

▶ CITY OF HURST

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– Ron Hobbs, President of Ron Hobbs Architects.





AUI CONTRACTORS STEPS UP TO THE PLATE, COMPLETES THREE PROJECTS FOR THE CITY OF HURST

Situation

AUI Contractors was among several bidders on three projects for the City of Hurst in 2003. The projects included renovating the Hurst Main Fire Station, remodeling and adding on to the Hurst Service Center, and renovating the Hurst Athletic Complex.

Although AUI did not originally win the contracts, which were based on lowest bid, the company ended up completing them. About a third of the way through, the first general contractor defaulted on the projects leaving the City of Hurst and Ron Hobbs Architects in a bind on the Hurst Fire Station and the Hurst Service Center. AUI, which had recently completed the Addison Athletic Club for Ron Hobbs Architects, contacted the City of Hurst about taking over construction management at risk. The City agreed and hired AUI.

Project Description.....

City of Hurst Main Fire Station, City of Hurst Service Center and City of Hurst Athletic Complex

Owner.....

City of Hurst

Location.....

Hurst Athletic Complex, 2104 Precinct Line Road; Hurst Main Fire Station, 2100 Precinct Line Road; Hurst Service Center, 2003 Precinct Line Road

Value.....

\$1.3 million for fire station, \$1.2 million for service center and \$896,572 for athletic complex

Architect.....

Schrickel Rollins & Associates, Hurst Athletic Complex; Ron Hobbs Architects, Hurst Main Fire Station and Hurst Service Center

Completion Date.....

Fire station, January 2004; service center May 2004; athletic complex September 2003

Challenge

While several issues with the three projects had already been identified by the City and the two architects, AUI quickly uncovered additional hidden problems, such as structural, building code and life-safety issues. One of the

biggest hurdles for AUI was identifying and correcting construction mistakes that had already been made.

AUI started on the Hurst Athletic Complex first, which included a new state-of-the-art ball field lighting system, restrooms and concession stand facilities, a maintenance

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building, covers for the bleachers and center plaza areas. The previous contractor had erected a massive structural steel canopy as part of the center plaza area which didn't meet specifications. Issues with the construction of the restroom facilities also had to be addressed.

At the City's Main Fire Station, construction had already begun on a new six-truck apparatus bay. The problem was that most of the concrete and steel work had to be redone before AUI could finish the project.

While one of AUI's project teams was working on the fire station, another team was across the street focusing its attention on the Hurst Service Center. Here, a new tilt wall structure was to be erected to house service bays for the city's equipment. Because a portion of the concrete slab was poured out of square and the tilt walls had been put up incorrectly, AUI first had to take down the walls and tear out the slab before moving forward.

Solution

AUI quickly went to work to complete the Hurst Athletic Complex on schedule. The team determined that the steel canopy could be fixed by re-welding certain parts of the structure instead of disassembling and starting over. New walls and roofs were put on the restroom facilities. A new maintenance building was constructed and covers for the bleachers were installed.

At the Main Fire Station, AUI corrected steel work that had been erected for the new apparatus bay and re-poured a portion of the concrete slab. The project also included remodeling the existing apparatus bay to convert it into additional space for the fire

administration offices and training facilities, as well as dormitory living space.

After removing the tilt walls and re-pouring concrete for the equipment bays, AUI completed the Hurst Service Center project, which included remodeling the existing facility, as well as adding administrative offices for the City's Parks and Recreation Department.

Results

With a commitment to completing the City of Hurst projects correctly, AUI worked closely with Schrickel Rollins & Associates and Ron Hobbs Architects, as well as a team of quality subcontractors to finalize the Hurst Athletic Complex, the Hurst Main Fire Station and the Hurst Service Center. Each of the projects was accomplished within the City's timeframe and budget. AUI started construction on the Hurst Athletic Complex in May 2003 and shortly thereafter began working on the other two projects. Construction on all three projects was completed by May 2004.

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About AUI

As a full-service general contractor, AUI has served the public and private sector and completed more than 700 construction projects since 1983. AUI acquired Pyramid Building Systems in 2004 to expand its design/build capabilities and better serve its commercial/industrial clients. AUI serves civil, municipal, transportation (trucking and rail), industrial and retail customers. AUI also is engaged in projects that include office buildings, streetscapes, interior renovations and finish-outs, historic renovations and rehabilitations. AUI's commercial services include design-build construction, construction management services, and facilities development. The company's civil services include site development, road construction, heavy civil contracting projects, parks and trails development.

Headquartered in Fort Worth, Texas, AUI has approximately 300 employees and annual revenues of \$120 million. AUI is a member of The Associated General Contractors of America (AGC), The Texas Building Branch of the AGC; The Texas Heavy, Highway, Utility, and Industrial Branch of the AGC; Quoin, The Dallas/Fort Worth/East Texas Branch of the AGC; Associated Builders & Contractors; Society of Commercial Realtors; the Better Business Bureau; and many other business and professional organizations.

AUI CONTRACTORS

“Superior Services with an Exceptional Team”

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