

▶ NORTH TEXAS TOLLWAY AUTHORITY

“What impressed me most about working with AUI Contractors was the company’s quality workmanship. Under the leadership of AUI Superintendent A.J. Thomas, the construction project was done right and delivered on time. The North Texas Tollway Authority now has an impressive operations building in Carrollton.”

– Noelle Ibrahim, P.E., Chief Engineer of Construction, North Texas Tollway Authority





AUI CONTRACTORS COMPLETES CONSTRUCTION OF MAIN TOLL PLAZA AND OPERATIONS BUILDING AS PART OF THE NORTH TEXAS TOLLWAY AUTHORITY'S PRESIDENT GEORGE BUSH TURNPIKE SUPER CONNECTOR PROJECT

Situation

AUI Contractors was hired by the North Texas Tollway Authority (NTTA) to construct an operations building, main toll plaza, stair tower building and two ramp plazas in Carrollton, Texas, as part of the President George Bush Turnpike (PGBT) Super Connector Project. The PGBT is a 30.5-mile, six-lane, limited access expressway passing through or along the cities of Irving, Farmers Branch, Carrollton, Dallas, Plano, Richardson and Garland.

Based on past experience working with NTTA and a low-bid on this project, AUI was selected as the general contractor. AUI began construction in October 2004 and completed the project in September 2005. The Main Plaza is unique to other plazas along the Tollway in that it has an exposed catwalk overhead versus underground tunnels, which are used to provide employees safe access to the toll booths. The main toll plaza includes a total of 18 lanes, nine in each direction.

Project Description.....	18-lane main toll plaza, stair tower building, two ramp plazas and a 7,000 square foot operations building
Owner.....	North Texas Tollway Authority
Location.....	Texas State Highway 161, George Bush Tollway, between Belt Line Road and Luna Road in Carrollton, Texas
Value.....	\$6.7 million
Architect.....	Aguirre Associates
Completion Date.....	September 2005

The 7,000 square-foot operations building features both office and meeting room space. The stair tower building is located at the opposite side of the roadway from the operations building and includes a staircase and elevator, which allows access to the ground level and the catwalk. The project also includes two single tollbooth ramp plazas near the main toll plaza for use as motorists enter the PGBT.

Challenge

The Super Connector was originally scheduled to open in January 2006. According to NTTA, the completion schedule was moved forward to October 2005 and then to September 2005 when it became clear that the project's contractors, the weather and the environmental elements had all worked in favor of NTTA.

MORE THAN 80,000 MOTORISTS A DAY USE THE SUPER CONNECTOR ROUTE

NTTA assigned AUI a tight schedule for completing the project. One of the early challenges was that the roadway contractor was working on both sides of the main plaza at the same time AUI was building the main plaza. Because of this, the roadway contractor needed access through AUI's work area.

Completing the ramp plazas also was a challenge. Because these areas were not up to grade until four months prior to the project's completion date, AUI had to closely monitor and coordinate the activities of multiple subcontractors working closely in a small area to ensure the ramp plazas opened on time.

Late in the project, the NTTA decided to change the type of signage at the main toll plaza to LED signage for better visibility and reduced maintenance issues. After reviewing the original design, AUI determined that the additional weight of the new signage could not be supported by the structure as originally designed.

Solution

In completing the Super Connector Project, AUI worked with more than 30 subcontractors during the 11-month period. Addressing the needs of the roadway contractor, AUI made special accommodations to provide a safe way for that firm's employees and equipment to pass through AUI's site, as well as to minimize any interruptions to the construction of the main plaza.

The LED signage change required a tremendous amount of coordination between the designer, AUI and the numerous subcontractors involved to remove the work already in place and allow for additional steel members to be installed. AUI's team also had to rework the surrounding metal studs and sheathing that was already installed at the time of the change.

Results

AUI's portion of the Super Connector Project was completed on schedule and within the modified budget to accommodate the addition of LED signage. More than 80,000 motorists a day use the Super Connector route.

"What impressed me most about working with AUI Contractors was the company's quality workmanship," said Noelle Ibrahim, P.E., chief engineer of construction, North Texas Tollway Authority. "Under the leadership of AUI Superintendent A.J. Thomas, the construction project was done right and delivered on time. The North Texas Tollway Authority now has an impressive operations building in Carrollton."

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”

Contact AUI

**4775 North Freeway
Fort Worth, Texas 76106**

**817-926-4377
Fax 817-926-6416**

www.auigc.com