

AUSTIN

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## NEWS

The Industry's Newspaper

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\* Jan 2006 \* Vol. 6 \* No. 1

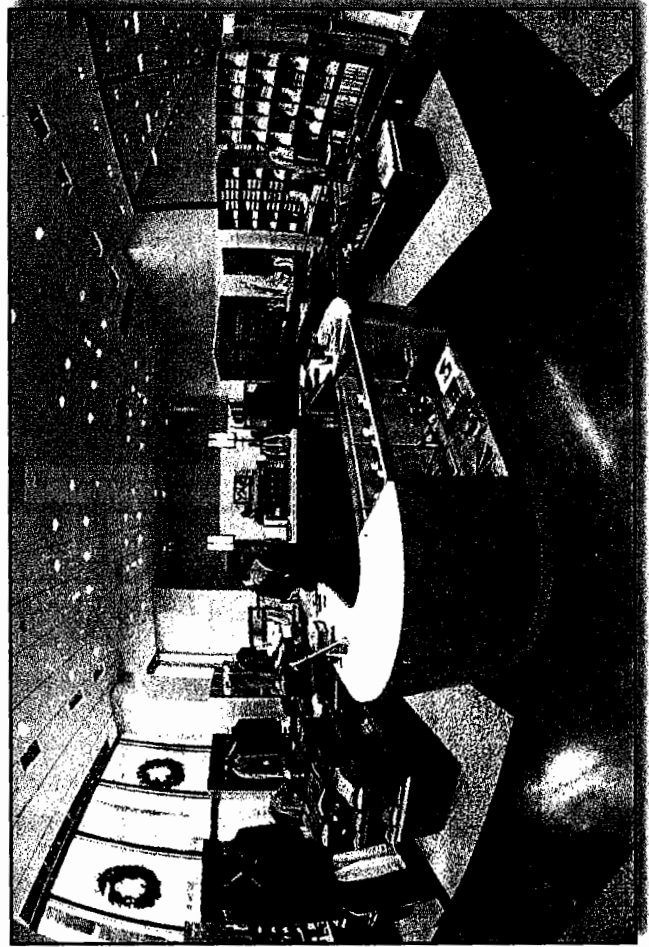
## Lago Builders Inc. upgrades Bank of America Tower

Austin-based **Lago Builders Inc.** is working toward the completion of numerous renovation and upgrade projects to the Bank of America Tower at 515 Congress in downtown Austin. The project's owner is **T. Stacy & Associates**.

"The project is significant to our firm because T. Stacy & Associates was one of our first major clients," said Project Manager **Tom Miravle**. "This project demonstrates the long-lasting relationships that Lago Builders strives to create when collaborating with owners and architects."

Lago Builders teamed up with the owner and **Susman Tisdale Gayle Architecture** to provide a \$3.5-million floor-by-floor renovation of the building that has already been coined "The Smartest Building in Austin."

Miravle said making the Tower "smart" has included the introduction of new HVAC thermal controls, automatic



Keepers, a high-end retail men's clothing store

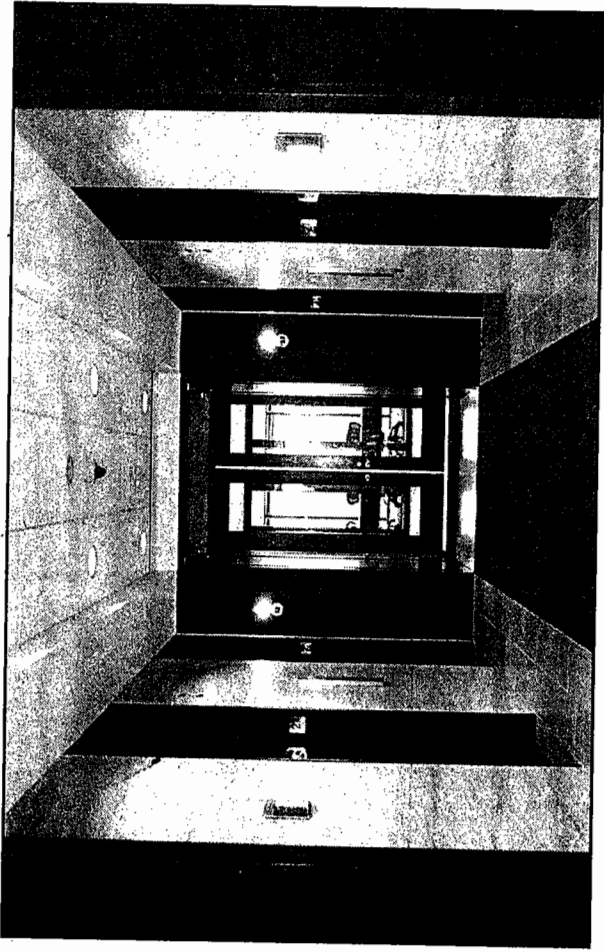
and touch-free plumbing fixtures, energy-efficient lighting and top-of-the-line network technology by Cisco Systems.

The total space under contract is 61,750 sf of tenant space and approximately 30,000 sf of common corridors, elevator lobbies and public restrooms.

"We are also working on new lease space renovations, which have included the addition of Keepers, a high-end retail men's clothing store on the ground floor," he said. "The overhauls will ultimately embrace the addition of a fire sprinkler system throughout the entire building and the addition of an ADA-compliant restroom on every tenant-occupied floor."

He added that the owner is also planning an upgrade of the chilled water delivery systems to tie into Austin Energy's downtown chilled water loop.

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Elevator lobby

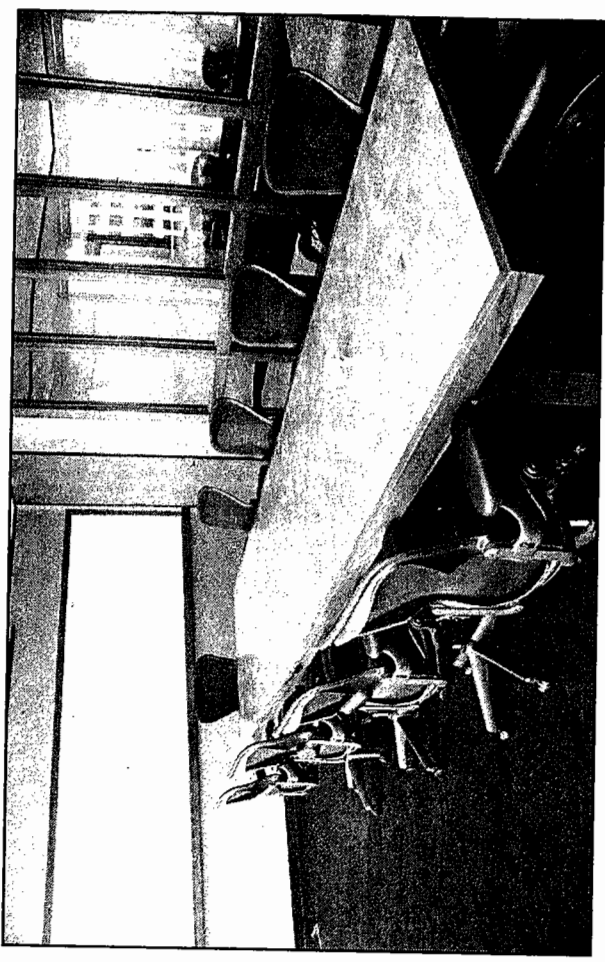
"The major obstacle that we have overcome is maintaining high-quality construction while providing cost management solutions and condensed schedules," Mravle said. "Continued teamwork is the most positive aspect displayed through the relationship formed by T. Stacy & Associates, Lago Builders and Susman Tisdale Gayle."

He said the group has held weekly meetings since January 2005. "The collaborative effort of this group has helped to

solve problems quickly and effectively."

Professional Team:  
Superintendent: Rob Pugh, Lago Builders  
Engineer: Bay & Associates

Key Subcontractors:  
Sunvison Electric  
ICON Mechanical  
Mtech Comfort Systems  
Commercial Flooring Systems  
Alarm Protection Specialists



Conference room

Northstar Fire Protection  
Boyd Tile & Stone  
Eagle One Painting  
Paul Mair Design

Incorporated in 2003, Lago Builders works on healthcare, technology, education, religious, retail and corporate office projects. Mravle said the company started off its first full year by contracting a little over \$2 million.

"In the second full year of business, we have increased that total to \$16 million," he said.

Completed projects include Bakerman's Bakery, Entought corporate headquarters, Manpower's corporate office, Brackenridge Hospital Shiver's Cancer Infusion Center, Seton Northwest Hospital surgery department expansion, Brackenridge second-floor lobby, Aspen Properties corporate headquarters, and Tower of the Hills renovations and upgrades. -alr