

Independent Research conducted by
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**BRUCE UNTERBRINK
CONSTRUCTION**

BUSINESS CASE 5: BRUCE UNTERBRINK CONSTRUCTION, SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE - STUDENT SUCCESS CENTER

The Southern Illinois University at Edwardsville (SIUE) Student Success Center addition to the SIUE Morris University Center building began construction on April 2008 and was completed in September 2009. The new SIUE Student Success Center serves as a critical point for students to access the benefits of all student success services housed under one roof.

This new construction project was a 68,000 square foot addition to the existing Morris University Center. The project started with first boring and installing 68 poured reinforced concrete caissons ranging from 80 ft. to 100 ft. in depth. Then grade beams were poured connecting the caissons. After concrete work the structural steel was erected for a three level building connecting it to the existing Morris University Center. The SIUE Student Success Center when completed provided students with access to many critical services, such as Health & Counseling Center, Student Success Offices, Department Offices, Meeting &

Seminar Rooms, Computer Laboratory, Student Lounge, and a Kald's Coffee franchise kiosk.

The project was designed and built meeting LEED / Construction practices. For instance, the feature wall was made with recycled materials, and Green Roof Blocks were used on the roof of the building. The total estimated project cost for all prime contractors was \$11,371,588.78, so this would be considered a mid-size new construction project. The estimated construction original schedule was 13 months, however due to several weather related delays and project change order requests, the timeline was extended by 30 days. The project timeline also significantly impacted by time delays from the previous project's abestos abatement contractor resulting in the new construction work starting later than originally anticipated.

To make up for this challenge to the project timeline, contractors and labor representatives agreed to work together to ensure the project would be completed on the set completion deadline. This required working overtime to make sure the project was completed on time for the University to use this new building by the beginning of the Fall Semester. According to Dale Stewart, Executive Secretary of SWIBT Council, "The trades brought value to this project by being flexible and willing to address any of the project challenges head on. We wanted to make sure the project was done even with a moving deadline, so SIUE could count on having the facility being completed when students started school. Bruce Unterbrink is very conscious of ensuring the project stays on-time and



within budget. His company prides itself in providing the highest quality project possible." Having open communications and weekly (sometimes daily) meetings to troubleshoot any issues was critical to keep everyone on the same page and working together as a team. Project labor agreements were signed at the beginning of the project and served as a medium for working together in a cost effective manner.

A total estimated worked man hours of 98,742 was invested into this project with 23 union trades members participating in the construction process. The trade categories and man hours worked are listed below:

- #03-Sheet Metal – 5,794 hours
- #04-Equipment Operators – 7,314 hours
- #05-Mechanics – 219 hours
- #06-IronWorkers – 9,624 hours
- #07-Carpernters – 22,510 hours
- #08-Acoustical Tilers – 3,000 hours
- #09-Ceramic Tilesetters – 188 hours
- #10-Brickmasons – 4,043 hours
- #11-Cement Masons – 372 hours
- #13-Tapers – 3,500 hours
- #15-Painters – 980 hours
- #16-Glaziers – 760 hours
- #17-Roofers – 1,754 hours
- #19- Pipefitters – 5,475 hours /
Sprinklerfitters – 1,866 hours
- #20-Plumbers – 5,684 hours
- #21-Insulators – 970 hours
- #22-Tempature Control – 1,005 hours
- #23-Laborers – 10,175 hours
- #24-Electricians – 10,847 hours
- #28-Truck Drivers – 1,243
- #29-Air Test & Balancing – 259 hours
- #30-Waterproofers – 128 hours
- #33-Carpet – 1,032 hours

“Due to the delays everyone pitched in, added extra workers, and worked overtime to complete this project on time and with great quality in workmanship. This is something to be proud of!”

-Bruce Unterbrink,

Bruce Unterbrink Construction

This was a project that consisted of five (5) Prime Contractors that worked closely together with great cooperation. All the submittals and correspondence was sent via email in lieu of regular shipping. This helped with the down time of waiting for approvals. The overall work environment was good. Everyone followed the safety rules, so there were no safety issues. Since Project Labor Agreements were used, there was no work stoppages or any related issues. Bruce Unterbrink stated, “Like I said previously due to the delays everyone pitched in, added extra workers, and worked overtime to complete this project on time and with great quality in workmanship. This is something to be proud of!”

Also, this project included several unique features such as a LEED Certified Building Project. There were Green Roof Blocks installed on roof of the building. SIUE is using them to grow live plants as an illustration to the students of how green projects can be designed differently in the future. Additionally, the new Student Success Center contained a Feature Wall that was made from recycled agricultural materials.