

► UNION PACIFIC RAILROAD

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– Gary Lueningborg, General Director,
Terminal Design, Union Pacific.





AUI CONTRACTORS COMPLETES CONSTRUCTION OF UNION PACIFIC'S DALLAS INTERMODAL TERMINAL

Situation

In response to growing intermodal volume in the region, Union Pacific hired AUI Contractors to construct a new 365-acre intermodal facility approximately 12 miles south of downtown Dallas, along U.S. Interstate 45. The Dallas Intermodal Terminal (DIT) is a replacement for Union Pacific's nearby Miller Intermodal Facility, and is approximately five times its size.

Prime Rail Interests, who was selling the acreage to Union Pacific, formed a joint venture with AUI Contractors, Prime AUI, to fast track the design/build project for Union Pacific. Working under an aggressive construction schedule, AUI broke ground in June 2004 and completed DIT in August 2005.

Project Description.....	365-acre Dallas Intermodal Terminal (DIT)
Owner.....	Union Pacific Railroad
Location.....	Located 12 miles south of downtown Dallas on Interstate 45 within the city limits of Hutchins and Wilmer, Texas
Value.....	\$77 million
Architect.....	Halff & Associates
Completion Date.....	August 2005

Challenge

With several renewing contracts under way, Union Pacific needed the new DIT up and running as quickly as possible. Adding to the complexity of completing a \$77 million project in a 14-month period, the project team faced record rainfall amounts. The Dallas area had more than 50 inches of rain in 2004, including a flooding down pour of more than 12 inches at the end of July that fell during the dirt work phase of the project.

The logistics of handling materials for the paving structure system also was a major challenge. The project required 750,000 square yards of pavement and a quarter of a million cubic yards of concrete. We partnered with Union Pacific to bring the majority of the large aggregates for the concrete and asphalt paving in by rail.

DIT FEATURES 365,000 LIFT CAPACITY AND 4,000 PARKING STALLS, PROVIDING TRUCKERS WITH FASTER CONTAINER AVAILABILITY.

Solution

With turnkey responsibility for the project, AUI worked closely with architect Halff & Associates on the facility's design. In addition, AUI oversaw construction management of the entire project, including the hiring of all subcontractors. The selection process included evaluating bids from the most qualified firms and submitting the top recommendation in each category to Union Pacific for approval. With a total of 50 subcontractors engaged to complete the project, the primary subcontractors included AUI Commercial, AUI Utilities, Austin Bridge & Road, Lone Star Rail, S&J Electrical, SkiHi Mechanical and T.J. Lambrecht.

During the earth work and grading process, which occurred during the heavy rainfall, the project team took advantage of the latest technology by utilizing a GPS surveying system on its motor graders to quickly and accurately identify the appropriate grade levels for its equipment. This was especially important because of the size of the project, which included 200 acres of concrete paving.

AUI also oversaw the construction of 11 miles of new railroad track, including a one-mile spur line to the north and a half mile spur line to the south, as well as four loading tracks and six storage tracks running the length of the site.

Results

DIT features 365,000 lift capacity and 4,000 parking stalls, providing truckers with faster container availability. It includes a 10-lane Automated Gate System (AGS) entrance, minimizing congestion and improving gate/terminal throughput. Its four new loading tracks allow for expedited loading and unloading. The maintenance building allows for on-site repair and upkeep of cranes and ramp tractors, ensuring efficient and uninterrupted operations.

AUI completed the project, which also includes a 7,000 square-foot administrative building, on schedule and under its guaranteed maximum price (GMP) contract by \$4million

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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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