves*

## **Novo Nordisk New Research Laboratory**

Hunt's Northeast Region has been awarded the fit-out of a new research laboratory with Novo Nordisk in North Brunswick, New Jersey. This will be the first research laboratory that Novo Nordisk is constructing in the United States and the first time that Hunt has worked on a project with them. Preconstruction began immediately upon project award and is scheduled for completion in June 2007.

## **Arts of Collin County Performing Arts Center**

Hunt's South Region Team was awarded the Arts of Collin County Performing Arts Center project, a \$65 million performing arts center facility. The Dallas suburban communities of Plano, Frisco and Allen fund this project jointly. Phase 1 will be approximately 130,000 gross square feet, with 2,100 patron seats, and will be developed on an 100-acre "green field" site. Future phases are planned for the site. Design development is to begin immediately and continue for approximately 24 months. Construction completion is tentatively scheduled for early 2009.

## **Center Grove New Elementary School**

The Center Grove Community School Corporation has awarded Hunt's Midwest Region Team with a new \$10.7 million, General Construction Contract for a 110,000-square-foot elementary school. The structure will include classrooms, science and computer rooms, a media center, physical education spaces, a kitchen/ cafeteria

and support spaces. Additionally, Hunt will handle site development, mechanical, electrical and fire alarm systems. Construction is scheduled to begin this October.

## **Noblesville Intermediate School**

Hunt's Midwest Region has been awarded the 240,000-square-foot Noblesville Intermediate School in Noblesville, Indiana. This new two-story facility consists of classrooms, gymnasium, cafeteria and labs. This General Construction project consists of electrical, mechanical, landscaping and food services. In addition, the facility includes a structural steel frame, sloped metal roofing with brick veneer. Construction began immediately upon project award and is scheduled for completion in June 2007.

## **Phoenix Sky Harbor International Airport Terminal 4, S1 Concourse & Apron**

Hunt's Southwest Region was awarded the new Terminal 4, S1 Concourse and Apron project at Phoenix Sky Harbor International Airport. The two-level, eight-gate concourse facility will consist of an approximately 32,000-square-foot apron level and a 38,500-square-foot passenger level complex, with an optional 47,700-square-foot basement to be decided upon at a later date. The project will also consist of site demolition/ preparation, a transfer bridge connecting the S1 concourse to the S2 concourse, a connector bridge connecting the S1 concourse to the N1 concourse, a 9,000square-yard concrete apron and a potential underground hydrant fueling system.

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### **West World Multipurpose Exhibit Hall Facility**

Hunt's Southwest Region Team was awarded the West World Multipurpose Exhibit Hall Facility in Scottsdale, Arizona. The facility is 210,000 square feet that will have the ability to be broken into smaller spaces for multiple, simultaneous activities/ events through the use of operable walls. The facility will also include loading docks, show offices, ticket booth/ box office, permanent concession stands and a prep kitchen. The project is valued at \$30 million. The facility will be LEED certified by the U.S. Green Building Council and may include various solar systems e.g. solar day lighting, solar thermal systems, and solar electric systems. Construction is scheduled to start in September, with completion slated in December 2006.

### **Spruce Camp Base Lodge**


Hunt's Northeast Region has been awarded the 150,000-square-foot base lodge at Stowe Ski Resort in Stowe,

Vermont. This project consists of preconstruction and construction management services. The facility includes an underground parking garage, restaurant, a members-only clubhouse called Mt. Mansfield Club, retail space and 11 luxury units. Each condominium will be approximately 5,000 square feet. Preconstruction services begin immediately and will run through May 2005; construction will begin the following month with the anticipated completion in August 2006.

### **Lewisville ISD New Natatorium 2004**

Hunt's South Region Team was awarded the \$10 million, 39,000-square-foot new natatorium for the Lewisville Independent School District. This project consists of a 50-meter/ 25-yard pool and support facility, concrete bleachers for 800, dressing rooms, a weight room, meet management room, classrooms, and offices. The project is scheduled to start in May 2005, with completion in June 2006. This will be Hunt's 14<sup>th</sup> project with the Lewisville Independent School District.

### **Mansfield ISD Elementary Schools 17 & 18**

Hunt's South Region was awarded two new elementary schools for the Mansfield Independent School District. This \$20 million project consists of two prototype, one-story elementary schools, each with a floor area of 79,274 square feet. The building frame is structural steel, the building skin is unit masonry with aluminum windows, and the roof system is built-up membrane. The project is slated to begin April 2005 with completion thirteen months later in May 2006. This will be Hunt's second project for the district. 


# **Armed Forces Reserve Center**

## *Ribbon cutting ceremony held at Florida facility*

A Ribbon Cutting and Dedication Ceremony was held at the recently completed Armed Forces Reserve Center in Pinellas Park, Florida, on February 5. Representing Hunt Construction Group at the military-sponsored event was Construction Manager **Michael Savadakis**.

The Armed Forces Reserve Center provides administrative, assembly, education, storage and special training

and support areas for the U.S. Army Reserve and the Florida Army National Guard.

Additionally, the four-building complex includes an organizational maintenance shop, a mail building, an access control building, two unheated storage facilities, a Deployable Medical System training area, and a helicopter landing pad. 



## Making history

It took Hunt Construction Group and its Cardinals Stadium team just over four days to lift the 5,400-ton steel structure that makes up the retractable roof at the Glendale, Arizona facility, future home of the Arizona Cardinals. The lift, the heaviest such lift in North American history, was completed Tuesday, February 21.



# Phoenix Sky Harbor International Airport

*Terminal 4's S2 Concourse improves facility for travelers, tenants alike*

The S2 Concourse project at Phoenix Sky Harbor International Airport is a new concourse expansion for the City of Phoenix Aviation Department and Southwest Airlines at the fifth busiest airport in the world. Hunt is the Construction Manager at Risk for the project, which consists of a three-story concourse building, including a basement, two elevated passenger bridges, inter-terminal mechanical and electrical work, and a new baggage carousel.

In addition to the \$54 million base contract, a \$9 million elevated security checkpoint project, a \$5 million baggage screening and handling building, and a \$2 million central plant cooling tower replacement project were all added to the original scope of work for the City Aviation Department. Also, Hunt was hired directly by Southwest Airlines to complete a \$5 million tenant improvement build-out of their office and ramp services spaces on the Apron Level yielding a total of \$75 million in work for the 17-month project.

The project's primary structures are the 162,000-square-foot concourse building and its related bridges. The new concourse will provide a vibrant passenger and retail area with eight new gates for Southwest Airlines. The

building includes a 32,000-square-foot storage and office basement for retail tenants and a 36,000-square-foot office and ramp services space for Southwest Airlines. This unique concourse is constructed with a dramatic V-shaped roofline setting it apart from other concourses at the airport.

The main concourse building is tied to the existing airport terminal by two new elevated bridges. The 14,400-square-foot Passenger Bridge, erected directly over Sky Harbor Boulevard, will carry the majority of the foot traffic to the new concourse through Security Checkpoint D located within it. Connecting the Passenger Bridge to the existing adjacent S3 Concourse is a 600' Transfer Bridge that is lined on each side with moving walkways.

Below the Transfer Bridge is the 21,500-square-foot EDS Shell building. A component of the airport's overall baggage handling system, this structure will house a number of large baggage scanning machines that comprise the Explosion Detection System for the terminal.

Surrounding the S2 Concourse on three sides is a new concrete apron for taxiing and parking planes. Over 20,000 cubic yards of concrete pavement were poured to build up

the 19" thick apron. Working primarily at night, the apron subcontractor coordinated with the fuel system subcontractor who was installing a 20" fuel line extension simultaneously.

Because of its aggressive schedule, precarious location, and stout structure, the Security Checkpoint A expansion on the north side of the terminal provided the greatest challenge to the project team. This 14,000-square-foot platform was erected directly over the bustling Sky Harbor Boulevard on 130 micro-piles that support over 1.2 million pounds of steel. The primary steel structure was erected during an intense 48-hour road closure in which 72" deep steel sections were boomed over a functioning passenger bridge and then under the existing parking structure. Constructed almost entirely at night, the space will tie into an existing 4,770-square-foot security checkpoint and provide eight new lanes of x-ray and metal detection machines for the Transportation Safety Administration.

On the opposite side of the airport, Hunt is also overseeing the complete replacement of all eight cooling towers in the terminal's central plant. After the demolition of the existing towers,

see **SKY HARBOR** Page 11

# Yavapai Regional Wellness Center

## *Performance on previous project leads to repeat business for Hunt*

Having established a good relationship with the owner on the Yavapai Regional Medical Center, Hunt Construction Group earned the opportunity to complete another project for Yavapai Regional Medical Center Complex: Yavapai Regional Center Wellness Center.

The Yavapai Regional Wellness Center project was like a combination of a gym and a medical office that was integrated into an existing County Building. The building was laid out into three segments with the center section having a high vaulted ceiling, which was setup as the main lobby and cardio gym area. The area adjacent is the physical therapy laboratory and offices, providing efficient workflow between the individual treatment room and the therapy gym.

Cardio Rehabilitation is the second main function for the Yavapai Regional Medical Center Wellness Center. This facility also provides offices for private consultations and open areas for constant supervision. Continuing education is another important aspect of the Wellness Center, which is done in a multi-purpose room. The local community donated funds for this project.

The existing tree and landscaping at this building was an important consideration in this project. The building is built on a raised foundation and slab because of the water level at the site. There was also repair on the plumbing to correct water damage.

There are some essential elements to satisfying the owner of this project. First, to complete the project within budget, because the owner had supplied a lot of value engineering for this project, and has a major expansion

program in progress. Another essential element is to complete the project on time because of expansion plans in the hospital. For Hunt, meeting performance goals are expected, but exceeding them is always better. The project was completed 31 days ahead of the schedule and returned more than 5% in savings, even

after having to make changes to the contract amount due to it being an existing building renovation that required modifying plumbing, mechanical, and electrical systems that were in concealed conditions.

Hunt values quality workmanship on each project and managed it during this one through daily inspection by the Hunt Superintendent and weekly project reviews by the Owner and the Architect. Innovative techniques employed were the rapid responses between the Architect and the field for RFI's (Request for Information) in order to overcome any unforeseen obstacles.

The Hunt team on this project includes Construction Manager **Ray Libonati**, Project Accountant **Vicki Sexauer**, Project Manager **Patrick Scott**, and Superintendent **Shon Manzo**. 📍







# The Umstead Hotel

## *Site preparation begins on unique corporate campus facility*

Hunt Construction Group recently began site-clearing operations for the 150-room 200,000-square-foot Umstead Hotel located in Cary, North Carolina. The hotel will be constructed at the main entrance to the SAS Institute Campus an international Fortune 500 software company.


The Umstead Hotel project represents the culmination of four years of research by Ann Goodnight and her team, Four Star Ventures, to explore existing resort properties to select design and function elements that will be incorporated into the Umstead Hotel construction. Their goal is to bring the first five-star hotel to the Raleigh area and provide luxury hospitality services for the international guests and customers of SAS. The hotel will be run as an independent hotel. It will not be a part of any traditional hotel chain.

The mission of the hotel is to provide the guests with an outstanding experience while they utilize the facilities including ballroom spaces, boardrooms and a full service spa and luxury guest suites. Features of the hotel are influenced by guest comfort such as large guest suites, about 20% larger than typical luxury rooms, stringent sound transmission requirements, opulent furnishings and high-end finishes.

The exterior of the hotel is designed to blend in with the park-like setting of the 900-acre SAS Institute Campus. It is enclosed by split faced limestone masonry units, composite metal panels and storefront glass and sliding doors across the exterior walls of the guest rooms. The central guest area of the hotel is a six-story post tensioned

concrete structure while the adjacent ballroom and spa areas are two-story structural steel structures. The site work includes a large pool and deck, function lawn, garden terraces, and extensive landscaping, sculptures, and fountains.

Hunt Construction Group worked hard to secure the contract for this hotel project. A veteran team from the Hard Rock Hotel and Grande Lakes Resort projects was assembled. The contractor selection was based solely on qualifications, culminating in only four contractors considered for the final presentations. After a successful initial presentation to the Four Star Venture team, Hunt invited them to visit the Grande Lakes Resort property in Orlando, Florida. Hunt personnel felt confident in the chance to secure the Umstead Hotel project after the selection team agreed to visit the Grande Lakes Resort property. Grande Lakes reflects the best in high-end finishes that emanate throughout an immense property coupled with a satisfied owner, Marriott International. At the conclusion of their walk through the Four Star Venture team announced that they had selected their contractor: Hunt Construction Group.

Key personnel in winning this project include: Executive Vice President **Brent Leiter**, Preconstruction Manager **Jim Downing**, Construction Manager **Douglas Utt**, Project Manager **Rich Cobbs**, Project Engineer **Nate Michelson**, Project Superintendent **Joe Stimmel**, Superintendent **John Theineman**, and Project Accountant **Rachel Putterman**. 


# Making a difference for the better

## *Employees lend hands, hours to improvements at Phoenix elementary school*

Serving our communities means more than providing services in the construction industry. Volunteer work is an integral part of giving back to the cities that have fostered our growth for over 60 years. This time, the assignment was to make improvements at David Crockett Elementary School, near Hunt's Phoenix office. Volunteers from Hunt-Russell-Alvarado and Hunt's Phoenix office painted curbs in the driveway, weeded and prepped the overgrown community garden, clean-up work, re-work, sandfilled two long jump landing pits, added 350 square

feet of pavers to the courtyard and removed old tree stumps and planted new shrubs in 11 planters in the courtyard.

Those that helped out that day truly made a difference for those kids at Crockett School. The school also had 15 eighth graders help out as well as Assistant Principal Tami Tusket and other teachers. The day was supposed to last four hours, but because of the dedicated employees giving more than their all, it was turned into a full day's work for many.

Kudos to Hunt employees nationwide who care enough to make a difference in their communities. 


### **COVER STORY** *continued from Page 2*

documents), the construction team continued the mutually beneficial relationship with the design team on completing some details in the field.

Due to complications with the delivery of the exterior skin (EIFS and curtainwall) for the Tower Hotel, the project team decided to enclose several floors and place a temporary 'roof' on the 12<sup>th</sup> floor to allow for the commencement and continuation of the interior work for the guest rooms. Due to the high magnitude of work on the two upper floors, these

floors were enclosed to facilitate the interior work. Floors were enclosed with portable framed poly units.

Kudos to the project team, including Executive Vice President **Harry J. Ferguson**, Vice President **Tim Vaughn**, Construction Manager **Larry A. Weisman**, Project Executive **Eldon R. Petersen**, Project Manager **Brian Kleinschmidt**, Project Manager **Paul Rossetti**, Project Engineers **Sam Curro**, **Craig Bojda**, **Chris Collett** and **Rashonda Moore**, Assistant Project Engineers **Brent Nichols** and


**Andrew Longo**, Project Accountant **Jon Anthony**, Office Manager **Terry Willson**, Document Control Clerk **Kathryn Mosher**, Project Superintendents **Jim Eckrich**, **Bart Burns** and **Mark Smigelsky**, MEP Superintendent **David Wren**, Regional Safety Officer **Jack Robertson**, Safety Officer **Bob Strobeck**, QA/QC Officer **Bill Roseman**, Assistant Superintendents **Dick Crockford**, **John Duh** and **Roman Durden**, and interns **Charles Lester**, **Byron Raych**, **Don Petkovsek** and **Justin Grafton**. 

### **SKY HARBOR** *continued from Page 8*

eight new 13,000-pound, 3,600-gallons-per-minute towers will be set at night and tied into the new 36" header piping. One floor below, new more powerful circulating pumps will be installed to complete the system before the onset of Phoenix's oppressive summer heat.

On this remarkable project, the Hunt team is continuing and building an exceptional relationship with the City Aviation Department that started with the successful construction of the nearby N1 Concourse in 1998. An excellent working partnership with the designer, DWL Architects + Planners, Inc., has also been a key element to the project's success.

Currently, the project is on schedule and on budget with no loss-time accidents to date. The minority and women-owned business participation of 15% far exceeded the original goal of 10% and the project was completed on time February 28, 2005.

The Hunt team working on this project includes Construction Manager **Ray Libonati**, General Superintendent **Glenn Burner**, Superintendents **Angel Valledor**, **Ed Munsey**, **Braulio Aranda**, **Rod Sparks** and **Brett Smith**, Project Engineers **Mike Giso**, **Kris Wodzinski** and **Steve Rawlings**, Assistant Project Engineer **Chere' Blake**, and Project Accountant **Linda Austin**. 

# Purdue Birck Nanotechnology Center

*Facility will link fabrication of microchips with biological processing lab*

The Birck Nanotechnology Center, an 187,000-square-foot research and development facility, is currently under construction in Purdue University's Discovery Park in West Lafayette, Indiana. The Birck Nanotechnology Center is a three-story facility consisting of offices and over 22,000 square feet of laboratory space in the first two stories of the north wings, and a third story mechanical penthouse to support the north wings.


The south wing consists of a 25,000-square-foot ISO class 4, 5, and 6 nanofabrication cleanroom on the second floor. Contained within the cleanroom is an ISO class 6 Bio-molecular cleanroom, connected via a special pass through which will allow the transfer of materials between the two cleanrooms without exposure to contaminations. This creates an interdisciplinary link between a nanofabrication that creates microchips with a biological processing lab. A third floor fan deck houses specialized equipment, which constantly filters air to remove dust particles and maintains stringent climate requirements in the cleanroom.

With a higher level of cleanliness required throughout the building, the construction of this type of facility called



for a cleanbuild protocol, which is different from what is typically required for new construction. In order to overcome any unforeseen obstacles, Hunt created all of the cleanbuild protocols as the Purdue University Owner's Representative.

For the Birck Nanotechnology Center at Purdue University to be a complete success, Hunt had to meet the essential element of ensuring that this facility met or exceeded ISO 14644 Federal Standards that are required for certification.

Purdue University Contract Manager Chris Skiba notes: "Hunt's expertise and experience has far exceeded the expectations on this project." 



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