

### MUSIC - SONGS - ACTING *at Leander's New* PERFORMING ARTS CENTER



Jim Dumas of Spectrum Photography  
and Austin Writer, Melissa Gaskill

Patrons of Leander High School's new performing arts center probably won't notice the details of this multi-use facility. All they'll be aware of is the quality of the show and their own comfort. That's the way those involved in the project wanted it. This facility was carefully planned from the beginning. Other area performance spaces were

surveyed; the school staff was asked to give extensive input; experts in sound, lighting and HVAC were brought on board; and the Leander school district selected American constructors to manage the project.

"The challenge for us was putting together all the bits and pieces," says American Constructors project manager Tim Cahalane. "We were able to solve the challenges through good communications with the team and the superior job of the architects and consultants." Serving as HVAC consultant was MEP Engineering, as structural consultant was L. M. Swayze Engineers, as stage and lighting consultant was PMK-Pelton Marsh Kinsella, and as sound consultant was Dickensheets Design Associates. Says architect Don Tew of Tew Associates, "During design we talked about how best to accomplish the things we needed to do, and American Constructors had valuable input into that process. There were a lot of excellent ideas about what was possible and how things could be accomplished within the scope of the project."

The Center accommodates a variety of uses, including band, drama, dance, choral and competition, with features like a removable band/ orchestra shell (a must according to band directors, but one of the only full shells in this part of the state), intelligent lighting, and acoustical panels in the 900-seat auditorium. These panels move to reveal a hard surface on one side or an acoustical surface on the other, to

adjust the sound as appropriate. Plastered radius ceilings and offsets on the walls eliminate corners and dead areas, and the energy-efficient HVAC system was engineered to reduce noise. The result is superior sound throughout the facility. The design also took into consideration that the facility is used to train high school students for possible future on Broadway, or just about anywhere else. Students train on the latest in sound and lighting technology. An extensive catwalk system above the auditorium and Juliet create lighting from more locations than most facilities enjoy. Spacious dressing and makeup rooms upstairs are wired for sound and video, and sets can be built in the backstage workshop. When the Louisiana State University band inaugurated the facility with a performance, Cahalane recalls, band members said the facility had the best sound of any they had played in. The Leander Performing Arts Center hopes to attract a variety of other quality acts in the future. Once word gets around, performers may be begging to play there.

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### **A HALF-MILLION SQUARE FEET OF SPACE FOR KIDS READY THIS SUMMER!**

Completion of 547,000 SF of buildings at three school sites during the months of July and August would be a challenge to any contractor. But with the help of our great school administrators and subcontractors, it was accomplished. At registration day 2,780 students enrolled in three new area schools; Stony Point High School in Round Rock, Clint Small Middle School in Austin and Bagdad Elementary School in Leander. To do this required doing things differently and constantly looking ahead to determine where the choke points and roadblocks might occur. At Round Rock, an 85 acre site with 6 ball fields and acres of parking lots, roads and sidewalks, it meant completing most of the sitework and having grass growing on playing fields by September 1998 - a year before completion, as well as starting construction and ordering critical materials before the plans were done. It also meant occasionally providing lunch for everyone on the job - this was very successful in helping everyone to get to know their co-workers and pull together as a team. At Leander's elementary school it meant changing the normal construction sequence and installing underground plumbing, electrical and air conditioning cooling lines before the building pad was built and starting construction on the center section of the building; a two-story classroom building first which allowed many of the major trades to start work early. Attention to details are often the key to success on a project. This summer was no different. One of the major factors in being able to open Austin's Clint Small Middle School on time was early coordination with the city's building inspection, environmental and fire departments. By involving them early their concerns were addressed and permits for



**TOM PEOPLES**  
Project Manager  
Stony Point H.S.

occupancy were issued in time to let students start school in August. None of this would have occurred without the great support of the 203 subcontractors and 1,800 workers on these three projects. The kids of the capital area and all of us at American Constructors are appreciative to everyone who made this happen. Thank you.

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### **BOUQUEST CANYON SENIORS LIVING CALIFORNIA**



Construction is nearing completion in Valencia, California where American Constructors California Inc. (ACCI) is managing and supervising the building of a 264 unit three story seniors apartment project for California based developer Hamilton Larkin LLP. Selected in 1998 the company played a key role during the design with the responsibility to value engineer the project cost to meet the owner's budget. Bouquet Canyon will provide a quality living environment complete with activity rooms and a central kitchen/dining facility at affordable prices for senior citizens. Working closely with the city of Valencia, Southern California Edison, Inc. (purchaser of tax credits), American Constructors, and the Santa Clarita Valley Committee on Aging, Hamilton Larkin was able to uniquely structure this project to meet everyone's goals and provide a living complex comparable in quality and amenities to those found in typically more expensive projects but at a lesser cost.

Leading the field construction work is Project Manager Terry Adams and Robert Martineau, Chris Sparks and Gary Mazur. Preceding construction, a major effort was lead by ACCI's President, Greg Parker and senior estimator Jeff Chen.

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### **HUDSON BEND MIDDLE SCHOOL UNDERWAY AT LAKEWAY**

On March 29,1999, American Constructors was awarded the contract to construct a new 120,000 SF Hudson Bend Middle School for Lake Travis Independent School District. Contractor selection was made after receipt of competitive cost proposals and evaluation of each contractor's experience, project personnel and proposed cost. The 30-acre, heavily wooded site is located at the corner of RR 620 and General Williamson Drive. Ground was broken on April 15, 1999, steel erection started on July 26th, and construction is on schedule for completion in June next year.

American's effort is lead by project managers Craig Eilers and Terry Sheehan, estimator Danyelle Pfaff, and Craig Hadan and Man/in Leffler.

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## **STONY POINT HIGH SCHOOL at Round Rock**

American Constructors, Inc. was selected by Round Rock I.S.D. in September 1997 as the Construction Manager for their fourth high school, now named Stony Point. Shortages of construction materials, labor, budget concerns to be overcome, and kids



coming to school in August of 1999 were challenges that confronted the team that designed and built this 290,000 SF project. In June of this year (just 18 months after construction started in December of 1997) 145,000 SF of the project was completed and starting to be occupied by the owner with the remaining 145,000 SF scheduled to be occupied in August.

Overcoming each challenge required the commitment and effort of everyone. Creating a true "Team" attitude was essential. The architect, engineer designers, American Constructors' personnel, all subcontractors and their employees, the district's administrative staff and Stony Point's principal and staff did become that TEAM without which the kids would not have had this building this fall. American Constructors thanks everyone who contributed.

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### **OUR PEOPLE**



**LINDA SELLERS**

In Texas, **Linda Sellers**, Project Manager at Leander's Middle School #3, has recently received her Professional Engineers license. Congratulations Linda! Joining the Texas operation on our Hudson Bend project is Field Superintendent **Craig Hadan**, a Navy veteran who brings 20 years of construction experience to the company, and **Marvin Leffler** who is doing our layout work. Starting this summer at the Cedar Park High School expansion is recent Texas A&M construction science graduate **Justin Huling**. Back at the job in California is our manager and president **Greg Parker** who is recovering from a severe broken shoulder during a boating trip. We wish Greg a speedy recovery. We're pleased to add again to our California staff, **Chris Starks**. Chris is working as Assistant Superintendent on the Bouquet Canyon Seniors project. Working in the California office is **Eron Loughead**. Eron completed his engineering degree at Cal Poly in San Louis Obispo in May.

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**Reminder that  
we've moved to  
"THE  
OVERLOOK"  
4330 South  
Mopac, Suite 160**



Our new office has been developed and is managed by Live Oak Development and designed by STG Partners' Dave Johnston and Kristin Peterson.

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### **EANES I.S.D. JOINS A GROWING LIST**

In July American Constructors was selected as the Eanes Independent School District's construction manager at risk for their new 9th grade center. With 3D/International acting as program manager and Pfluger Associates heading the design team, the pre-construction estimating and planning is now underway. Construction of the 140,000 SF classroom, gymnasium and cafeteria/ theater building is scheduled for completion in the summer of 2001. The project will be located adjacent to Eanes' Westlake High School.