



**Associated Builders  
and Contractors, Inc.**

**Florida East Coast Chapter**

**ABC Florida East Coast Chapter**

**Excellence in Construction**

**Awards 2006**



**Owner:** School District of Palm Beach County

**General Contractor:** Suffolk Construction Company, Inc.

**Primary Architect or Engineer:** Zyscovich, Inc.

**Electric:** Terry's Electric, Inc.

**Mechanical:** Horizon Air Conditioning, Inc.

**Exterior:** Woodland Construction and Powell Landscaping and Design, Inc.

**Interior:** Applegate Interiors, Inc. and Acousti Engineering Company of Florida

**Sitework:** Rio-Bak Corporation

**Landscaping:** Coastal Gardens

## Institutional \$15-30 Million – *Eagle*

### *L. C. Swain Middle School, Greenacres*

Precise planning, flexibility and teamwork allowed the new 197,000-sq.-ft. L.C. Swain Middle School to be completed for \$200,000 below the district's budget.

Designed to accommodate 1,470 student stations, the new L.C. Swain Middle School sits on a 30-acre site; 12 of which remain a natural preserve. The main two-story building houses classrooms, administration offices and a state-of-the-art media center. The two, one-story buildings include a gymnasium, locker rooms, technologically advanced art and music rooms, a dining and food service/auditorium, a chiller plant and a physical education storage.

When it became evident that the design of the school would not be completed in time to start construction as scheduled, Suffolk redirected the designers to issue phased packages. This strategic move allowed construction to commence prior to the final GMP being established, avoiding a potential four-month delay.

Steel and concrete shortages also threatened to delay the project and hamper the budget, but the project team decided to purchase the materials in advance, locking in costs before prices escalated. When the Portland cement shortage resulted in delays to the roofing (lightweight insulating concrete), Suffolk substituted a different mix from a different manufacturer, achieving higher quality, improving delivery times and maintaining the overall project schedule.



**Owner:** City of Miramar

**General Contractor:** Centex Construction

**Primary Architect or Engineer:** Cartaya & Associates

**Electric:** C. Davis Electric

**Mechanical:** Southeast Mechanical

**Exterior:** Universal Drywall & Plastering

**Interior:** Hollywood Woodwork

**Sitework:** American Engineering

**Landscaping:** Landscape Service Professionals

## *Merit*

### *Miramar Town Center, Miramar*

Construction of the new Miramar Town Center started with development of the 55-acre site and construction of two new City Hall buildings. The City Hall was the first phase of construction for the civic component of the Town Center, which will eventually include a cultural arts center, a botanical garden, a library, an education center and a transit hub.

The team faced and overcame a unique challenge early in the process. The initial design of the lift station to be installed at the site was for an overall depth of 16 feet, but due to the development anticipated for the new Town Center, the city and engineer realized the design needed to be revised and established a new depth of 32 feet. This required an elaborate sheet piling and dewatering system. Centex worked closely with American Engineering to establish a plan to safely install the precast lift station structure and connect all of the forcemain. Much of the forcemain pipe, due to the revised depth and the level of the existing water table, needed to be installed by certified divers.

Scheduling was also a challenge. The owner needed to be out of their existing facility by the end of August, which meant that all equipment and files needed to be moved and fully operational over a weekend. This included all of the typical city services closing in the old facility on a Friday and opening in the new facility on the following Monday. Centex turned the keys to the new building over to the owner as they pulled up to the front door with the moving trucks.