



GRADE A PERFORMANCE

Time to go to school. American Constructors showed just what it takes to build a legacy of construction excellence that sets them apart from other builders. For two and a half years, the American team has been working on multiple projects at Cedar Park High School, part of the Leander Independent School District, expanding and renovating the campus in three phases. All were CM-at-Risk (Construction Manager-at-Risk) projects.

Most recently, American completed the school's new Performing Arts Center. Similar in design to the Performing Arts Center at Leander High School (also built by American), this state-of-the-art auditorium is 34,000 square feet and seats 900 students. Included in the build-out were:

- ❏ A removable band/orchestra shell,
- ❏ Adjustable acoustical sound panels (hard surface on one side and acoustic surface on the other, adjustable for best resonance),
- ❏ Intelligent lighting,
- ❏ An energy-efficient, HVAC system designed to reduce noise, and an extensive catwalk system above the auditorium.

The Phase II expansion commenced in the summer of 1999 with underground utilities and building pad work. All of these activities required American to work around the entire campus. Once school was in session, American's commitment to

safety, especially when the job site is a busy campus of teenagers and teachers, was never more apparent. Crews worked tirelessly and used every school holiday, including Christmas and Spring Break, to finish the job on classrooms, gym and athletic facilities, science labs and parking.

For Phase III, American constructed a 3,000-square-foot addition to the CPHS library. This expanded the library into the middle of the building's courtyard. Also enlarged and renovated were the band and drama facilities.

"American performed their work on time; they were user friendly, did a quality job in a way that had minimal impact on our daily lives.

For these reasons, I give them my highest recommendation."

~ Ron LaFevers, CPHS Principal

Each project was designed and bid in multiple phases to maximize construction activity and efficiency, while minimizing interruption to school operations. Said

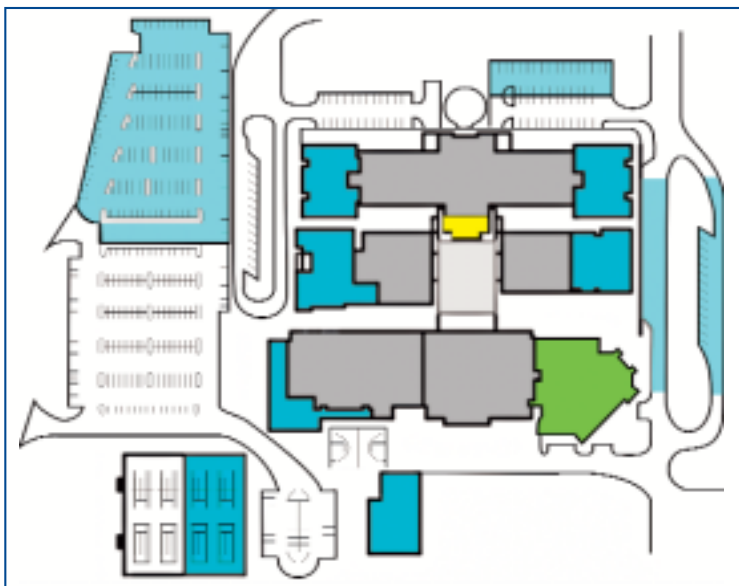
Principal of CPHS, Ron LaFevers, "One of the reasons [American] was so successful with us was their ability to communicate. American was great at responding to our concerns and doing everything possible to make us happy."

Those who have worked with American already understand the advantages of contracting with this team of talented industry professionals. American has extensive experience with:

- ❏ Expansion projects at existing campuses.
- ❏ Interfacing with owners, architects, developers, engineers, and subcontractors from the planning stages through completion.
- ❏ CM-at-Risk projects, including cost savings and expedited delivery benefits, all without sacrificing quality, functionality, usability, or architecture.

American believes in the team approach to achieve a design that can be built at the lowest possible cost in the shortest time while meeting the owner's requirements.

American delivers measurable results that their clients can rely on, as attested to by CPHS principal, Ron LaFevers, "American performed their work on time; they were user friendly, did a quality job and in a way that had minimal impact on our daily lives. For these reasons, I give them my highest recommendation."



Cedar Park High School

- Existing Buildings
- Phase II Construction & Expansion
- Phase III Library Addition
- New Performing Arts Center



New on the Horizon

Region XIII Education Service Center has selected American Constructors as Construction Manager-At-Risk for its new Conference and Technology Center. The project adds a 2-story, 44,000-square-foot training facility with a 3-story, 300-car parking garage to its existing campus off Springdale Road.

Region XIII ESC delivers services to 59 public school districts, campuses, charter schools, and other educational entities and communities in a 16-county area.

Seaside Retirement Living

Bejeweling the Southern California coastline are the Villas at La Costa Glen, 200 acres of permanent open space with homes and recreational facilities in a flourishing retirement community in Carlsbad. American Constructors contributed to this luxurious, master-planned community by building 54 free-standing duplex villas, each consisting of two or three bedrooms, complete kitchens, two full bathrooms, and one or two-car garages. Construction was completed well ahead of schedule, allowing anxious residents a move-in date of early May, 2002.

CALIFORNIA

Architects KTG Group, Inc. crafted these hacienda-style homes, owned by Continuing Life Communities, LLC. The villas are new additions to the property of existing multifamily units, assisted living residences, a skilled nursing facility, a clubhouse, dining rooms, and expansive recreational facilities, including walking trails, a swimming pool, and putting green. Residents occupy the premises under an agreement that entitles them to health care and living assistance at all levels.

Nestled along the coastal hillsides, the Villas at La Costa Glen share the spotlight with two world-class resorts, La Costa Resort and Spa and the Four Seasons Aviara. The community is just 31 miles north of San Diego and two miles from the ocean.



The Villas at La Costa Glen
Carlsbad, California

Tilting the Scales

In the fall of 2001, Leander Independent School District selected American Constructors as the Construction Manager for its third high school in Cedar Park, Texas. The new high school, opening in the fall of 2003, is a 382,558-square-foot facility, designed to accommodate 2,400 students. This project will complete the master-planned campus, which includes Artie L. Henry Middle School.

Selecting American early in the design development phase gave architect, Don Tew and structural engineer, Larry Swayze, a real advantage. With American on board, this dynamic team made some important decisions for meeting the owner's move-in date.

Construction details, materials, and methods were evaluated for appearance, structural integrity, and speed of completion. In lieu of light-gauge exterior framing or masonry construction, concrete tiltwall with stone accents was chosen to save time and money without sacrificing quality or aesthetics. Tiltwall construction was also cost effective for exterior and interior fire separation walls. These methods and others are expected to accelerate the original schedule over two months.

American's concrete crews will complete 132 tiltwall panels for the buildings. Panels will reach heights of 55 feet and weigh in at 75,000 pounds! Significant

coordination is required to correctly cast the hundreds of embeds, reveals, and openings including mechanical, electrical, and plumbing items. Project Manager, Joe Charlton remarked, "The rapid construction and setup of the tiltwall panels will promote early dry-in of the building, preventing mold and indoor air quality issues, and allow the finish subcontractors to proceed with their work much earlier than planned."



The raising of tiltwall panels at the new high school for Leander Independent School District in Cedar Park.



Overdue for a filter change?

Don't underestimate the importance of changing your building's air conditioning filters. The build-up of dust causes air to by-pass the filter and carry organic dirt and spores into the ducts. Here are some more good reasons:

- ❏ Ensure optimum indoor air quality,
- ❏ Reduce monthly utility bills and stop energy waste,
- ❏ Ensure peak efficiency by reducing dirt build-up and increasing air flow,
- ❏ Reduce the likelihood of repair calls and extend the life of your equipment.

Remember that during remodeling, filters need to be changed more often, sometimes daily.

PROJECTIONS

is published for the friends and team members of American Constructors.

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