

FAMILY ANNOUNCEMENTS



Killian Edward Schiller was born June 7 to Rita and **Thor Schiller**. He weighed 8.10 lbs and was 21.5" long.



Henry Boyce McClelland was born August 3 to Holly and **Mark McClelland**. He weighed 5.10 lbs and was 18.5" long.



Lilah Faye Richter was born August 11 to Kristen and **Landon Richter**. She weighed 7.3 lbs and was 21.5" long.



Steely Brooke Jones was born September 6 to Tiffany and **David Jones**. She weighed 6.1 lbs and was 19" long. She joins siblings Sayla (9) and Harper (7).



David James Perkins was born September 6 to Danielle and **Adam Perkins**. He weighed 7.13 lbs and was 18.5" long. He joins brother, Michael (2.5).



Grecia Guadalupe Garcia and **Julio Recendiz** were married March 18 in the Springs in Rockwall. The couple honeymooned in Cancun, Mexico. They will reside in Dallas.



Brisna and **Francisco Rivera** were married August 27 in McAllen, Texas. The couple honeymooned in Barcelona, Spain. They will reside in McAllen.



Sofia Isabel Regalado, oldest daughter of Gabriel and **Veronica Regalado** was selected as the Featured Artist in the soon to be published 'I am Texas!' book. The book is part of the New York bestselling author and illustrator team Brad Meltzer and Christopher Eliopolous's 'Ordinary People Change the World' series. Her artwork will also go up for auction on November 5, 2022 during the inaugural book signing and gala in Houston. For more information visit iamtx.org.

TEAM BUILDING STARTS EARLY AT CENTENNIAL TOWER

With such a lengthy and complex project on their hands, our Centennial Tower project team decided to host a team bowling event to encourage teamwork both on site and off. *"With this project involving such a large group of Vaughn team members to successfully execute the project, it is going to be important that we make a concerted effort to team-build throughout the job,"* Pete explained.

"We had a great turnout at our initial bowling event, and even had some of our Vaughn self-perform team members make it out." According to Pete, the team intends to continue hosting regular events throughout the duration of the project.



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SITE TALK

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Joe Aker / Aker-Imaging

WE BUILD
HOPE

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UH COLLEGE OF MEDICINE *Shaping the Community*

/ By Reagan Walsh

University of Houston (UH) President Renu Khator first began planning for a new medical school back in 2014, with the aim of addressing healthcare deficiencies in the Houston area. The school welcomed its first class in Fall 2020, making it the first new medical school to open in Houston in the last 50 years. After two years housed in a temporary building, the medical school finally has a home—the newly completed Tilman J. Fertitta Family College of Medicine! To support student learning, the 130,000 SF facility houses a state-of-the-art anatomy suite, clinical skills lab, patient examination rooms, a simulation center, large classrooms for team-based learning, meeting rooms, and administrative offices. The building's exterior façade is composed of a combination of basalt stone and limestone masonry, curtainwall, spandrel, and vision glass systems. It features a clearstory at the top level and a glass window reminiscent of Da Vinci's "Vitruvian Man" at the entrance. The main building was designed to LEED standards and is on track to achieve LEED Gold certification. The project also includes a central utility plant with water-cooled

chillers to serve the College of Medicine and future buildings on the new campus. UH chose to trust the College of Medicine project to Vaughn Construction in 2020. "I think their decision was based on Vaughn's record of success, along with having confidence in knowing that we had the capability to finish on schedule and to provide the quality product that they were expecting," project manager Kelley O'Dwyer shared. Our team successfully completed the project in July 2022, but getting there wasn't always easy. From unique challenges to interesting spaces to fascinating aesthetic features, let's take a look at some of the highlights of our project team's time at the College of Medicine:

Unique Challenges

Conservation. The building is located on 43 acres of wooded land, and our team was surprised to learn this land was home to a nesting pair of bald eagles. Bald eagles have a protected status, and the U.S. Fish and Wildlife Service has specific guidelines for completing construction near bald eagle nests. Workers at the project site underwent specific training on these guidelines, and our



Devin Johnston

College of Medicine main entrance



Trey Morris, Houston Audubon

Mother nesting with baby eaglets

team erected an exclusion fence at a 330-foot radius around the eagles' nest. We also monitored the noise and light levels emanating from the project site to avoid disrupting the eagles. Our conservation efforts paid off when the eagles migrated back to their nest to hatch two baby eaglets, who thrived amid the adjacent construction!

Forward Compatibility. The 130,000 SF College of Medicine building is only the first of several planned facilities in UH's new medical district, and UH knew the success of all future projects hinged directly on this one. "We had to make sure what we were doing was in line with a master plan for UH's new medical district," senior project manager Brooks Bolden explained. "Throughout pre-construction, we worked diligently with the design team to plan for UH's continued campus growth and made accommodations for future buildings." The need to accommodate future facilities did lead to some additional challenges. "I think the biggest challenge was keeping the project in budget while attempting to maximize scope needed to support future buildings," Brooks said. Nevertheless, our team was able to deliver the forward compatibility UH desired. The central utilities plant, for example, has the capacity to expand and support all the future buildings within the medical district.

Interesting Spaces

Gross Anatomy Lab. This space houses cadavers used for student research purposes, and it had to be reviewed and approved by the Texas State Anatomical Board. The area's systems, including

the HVAC system, are independent from the rest of the building. The lab is also secured with cameras and key-card access points.

Simulation Rooms. The College of Medicine also houses several simulation rooms, which are laid out like actual hospital rooms. These spaces will help students practice their skills in an environment that closely mimics real life.

Fascinating Features

Light Art Wall. The building's lobby features an art wall made up of 3,784 LED lights, which can cycle through hundreds of unique patterns. Our team completed rough-in and canvas work to prepare the wall for the artist.

Reclaimed Wood. Before construction began, Vaughn tagged hundreds of trees in the heavily wooded project site that the design team designated to remain, to be salvaged, or to be removed. Our team collected wood from several of the trees that were cut down to create custom furniture for the new building. After it was kiln-dried and finished, we turned the wood into a board room conference table, two reception desks, and several benches throughout the building.

The College of Medicine is already helping improve health in underserved communities in Houston and across Texas, and we are proud to have had a hand in raising new generations of medical professionals who will help heal the sick and meet the needs of our communities. View a video tour at www.vaughnconstruction.com/clients/projects/university-of-houston-college-of-medicine!



Joe Aker/Aker Imaging

Anatomy lab



Joe Aker/Aker Imaging

Simulation area



Joe Aker/Aker Imaging

Dry skills lab



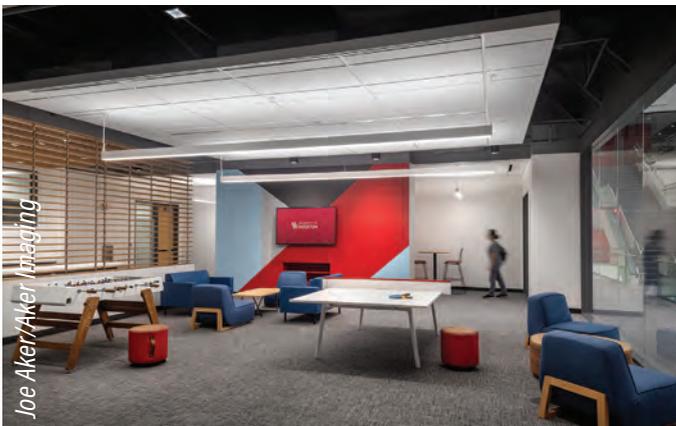
Joe Aker/Aker Imaging

Study carrels



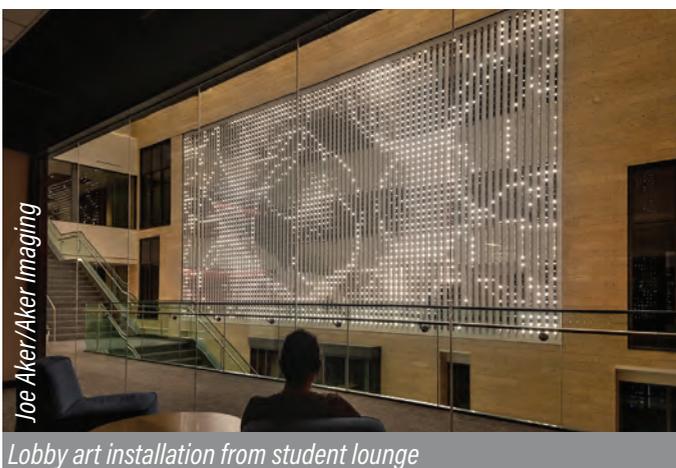
Joe Aker/Aker Imaging

First floor active learning center



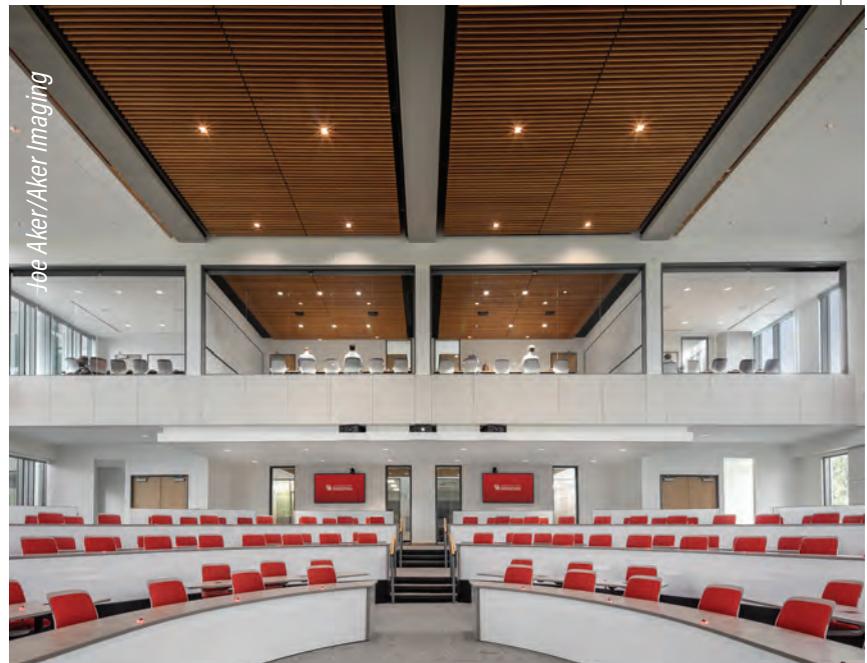
Joe Aker/Aker Imaging

Student lounge



Joe Aker/Aker Imaging

Lobby art installation from student lounge



Joe Aker/Aker Imaging

Second floor lecture hall with third floor group rooms

Committed Team

Owner: University of Houston

Architect: Page

Interior Designer: The S/L/A/M Collaborative, Inc.

Structural Engineer: Walter P. Moore

MEP Engineer: Page

Civil Engineer: Walter P. Moore

Major Trade Contractors: HCL Services, LLC (Mechanical), Way Engineering (Plumbing), Kenmor Electric Company, L.P. (Electrical)

Vaughn Team Members:

Juan Agostadero	Jacob Hickman	Jorge Ochoa
Oscar Hernandez	Jarling Hurtado	Kelley O'Dwyer
Virgilio Alcala	Eric Keenan	Victor Padilla
Alex Alvarez	Felipe Melendez	DJ (David) Petrinsky
Brad Ballard	Keith Liggett	David Quintero
Brooks Bolden	Robert Loera	Jose L. Ramirez
Cesararmando Casas	Luciano Lopez	David Reyes
Jose Cavazos	LE Louvier	Miguel Reyes
Jean Charles	Armando Maldonado	Ivan Gracia Rodriguez
Michael Claros	Nixon Martinez	Martin Rojas
Moctar Coll	Pablo Martinez	Gustavo Sanchez
Gonzalo Cortes	Rigoberto Marroquin	Reinaldo Serrato
Manuel Cruz	Rafael Martinez	Jose Sixco
Justin Davidson	Hector Mata Nieto	Steve Skabla
Chase Dodd	Paul Meckley	Lorenzo Soriano
Ekaette Etim	Andres Mendez	Juquan Tellis
Phillip Farris	Radames Mendez	Luis Villa
Luis A Garcia	Josue Mena	Alex Warren
Caleb Hall	Chad Moore	Sarge Warren
Cody Harrell	Jeff Newell	Theodore Wilson
Juan Herrera Barajas	Mike Nguyen	
Uricio Hernandez	Modesto Ocampo	



BUILDING A BETTER EDUCATION *Fletcher Building* / By Ryan Lee

In 2017, Alamo Colleges named Vaughn the construction manager-at-risk for five projects as part of the Bond Capital Improvement Program at San Antonio College. From childcare centers to academic facilities to utility work, these five projects are keeping our team at San Antonio College busy. This quarter, we highlight the recently completed Fletcher Building Renovation project.

The \$17.5 million Fletcher Building Renovation project focused heavily on the student services department and other administrative space. Our team renovated student orientation classrooms and staff, administrative, and executive offices. A new multipurpose room with stadium seating and a stage take the place of a pre-existing sunken patio, and the main entrance received upgrades including a new media wall outfitted with 55-inch televisions.

On the building's exterior, new modular metal wall panels contrast with existing red brick to create an aesthetically pleasing façade.

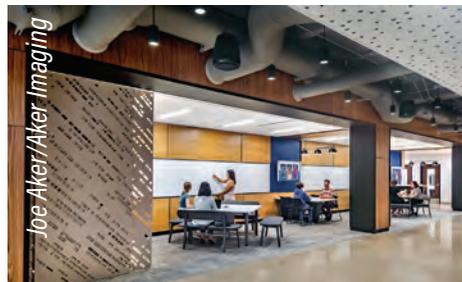
Our renovations and expansions covered almost every part of the 59,000 SF, three-story Fletcher Building, but some spaces presented more of a challenge than others. San Antonio College made it clear the main distribution frame (MDF), which served as the data hub for the entire campus, needed to remain fully operational through the renovation. To ensure consistent staff access, we set up a dedicated path through the building to the MDF room, which we rerouted to capture the entirety of our renovation work. By keeping this path isolated from our work at all times, we were able to meet both the need for accessibility and the need to eliminate any risks to San Antonio College's staff.

Our team also installed three wall-mounted mini-split AC units to prevent equipment from overheating and to ensure the MDF room could operate continuously. Our recent work on the Fletcher Building Renovation project helped Alamo Colleges, San Antonio College expand their educational services and create a more inclusive space for students, staff, and visitors. We look forward to sharing more information about our other projects at San Antonio College soon! Congratulations to our project teams for WOWing Alamo Colleges on this project.

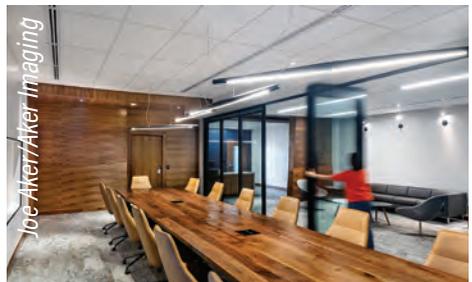
The Fletcher Building Renovation project team included Kirt Bailey, Steven Cavitt, Jesse Gonzales, David Guardiola, Nicholas Hernandez, Matt Martinez, Jerry Pacheco, Travis Phillips, Landon Richter, Jorge Rios, Brady Wallace, and Alec Wolff.



Dining and meeting space



Student activities



Administrative conference room



Joe Aker/Aker Imaging

Amphitheater outside multipurpose room



Joe Aker/Aker Imaging

Multipurpose room



Joe Aker/Aker Imaging

Exterior entrance with SAC seal

AUSTIN COMMUNITY COLLEGE *Manufacturing Build-Out*

/ By Theresa Campbell

Austin Community College's (ACC) Highland Campus is home to the new IMPACT Lab for Manufacturing which offers students real-world learning opportunities such as the 14-week intensive Tesla START Manufacturing Program. The first of its kind in the nation, the START program helps students gain technical expertise and earn certification through hands-on labs. Participants are paid employees at Tesla during the program and are eligible for full-time positions at the company upon completion of the program.

Vaughn recently completed a 4,746 SF interior build out of shell space in Build-ing 2000 on the campus to provide its manufacturing department with two new classroom labs, a media/conference room, and office space to house the program.

The renovation portion, which features exposed ceilings, ties in seamlessly with the surrounding industrial spaces. The new space includes robotics and control systems technology to allow students to design, build, and maintain advanced machinery. Our team experienced few issues on this project, save a delay in doors and audio/visual equipment. The main challenge involved addressing existing building fire sprinkler deficiencies from a previous project. We coordinated with



ACC, the City of Austin, and the previous contractor to address the deficiencies and keep the project on track. Through constant vigilance, the team ensured we installed the correct materials at the correct time, ultimately saving the owner approximately \$100,000.

According to the Dallas Federal Reserve Bank, Texas manufacturing executives are struggling to fill open positions. In Central Texas, more than 1,600 manufacturing businesses account for 65,000 jobs. ACC's goal is to help meet the need for qualified manufacturing employees in the region. Though this project may have been small, the program it houses is receiving national attention. Superintendent Kenneth Casey said, "ACC is continually conducting tours with congressmen and state and local

officials promoting the spaces and the partnership with Tesla."

We are proud to help the college further their impact by providing the necessary space to meet their goal. Kenneth shared a lesson he learned on this project, "Even though the project might be small it might have a greater impact than what you realize while building it. This building will help teach people to work at places like Tesla. So, ultimately, we are helping to build out the future here in Austin."

Congratulations to the project team including Kenneth Casey, Raul Garza, Terry Hellmich, John Kilsby, Alexis Long, Jackson Merrick, Bill Randall, Adrian Terrazas, Jose Villarreal, and Daniel Wharton.

TEXAS STATE UNIVERSITY *Evans Auditorium Renovation*

/ By Theresa Campbell

As part of the School of Music, the Evans Auditorium at Texas State University hosts a variety of events from concerts to recitals to fine arts performances. Originally built in the 1930s, the auditorium has seen thousands of performances but was beginning to show its age. The university hoped to breathe new life into the space while bringing it into compliance with current Americans with Disabilities Act (ADA) codes.

Dr. John Fleming, Dean of the College of Fine Arts and Communications was so pleased with a recent Vaughn performance at the nearby TV and Film Studio building, he recommended we bid on the 12,000 SF renovation of the Evans Auditorium. The renovation involved improving sightlines by raising the auditorium floor, widening pathways and seating, installing handrails and new ADA exit doors, and upgrading finishes and infrastructure.

Before we bid the project, our team identified a potential issue with the proposed renovation drawings. The drawings accounted for an elevated slab with a crawl space beneath the entire auditorium floor, requiring extensive structural support. We suspected this was a mistake and dug into the original 1930s as-builts to confirm. We provided Texas State with a base bid for the contract drawings plus a voluntary alternate reflecting a credit for the structural scope if our suspicions were correct. As a result, we were awarded the project and proved the structural support was unnecessary as the slab was not elevated as previously believed. The university added scope with the savings.

The most difficult challenge of the project was the layout to raise the auditorium floor. The field dimensions provided for the existing length of the auditorium were shorter than actual conditions. We performed multiple layouts because we had



no established grid from which to start. We cut into the stage face to verify lengths for the ramps to work with the seating. Then, we fixed the lengths and revised the ramp dimensions to properly align with the seating configuration. We replaced the stage face with oak millwork.

"I want to take this opportunity, as the Evans Auditorium renovation nears completion, to give special recognition to Construction Superintendent, Steve Brooks. He has been the epitome of professional throughout the process. The past six months of watching a facility I have managed for the last fifteen years morph into a beautiful 'new' facility has been exciting and fascinating to watch. Everyone from Vaughn Construction with whom I worked were very courteous. Congratulations on having such a great team and thank you all for doing such a great job."

*~ Gaila Raymer, operations manager,
Evans Auditorium*

The tolerance planned for the floor slope was also too tight. The drawings called for an 8.25 percent slope which left no room for error. We chose to stick to a 7.5 percent slope to ensure we had enough tolerance

to remain ADA compliant with no possibility for rework. To raise the flooring, we used high density foam up to 3 feet 9 inches in places. We installed new seating with VCT flooring and new carpeted aisles with LED lighting in alternating rows. New oak baseboards complement the oak stage front, teak handrails, and teak end caps on the seating. We also added apron lighting to allow more flexibility for stage lighting. In the balcony control room, we ran AV conduits for lighting controls for current and planned systems.

We were awarded the project in February and completed it on August 30. The newly renovated auditorium provides Texas State with modern amenities and an enjoyable atmosphere poised to delight audiences for years to come.

The team included Stephen Brooks, Jesus Rivera Chavarria, Lupe Contreras, Jose Cruz Vargas, Nick Hernandez, Austin Knapick, Devin Leal, Raul Moncada, Andy Nash, Brandon Oles, Jarod Stojanik, David Torres, Erik Torres, Jorge Vela Lopez, and Brady Wallace.



- 360 FT sanitary piping
- 280 FT storm piping
- 200 CY concrete
- 64 1x4 FT LED light fixtures
- 36 LED dome fixtures
- 5,700 SF of terrazzo

THE JOB THAT KEPT ON GIVING / By Ryan Lee

Houston Methodist Hospital in the Texas Medical Center hired Vaughn Construction to investigate an issue at their busiest entry to the hospital and valet drive. The pavement in the valet drive was experiencing extreme shifting at the expansion joints creating elevation differences as much as two inches in places and presenting potential safety issues for building patrons. In our investigations, we found breaks in the main sanitary and storm lines directly below the valet drive to be the main cause of the shifting pavement. But we soon learned that a bigger culprit still lurked beneath the surface.

Project manager Fernando Sanchez said, *"We found an area 7 feet wide by 4 feet deep that looked like a small cave underneath the slab! This void was caused by a clog in the City of Houston main storm line. It created a geyser effect causing a blow out at the pipe joint every time it rained due to the water backflowing and not having anywhere else to go."*

Our original scope of work involved replacing the main sanitary and storm lines which ran parallel with the valet drive pavement. Shortly after demolition and excavation, we ran into additional adjoining storm piping not previously documented for replacement in investigation reports, as-builts, or construction drawings. As we continued down the drive, we kept stopping to document issues so we could get further direction and approvals for additional items needing replacing or repairs.

After stopping work several times, Methodist began to expect the worst given the previously found conditions, and gave the directive to document and replace all damaged underground plumbing piping throughout the entire drive. During these excavations, we discovered the following infrastructure needing repair.

1. Five eight-inch roof drain storm pipes installed every 20 feet were cracked. Our added scope included replacing the damaged pipes and removing and replacing almost 2,000 SF of concrete paving with associated select fill below it since the previous soils had been washed out with each heavy rainstorm.

2. A 10-inch sanitary main pipe connecting to the building's riser was cracked. Our added scope included replacing this sanitary main pipe as well as the 10-inch storm riser piping to the building that already had a surface repair from a previous known crack in the pipe.

3. A 10-inch storm line connecting to a City of Houston main storm line was clogged and did not have the appropriate slope at the City manhole. Our added scope included negotiating with the City to correct the pipe as an emergency repair. The City sent a crew to clean out the entire main storm line that traveled the length of the Methodist drive to aid in water flow. We replaced the damaged connection that tied the Methodist feed to the City way.

4. Two sanitary lines, 6-inches and 10-

inches in diameter, that connect the building to the main sanitary lines were compromised. Our added scope included replacing these lines while coordinating with the Houston Methodist Hospital MRI department because the lines traveled through an MRI equipment room out into our drive location.

Obviously, these conditions had to be repaired which prolonged the project schedule. To allow Houston Methodist to resume using the Fannin entrance, we broke the project into phases addressing the original repairs first. Our steadfast team restored the valet drive while minimizing disruption to the facility.

Thanks to the whole team for their hard work on this project that kept on giving: Alvaro Agostadero, Juan Agostadero, Oscar Alanis, Tim Alvarez, Apolinar Barrientos, Humberto Cardona, Gonzalo Cortes, Ruben Devora, Bryan Fuentes, Jordan Gray, Uricio Hernandez, Keith Lagrone, Felipe Lerma, Reynaldo Lopez, Adan Martinez, Marcos Martinez, Manuel Martinez, Rigoberto Marroquin, Hector Mata Nieto, Alfredo Ocampo, Agapito Melendez, Hector Melendez, Oscar Melendez, Andres Mendez, Radames Mendez, Jesse Mendoza, Rafael Paulin, Eloy Pena, Carlos Perez Reyes, Jesus Quintero, Jose Ramirez, Sonny Reyes, Ivan Rodriguez, Jared Salas, Lodegario Salazar, Fernando Sanchez, Valentin Santos, Andrew Schmidt, Juquan Tellis, Brandon Vasquez, and Sarge Warren.

FLASHBACK: UHD *Student Services Building* / By Ryan Lee

Lewis Hodnett Photography



Vaughn's relationship with the University of Houston-Downtown (UH-D) spans almost three decades and includes several important, complex projects. As our team approaches completion on the \$31.2 million Student Wellness and Success Center, we use this quarter's flashback feature to take a look at the UH-D project that started it all: the Academic Student Services Building.

At first glance, it appeared we knew everything to expect from the Academic Student Services Building project. When completed, the \$16.3 million extension of an existing facility spanned 149,000 SF divided across seven stories, including lower parking. It featured an auditorium, classrooms, a cafeteria, gathering space, faculty offices, and a sloped glass curtainwall that gave exciting views of the downtown skyline. On the exterior, we installed new brick and architectural precast veneer to mimic the aesthetic of the existing facility. To our project team, even the challenges we would face during construction seemed clear. The project site was in a very dense section of the small UH-D campus, so the safety of students and staff took a high priority. The site's proximity to Buffalo Bayou, a major highway, and an active railroad further complicated matters and required thorough planning. Despite these challenges, the pro-

ject seemed to be as straightforward as any other...until it wasn't.

Before we could even begin addressing the challenges we were already prepared for, we struck gold—Texas gold, that is. When we broke ground, oil began to spill from a hole next to an underground tunnel. After the initial shock, our team determined the oil was welling up from what was likely an underground oil room previously used for fuel storage. These bizarre discoveries came together when we uncovered the foundation of a historic icehouse once owned by the now-defunct American Brewing Association. Everything we had unearthed, the oil, the tunnel, the cistern, and the foundation, was once part of this former icehouse and beer storage area. Our team cleaned up the oil, gave the archeologists time to map what was found, and then moved on with our work.

With that history mystery solved, our team was able to focus on the project's main obstacle to success: the active Union Pacific Railroad (UPRR) line. The railroad, which handled on average 24 trains a day, wasn't just next to the project site—it was under it. The auditorium and outdoor plaza actually sat about 30 feet above the rail line. Our team knew this section of the project had to be constructed without disrupting the railroad, as UH-D had

worked hard for years to keep up a good relationship with UPRR. But the proposals we received on bid day showed the trade contractor community was not comfortable performing work on this portion of the project.

We took on the risk and self-performed all concrete and precast installations over the railroad much more economically than our trade contractors could have, all with our own hands. This decision allowed the trade contractor community to concentrate on work they were more comfortable performing. Our team also developed a plan where railroad-impacted activities were not part of the critical path, which gave us more control over the overall schedule and enabled us to work flexibly around UPRR's schedule. According to Chris McCall, who was then UH-D's Director of Facilities Management, our approach worked.

"Throughout the implementation of this work, Vaughn Construction maintained a high degree of professionalism and efficiency. The university achieved its goals of having a facility built over the active rail without diminishing its relationship with UPRR."

~ Chris McCall, former UHD Director of Facilities Management

Expected or not, our team overcame every challenge faced on the Academic Student Services Building project, and Vaughn won UH-D's trust in the process. Our ability to WOW is something we have brought to every UH-D project since. As we look forward to another 30 years of working with UH-D, we know our teams are prepared to take on any challenge they come across.

BREAKING GROUND ON *C.C. Creations Production Facility*

/ By Reagan Walsh

C.C. Creations, the largest custom screen printing and embroidery company in Texas, celebrated 40 years in business by breaking ground on their new production facility. The new C.C. Creations Legacy Campus project, for which Vaughn Construction will serve as the construction manager-at-risk, will help support the company's continued growth and will double their production capacity.

C.C. Creations first opened in College Station in 1982 with only a small shop and two manual screen-printing machines. The company grew rapidly, and today it not only serves customers throughout the state of Texas, but also across the nation. The company expects this pattern of growth to continue in the coming years and plans to equip the 185,523 SF production facility with the advanced manufacturing equipment it needs to meet demand for their products. Slated to open in 2023, the facility will allow C.C. Creations to produce 50,000 shirts daily and 15 million shirts annually. *"But it isn't about being the biggest, it's about doing something we are all proud of, we all helped build through blood sweat and tears,"* CEO Kenny Lawson said.

Beyond increasing production capacity, the Legacy Campus will improve employees' experience and productivity. C.C. Creations knows better working conditions lead to happier, healthier employees. With upgraded break rooms, air conditioned space (a rarity in the industry), and employment enhancement areas, this new facility is a chance for C.C. Creations to give back to the employees who made the company into the respected institution it is today. *"Nike wants us to be their number one printer because nobody likes to print t-shirts. It's hard work, messy, and hot. This building will allow our team to work in 78-degree temperatures,"* Lawson explained.

To see just how important C.C. Creations



has become to the Brazos Valley community, you need only look as far as the groundbreaking ceremony. Roughly 100 attendees braved the heat to show their support, all sporting C.C. Creations hard hats and leaving with custom koozies. At the ceremony, Lawson turned the shovel alongside City of Bryan Mayor Andrew Nelson, Bryan-College Station Chamber of Commerce representative Glen Brewer, City of Bryan council member Bobby Gutierrez, Bryan Business Council member John Bush, Bill Vaughn, and long-time members of the C.C. Creations team.

Several of the local business leaders in attendance thanked Lawson for locating the new facility, which will create new jobs and relationships, in Bryan. Vaughn Construction project manager Jeremy Eldridge said, *"It is great to see the impact C.C. Creations has in the community and be part of helping further that impact."*

Councilmember Bobby Gutierrez, a business owner and experienced public servant who is running for mayor of the City of Bryan in 2022, also shared what he thought of the project. *"It honestly fills me with pride when I reflect on the superior businesses we have in Bryan. Locally owned, locally operated, and always providing service with a personal touch. Vaughn Construction is a pinnacle example of this type of extraordinarily personal service. This project, cultivated and nurtured*

by one of our own is being brought to life before our very eyes by one of our own," Bobby said.

"This is a special moment for me to witness this collaboration and a special time for Bryan to be able to benefit not only from C.C. Creations and their international recognition but also to be able to entrust this unique development to Vaughn Construction and their highly qualified staff to see this project through. We break this ground today with full confidence in Vaughn based on their decades of quality and for that we are truly blessed."

~ Bobby Gutierrez,
Bryan Business Council

The Legacy Campus will have a profound impact on the Bryan-College Station area, and Vaughn is excited to work alongside C.C. Creations on this project. When we work together to deliver quality results the first time and WOW our clients every step of the way, this facility will help C.C. Creations serve with passion, pride, and caring spirit for years to come.

VAUGHN'S RELATIONSHIP WITH *UT Health Houston Continues*

/ By Reagan Walsh

UT Health Houston recently named Vaughn the construction-manager-at-risk for the new Public Health Education and Research Building project. Part of the larger TMC3 life science campus, this 350,000 SF building will help UT Health Houston bring the multi-campus School of Public Health together in a post-pandemic world.

During the proposal and interview process, we sold our knowledge of TMC3 and South Campus, our experience on similar projects, and our ability to leverage local resources as key advantages we hold over our competition. With our current work on two research buildings at TMC3, as well as on the South Campus Research Building 5 project on the M.D. Anderson Cancer Center South Campus, we have the unique ability to integrate this project into the ongoing work on both campuses. The lessons we learned on these projects will help us provide UT Health Houston with real-time, real-life data for making informed



decisions and accelerating the design phase of the project. We are committed to using our experience as a higher education and research builder to deliver UT Health Houston creative solutions and a state-of-the-art facility. Combined with the strong relationship we have built with UT Health Houston over the last two decades, these advantages set our team apart as the best choice for helping UT Health Houston achieve their goals.

We are excited for this opportunity to continue our longstanding relationship with UT Health Houston and our involvement with TMC3. We expect to begin work in summer of 2023.

Congratulations to Virgilio Alcala, Janelle Blackwell, Matt Byman, Craig Cottrell, Kevin Gorski, Isabella Haefele, Sebastian Niz, Jason Richards, and Tommy Waldron for putting together a winning proposal and interview!

UTRGV EXPANDS *Interdisciplinary Academic Building*

/ By Rolando Castillo and Reagan Walsh

The University of Texas Rio Grande Valley (UTRGV) aims to provide high-quality, innovative, and affordable education to South Texas students. In support of this goal, our team recently began work on the Brownsville Interdisciplinary Academic Building (BINAB) Expansion for Health and Human Performance project at UTRGV's campus in Brownsville. Construction of the 16,754 SF expansion began in March 2022.

The two-story facility is adjacent to the existing Interdisciplinary Academic Building, and it will house faculty offices and kinesiology research labs. The building will mimic the existing building with identical finishes such as LVT and carpet flooring, and an HVAC system supported by the University's existing chilled water system.



The interior of the building will also include several unique aesthetic features, such as custom perforated copper light fixtures, handcrafted Mexican tile in the restroom, acoustical ceiling tiles in a variety of colors in the main lobby, and an elaborate decorative railing on the staircase. The exterior of the building mirrors the existing Interdisciplinary Academic Building's

architectural language featuring brick arches accompanied by royal blue plaster at the main entrances, as well as metal roofing. Our team's scope of work will also include landscaping, driveway modifications, and parking modifications. The project is scheduled for completion in May 2023.

VAUGHN MAKES *Further Inroads at TCU* / By Reagan Walsh



Rendering of Mary Couts Burnett Library renovation

Over the last four years, our team has been working hard to build a lasting relationship with TCU. We have sold our experience renovating higher education facilities and our relationship-based approach to help us stand out from our competition. Recently, TCU awarded Vaughn three new projects:

Mary Couts Burnett Library. Approximately 66,179 SF of renovations, including mechanical, electrical, and plumbing upgrades, across three levels. Anticipated start date of summer 2023.

Market Square. Up to 35,500 SF of renovations to a 750-seat dining facility to support increased capacity, better circulation, and improved customer experiences. Anticipated start date of spring 2024.

University Drive Phase 2. Safety and access improvements in the heart of campus, including restricting street crossings outside designated areas and widening sidewalks. Anticipated start date of May 2023.

We look forward to more information on our growing relationship with TCU as these projects progress.

JOHN PETER SMITH *Psychiatric Emergency Care Center* / By Reagan Walsh

Health Network (JPS) works to improve health care access for families in Tarrant County and the surrounding areas. As awareness of mental illness has increased in recent years, demand for psychiatric care in the Dallas-Fort Worth region has also increased. To address these needs, JPS recently named Vaughn as the construction manager-at-risk for their new 95,000 SF Psychiatric Emergency Center project.

During the proposal and interview process, we sold our experience on similar psychiatric facilities and our committed team as the key advantages we hold over our competition. With our work on projects like the Texas Health and Human Services, John S. Dunn Behavioral Sciences Center and San Antonio State Hospital projects, we have a strong understanding of best practices and strategies for psychiatric facilities. Several of our project team members worked on one or both projects and will apply their first-hand knowledge



on this project. Another feature that set Vaughn apart was our decision to partner with PostL Group, a certified minority-owned firm with experience on similar projects, who will focus on outreach to Tarrant County trade contractors and will fill several integral positions on the project team. We have a formal mentor-protégé relationship with PostL Group and have successfully completed several projects with them in the Dallas area.

We expect to begin work in fall of this year. The project will begin with constructing a connector from an existing building to the new psychiatric emergency center.

Congratulations to Charlene Cade (PostL Group), Heidi Goldstone, Isabella Haefele, Micah Hovda, Jeff Jones, Jerrod Miller, Jeffrey Postell (PostL Group), Steve Skabla, Justin Stanley, and Brad Wendler for putting together this winning proposal and interview!

HOUSTON METHODIST *Planning for the Future* / By Ryan Lee



EYP/Page

and operating rooms.” Walter Tower has more challenges than the vertical expansion in store. The utilities serving Walter Tower run through the project site, so our team must reroute these items to avoid disrupting operations in the existing facility. The team has already successfully rerouted Walter Tower’s FDC and domestic water service entry, and they are in the process of rerouting the storm services originally installed through the site.

Pete said, “We identified early on in the preconstruction phase the existing utilities that needed to be rerouted from the project footprint, and the team has done a great job in the final planning and execution stage to minimize the impact to Walter Tower.”

In addition, levels 9 to 21 of the new Centennial Tower will adjoin to the existing Walter Tower through a series of vertically stacked connector bridges. Pete shared, “[The connector bridges] are stacked one on top of the other for 11 levels...and a significant portion of the structure of these connectors is cantilevering from our new tower. It is going to present one of the most unique logistical challenges on the project, as we will be hanging these connectors directly above occupied areas and will be required to remove a significant amount of existing skin at the Walter Tower connection points. We have one of the most experienced structural engineers in Houston as a part of this design team, and even he is marveling at what a challenge these connectors are going to be.”

We look forward to sharing more information as this project progresses.



Theresa Campbell

Project team at future site of Houston Methodist Centennial Tower

The new Houston Methodist Hospital, Centennial Tower project is now officially underway. This new facility, located in the Texas Medical Center, will help Houston Methodist meet the needs of a growing patient population both in Houston and throughout the state of Texas. While the hospital did not hold an official groundbreaking ceremony, our project team gathered at the site for a group photo-op before mobilizing and breaking ground in April 2022.

This 1,330,000 SF, 26-story hospital tower is slated for completion in 2027 and will adjoin to the adjacent Paula and Joseph C. “Rusty” Walter III Tower. Our project team is currently making headway on the

foundation installation, but they are also looking ahead and preparing themselves for several challenges. The site’s location in the Texas Medical Center ensures our team will be working in congested conditions for the duration of the project, and the scope involving modifications and connections to Walter Tower will present its own challenges. “The project includes performing a vertical expansion on a portion of the existing Walter Tower,” senior project manager Pete Ives explained. “It consists of a two-level steel-framed vertical expansion, which we’re planning to do later this year. It is directly above the existing sterile processing and histology areas, and directly adjacent to multiple cath labs

TDEM *Headquarters and State Emergency Operation Center*

/ By Reagan Walsh

TDEM, part of the Texas A&M University System, manages the emergency management program for the state and helps cities, counties, and state agencies with their emergency management programs. TDEM's existing facilities were already crowded, and the COVID-19 pandemic made it clear TDEM needed more room to successfully work through emergency situations. To address this need, TDEM recently selected Vaughn as the construction manager-at-risk for their new 372,029 SF Headquarters and State Emergency Operations Center project.

During the proposal and interview process, we sold our reputation as a campus builder, our close ties to the trade contracting community, and our ability to navigate current market conditions as the key advantages we hold over our competition. We presented our experience on projects like the Williamson County, Emergency Services Operations Center and Austin Community College District - Hays Campus, Public Safety Training Center as proof we can deliver TDEM a state-of-the-art facility. Our other primary differentiator was our work on the Texas Department of Transportation, Stassney Campus project, which is similar in scope, size, and dollar value to this project. In fact, several members of the Stassney Campus project team will be leveraging their experience on this project to deliver a facility worthy of TDEM and the state of Texas.

In the interview process, we also overcame the challenge posed by our higher preconstruction fee by focusing heavily both on the value of preconstruction on this project and on Vaughn's reputation for robust, quality preconstruction services. With our additional experience attracting trade contractors to



our projects and navigating long lead times and cost escalation, we are prepared to support TDEM as a dynamic instrument of emergency management. We expect to begin work on this project in the summer of 2023.

Congratulations to Judd Blume, Cade Broussard, Ken Cotie, Brian DeVaney, Patrick Griffin, Isabella Haefele, Terry Hellmich, Colby Hilton, Wayne Ibarra, Brady Nichols, Bill Vaughn, and Jose Villarreal for putting together this winning proposal and interview!

HOUSTON METHODIST *Braeswood Garage 2* / By Theresa Campbell

Now that the new Centennial Tower is under construction in the Texas Medical Center, Houston Methodist Hospital (HMH) is preparing to accommodate its current and future parking needs. Vaughn is teaming with Energy Architecture on the 630,000 SF design-build expansion of an existing garage to add 1,800 parking spaces, bringing the total to 2,900 spaces. The 12-level garage is intended to centralize employee parking and transportation for the Houston Methodist Hospital System in the Texas Medical Center. It will include a transit center with a lobby and seating, a

vending area, restrooms, and offices for the security and garage maintenance staff. But the garage will temporarily serve another purpose that benefits Vaughn as well as Houston Methodist. Because the Centennial Tower has such large manpower needs and parking in the Texas Medical Center is limited, we will use the garage for contractor parking during construction. Project manager Taylor Blackwell said, "Building this garage now, with HMH permission to utilize it for contractor parking, allows HMH to save money on off-site parking fees for the Centennial Tower

project." We expect to complete the garage and turn it over for HMH to use by July 2024.

"I think the award of this project goes to show all our past teams' success in delivering not only successful HMH garages, but HMH projects in general, and we're proud to continue that relationship."

~ Taylor Blackwell, project manager

SPECIAL PROJECTS TEAMS: *South Texas* / By Reagan Walsh

Our special projects teams complete job order contract projects all throughout the state. Their continued success gives Vaughn an important edge when it comes to winning projects of all types. This quarter, we shine the spotlight on our South Texas special projects team, who serve the San Antonio, San Marcos, and Rio Grande Valley areas. These teams spent the summer serving mainly our university clients who needed work finished right before students returned for the fall semester. They credit their success on these and other projects to their close relationships with their clients and ability to navigate conflict.

Texas State University, LBJSC 4th Floor Student Lounge. Our team renovated approximately 4,500 SF of space to help create a welcoming environment for students in the new student lounge. We completed demolition, flooring, painting, ceiling, and other finishing work; constructed new walls; and worked nights and weekends to keep work on schedule in this occupied space.

Texas State University, Theater Arts Center Room 206. Through this 2,000 SF renovation, we transformed an existing stage theater into a small media room with a 20-foot theater-quality screen, surround sound, and a projector. The space was only accessible via stairwell and featured high ceilings, which required our team to use scaffolding. Our team also had to coordinate with the Owner thoroughly and early so they could conduct spot abatement on affected sections of the sheetrock, which contained asbestos material.

Texas State University, Alkek Level 1 Projects. This was actually a series of four projects our team completed on Level 1 of Alkek Library. We navigated challenges such as high ceilings, simultaneous work, and existing conditions to complete our work in time for the fall semester. Our team renovated approximately 2,500 SF of space, including mechanical, electrical, flooring, painting, ceiling, and lighting work.

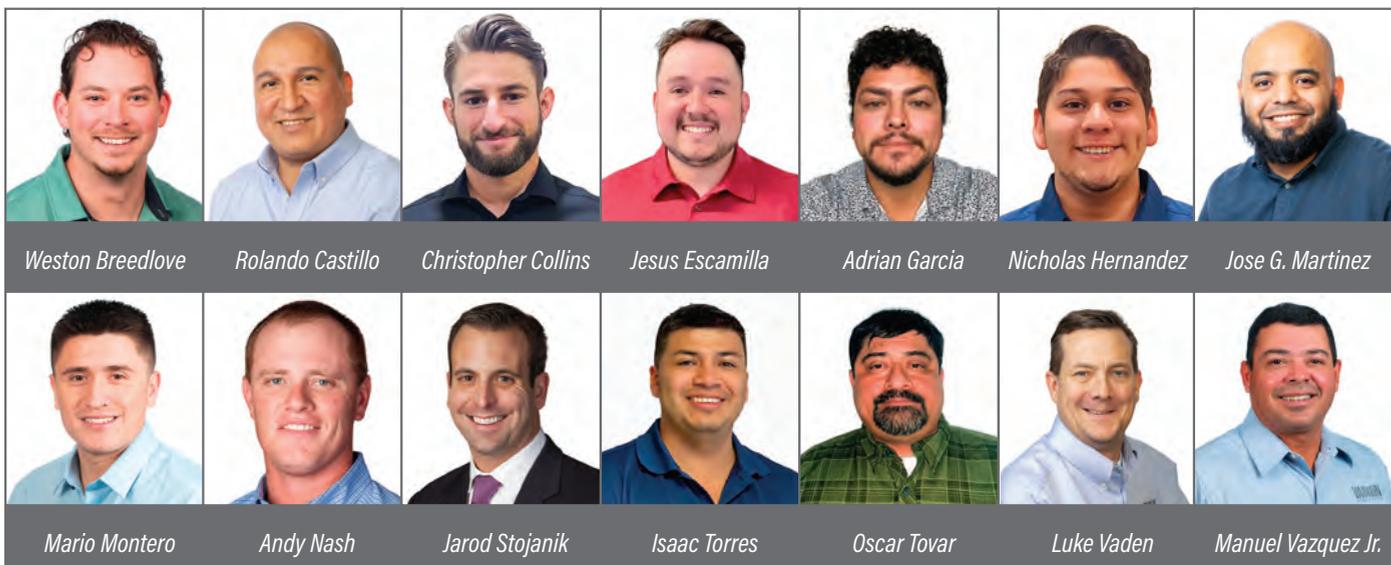
University of Texas Rio Grande Valley, Cosmetic Surgery Renovation. Our team renovated this 4,317 SF cosmetic surgery lab where students will shadow doctors and practice their skills. We installed new flooring, ceiling tiles, and sheet vinyl; repainted the building; and completed millwork.

University of Texas Rio Grande Valley, HACRB Renovation. Our team renovated eight rooms across two buildings in one of only a handful of podiatry schools in the U.S. We installed new flooring, ceiling tile, and ductwork, and we navigated procurement times which were in some cases longer than the project's schedule.

University of Texas Rio Grande Valley, Biomedical Research Building Vivarium Boiler Replacement. Our team replaced the boiler and all its associated connections in this existing occupied building. We also had to remove a portion of the outside wall to be able to position the boiler properly during installation. The building's occupants needed steam to clean their equipment, so our team coordinated work closely with all stakeholders to avoid causing disruptions.

"Some of these projects are completed with sheer will power from our project team members with the attitude that we work for Vaughn, and we don't fail. Other times we are forced to share bad news on high risk jobs. Although that is not always popular at the time, both the Owner and Vaughn succeed with the benefits realized at the end of the project. These Vaughn team members running these special projects work together to share resources, manpower, subcontractors, and even weekends to ensure that Vaughn always wins."

~ Andy Nash, superintendent



SPECIAL PROJECTS *Above & Beyond* / By Reagan Walsh

While not a special project for a university client, our Rio Grande Valley team on the South Texas Lab Renovation project stepped up to the plate to address an emergency outside the project's scope. The main water line feeding the 15-building campus broke, and Texas Health and Human Services requested Vaughn's help over the help of any other contractor working on campus at the time. Our team navigated confined spaces and issues with the city's water valves to repair the crack in the main in only three days.



Special thanks to these project team members for going above and beyond the call of duty to serve our clients: Antonio Elizondo, Jessica Martinez, Jose G. Martinez, Mario Montero, and Manuel Vasquez Jr.

SAFETY *Commitment Demonstrated Through Action* / By Rad Manning

In our lives, we often state that we are committed. This commitment could be directed to a person, to a faith, to a sports team, or to a goal.

An example of commitment that many can relate to is the commitment parents have to their children. How is that commitment demonstrated? It begins with providing the basics, such as shelter and food. However, for a child to develop and excel, those basic items are not nearly enough. Parents must be active in a variety of ways during a child's growth. Early on they require constant care to ensure survival. As the child grows and matures, the parents begin to teach the child, ensure they apply what they learn, oversee them to reduce mistakes, and when they make a mistake the parents guide them to avoid repeating the mistake. Until they are no longer responsible for their child, parents are committed to their child's success through their actions.

How can Vaughn employees help ensure Vaughn Construction's overall success? It begins with making commitments, but commitments to what? Vaughn Construction has defined these commitments as our Core Values. Our Core Values are commit-



"Commitment is what transforms a promise into a reality. Yet, we know that a commitment without action becomes an empty promise."

~ Abraham Lincoln

ments to Safety, Integrity, Teamwork, Excellence, and Work Ethic. As parents ensure their child's success through their actions, Vaughn's employees must be committed to our Core Values through their actions. Regarding the first—and arguably the most important—Core Value, Safety, what actions must be taken?

Being successful in safety begins with the basics. It's completing required training, wearing the appropriate personal

protective equipment, completing pre-task planning before beginning a task, and following the basic rules. These basics are focused on the task performer and their immediate supervisor, but what should everyone else do to show their commitment? The immediate answer is to perform leadership engagement.

Leadership engagement includes the defined actions that project managers, assistant project managers, project engineers, superintendents, assistant superintendents, QA/QC, safety professionals, and executives must take to support safety and thus prove their commitment to safety. When the actions of leaders are measured, more activity promises a greater likelihood of working incident and injury free.

A commitment without action is just words. It takes effort to show you are committed. Today and every day, do your part to show your commitment to safety.

A NEW ROLE FOR *Theresa Campbell* / By Tom Vaughn



Creative services manager Theresa Campbell retired from her full-time position on July 1 after 23 years with Vaughn Construction. Since her first day on the job in January of 1999, Theresa has been solving problems and making improvements across various areas of the company.

Theresa got her start as Tom Vaughn's executive assistant, but don't let the title fool you—she quickly took on a much larger set of duties than 'executive assistant' implies. *"She has done anything and everything over the last 23 years,"* Tom shared. *"She's held more official and unofficial job titles and duties than anyone."* These unofficial titles included head of marketing, part-time IT director, office manager, newsletter producer, picnic and meeting planner, website manager, and even what Tom dubbed 'company pager tsar.' Theresa's success in such a wide range of tasks really comes down to three things: her creativity, her problem-solving skills, and her willingness to do whatever it took to get the job done.

This combination of creativity and focus on details and deadlines helped Theresa make countless lasting impacts on Vaughn. In the marketing and proposal sphere, she helped Tom create the company's first ever color proposal. *"It was cut and paste and creating everything from nothing,"* Tom said. Theresa's contributions helped us win the Christus Santa Rosa project in San Antonio, our largest healthcare project at the time, and changed the way we

approach the proposal process. Not only did she change the way we win work, but she also changed the way we do work. *"She was the beginning of our company strategy to 'get the right people on the bus,' that we are going to hire great people, regardless of their background and our current needs, and figure out what they can do to best help the company,"* Tom explained.

While we will all miss having Theresa around the office from 9 to 5, she will be transitioning into a contract role with Vaughn, which will allow her to continue to support marketing and other company endeavors. Outside the Vaughn office, Theresa will be working hard to grow her new photography business, AEC Image Solutions. In keeping with her marketing work here at Vaughn, Theresa will be specializing in professional photography coordination for AEC marketing teams. *"I supplement AEC marketers by coordinating proactive final project photography between project teams, consultants, and a network of professional photographers to provide the most representative images for each project,"* Theresa explained. *"My process ensures you get the right photos, at the right time, and for the best price."*

Theresa, you have done so much to help Vaughn grow, and we don't know where we'd be without you. Best of luck on your newest endeavor—you're going to do great!

HAPPY RETIREMENT TO *Barbara Holtman* / By Mike Simpson



Executive assistant Barbara Holtman retired on July 29 after almost 10 years with Vaughn Construction. With her whatever-it-takes attitude and her genuine care for her coworkers, Barbara helped keep the Westpark office—and the company overall—working smoothly. Before Barbara was an executive assistant here at Vaughn, she

had a long career with Macy's, which she eventually left to raise her two children, Katie and Adam. When Barbara decided to return to work, her friend Suzanne Vaughn, Tom Vaughn's wife, pointed her toward Vaughn Construction. *"She said she was looking for a fun place to work, with good people, where she could be a team player*

and create some value, and that's all she needed," director of controls Mike Simpson shared. While Barbara's official responsibilities lay in the executive wing, she never let that prevent her from helping out in Accounting, HR, or anywhere else she might be needed. *"Barbara would tackle anything, it didn't matter...she was just kind*

of a jack-of-all-trades. She would seek out chances to help...she was never one to say it wasn't her job," Mike explained. Barbara's willingness to help came from a deep love of both her work and her Vaughn family. Many of her coworkers would agree Barbara's attention to detail and genuine care for others is part of what made her help so valuable. HR generalist Katelyn Foster explained, "Barbara works diligently and relentlessly to ensure not one individual is missed and the process runs as smoothly as possible. That's just who she is—she puts in the work to help others first, always." According to office manager Lillie Lewis, Barbara extended this personalized attention to every person she helped. "Our executive team, she took very good care of them individually, name by name, one by one.

She knew what they liked, and she knew what they didn't like," Lillie said. "Even outside the executives, she would look at you personally and ask what you needed, and she wouldn't just leave it at that. She would always touch base with you and follow up to make sure it was working."

Barbara treated her coworkers like family, and this personal touch made her a much-loved presence in the office. "After a conversation with Barbara, you are guaranteed to leave in better spirits. Aside from her humorous nature, Barbara Holtman is truly one of the kindest humans, and always works to make things easier on those in her life instead of lightening her own load," Katelyn shared. "Regardless of the situation, she has always offered a helping hand and does not hesitate to be the first person to support all those she comes

in contact with. Getting to work alongside her and know her personally have been a true joy, and she is the embodiment of the family bond we all have here at Vaughn."

According to accounting manager Lyndsey Schwab, Barbara's warm and generous nature also earned her a reputation as the 'mother hen' of the office. "She always made sure you had what you needed and were well taken care of," Lyndsey said. "She was also a good listener...I'd go on and on about the new things my daughter learned, and she loved to listen." While we will dearly miss Barbara, we all wish her the best of luck in starting this new chapter of her life with her husband, Jay. Barbara, thank you for all the hard work you've put in over the years, and thank you for making Vaughn a better and brighter place!

EMPLOYEE SPOTLIGHT *Joel Arroyo* / By Ryan Lee



In his five years at Vaughn, Joel Arroyo has been an important part of our success on projects in the College Station and Austin areas. His willingness to learn, positive attitude, and commitment to helping others make him a welcome addition to any project.

Joel started work as a laborer, and he was quickly promoted to the position of field engineer. According to superintendent Jose Ramirez, it was Joel's desire to improve and his whatever-it-takes mentality that motivated him to progress. "After [Joel] started, when he came to work with me, I asked him if he was good with numbers," Jose explained. "So, I told him we were going to put him with our field engineer. Joel stuck with him for a year and a half, went away to another project, and when I saw him next, he was a full field engineer."

Joel brings this same determination to every aspect of his work,

and he approaches every day with a positive attitude. "He's always had a sense of urgency, and he never really complains about anything...he's always willing to help and move around to wherever he's needed," Jose said. "His attitude really makes working on a project better, and he's in a role now where he can start helping younger guys learn, too."

Beyond his determination and positivity, the characteristic that makes Joel stand out both as a worker and as a person is his reliability, which has ensured his coworkers trust him to complete his work successfully. Jose shared, "[Joel] always plans his work, he's always on the job site, his attitude is so positive, and he always gets his work done. You don't have to tell him to finish his work, he just gets it done. The attitude that he has, the way he treats people with respect, you know you don't have to worry about the job being finished well."



CORE VALUE AWARD *Pedro Camacho-Plumarejo* / By Ryan Lee

"Pedro was sole foreman on the TXDot project and had to really emphasize teamwork as he reported to five different superintendents and ground it out the whole time. He never said no to showing up any hour of any day. He was proactively looking at safety issues and cleanup daily and making sure these issues were taken care of. He was in charge of managing up to 20 hourly guys. Anything the team needed he was on top of it. He always helped, led, and provided value in our internal bi-weekly hourly safety meetings." ~ Klint Bailey, Superintendent



A little under three years ago, Core Value Award winner and foreman Pedro Camacho-Plumarejo was still working for a construction company that mainly

serves southwestern states like Colorado, New Mexico, and California. Pedro applied for a job with Vaughn Construction in 2020 because he wanted to stay in Texas. But location wasn't his only motivation—Pedro also knew working at Vaughn would help him learn and progress in his career. *"I've seen a lot of coworkers who have moved up and gotten ahead in this company,"* Pedro explained. *"The future and the support that Vaughn gives you when you put in the work, I think that's what motivated me to work with Vaughn."*

According to Pedro, accepting a job with Vaughn was the right decision, mainly because his work on the Texas Department of Transportation, Stassney Campus and University of Texas Health Science Center at San Antonio, San Antonio State Hospital projects have provided countless opportunities to learn and overcome new challenges. He shared, *"One of the best things*



[about my work] is that I can keep myself busy and learn—I love to learn. But I think that, more than anything, what I enjoy most is trying to do the best that I can in my job."

This strong work ethic is just one area where Pedro's values overlap with our company Core Values. He especially focuses on the values of Safety and Integrity as key building blocks for completing work successfully. *"You have to leave your home behind in the morning, and you want to make it back home,"* Pedro said. *"That means you need to work safely and try to protect the people around you. We all have family, and we all deserve to go home at the end of the day."* Pedro also believes it is critical we practice Integrity both on our job sites and in our personal lives, and that without

honesty and fairness, teamwork is almost impossible. *"When you are honest and you respect people, I think they respect you as well. Don't promise anything you can't deliver, try to keep work moving forward, and try to finish the work you've been given on time...these things can be hard to do, but they're part of the responsibilities we owe to the people around us,"* he shared.

While it can be difficult to consistently deliver quality results on the complex projects we take on, Pedro has helped lead our projects to success with his commitment to working hard, keeping people safe, and taking responsibility. Gerald Guerrero and Patrick Griffin told Pedro as much when they presented him the Core Value award. When asked how he felt when he learned he had been selected, Pedro said, *"I feel more motivated to keep learning and progressing...I also want to thank Vaughn and all the people who have helped me and put their confidence in me. I hope I can keep proving myself worthy of your trust and keep working hard for the benefit of everyone—for myself, my coworkers, and the company as a whole."*



CORE VALUE AWARDS *Michael Sewell* / By Ryan Lee

"Michael Sewell is a model for our core values at Vaughn Construction. I will say that his Work Ethic is one of the best that I have seen at this company. His dedication to his many projects and dedication to the company shows in his many 'side projects' that he takes on. He has been a driver in our Risk Management Committee and always does his best no matter who is tasked with completing items. He works in this committee taking it beyond the safety aspect and works side by side with IT, estimating, and others to make sure our policies and procedures are up to date on SharePoint. He has made it his mission to make the website we all use on a daily basis to be more user friendly so that we can all perform our jobs easier. I cannot list enough good things in this short email but he is truly a team player and is very deserving of recognition." ~ Justin Maloney, Senior Superintendent



Core Value award winner Michael Sewell first came across Vaughn Construction when he was still a student at Texas A&M University. Michael had seen the

Vaughn name in passing on campus, but his relationship with the company didn't really begin until he met current vice president of operations Rodney Moore at a career fair.

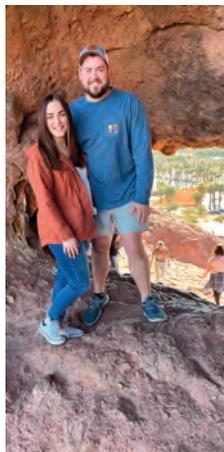
"I think the biggest appeal Vaughn held for me was the type of buildings we build and the type of work that we do," Michael explained. *"It was important to me to find a company that contributed to the community that I live in, and I think that's one of the things Vaughn is exceptionally good at. We build things that matter, and I felt very aligned with that message."* His appreciation for Vaughn's work and mission led Michael to intern at both our Houston and College Station locations before transitioning to a full-time role. Now, nine years later, Michael is a project manager working on multiple projects across the Greater Houston area.

When asked what keeps him motivated, Michael pointed to two things: the way our projects give him the chance to give back, and the people who help make these projects work. While it can be challenging at times, Michael is determined to work hard and deliver successful projects because he sees the positive impacts our projects have on local communities. *"Seeing people walk into a brand new hospital, that we built, sick, and come out healthy, that's*



what it's all about...we aren't doctors, but we get to have a hand in that," he shared. *"That's what keeps me driven in my work: continuing to do things that benefit the community around me."*

But it takes more than one person to deliver a successful project—according to Michael, part of what makes his role at Vaughn enjoyable is how he shares both a love of his work and a set of key values with his coworkers. Michael said, *"[Our Core Values] are all tied together, but I think the ones that resonate most with me are teamwork and work ethic...because at the end of the day, the only way we're going to get a job done is if we do it together."* Michael extends this focus on teamwork



and work ethic beyond the workplace and into his personal life, where he strives to help people and add value through community service. For example, Michael has led volunteer initiatives for organizations like CANstruction, which provides canned food to hunger relief organizations; the Children's Assessment Center, which serves as a children's advocacy center; and Urban Harvest, which promotes access to healthy, local food. *"I want to go into an area where I live, and I want to come out making it a better place,"* he said.

Michael is grateful to Vaughn and his coworkers, not only for this award, but also for their continued support of his efforts to always leave behind a positive impact. *"Being nominated by somebody you work next to all the time, it's just a huge honor,"* Michael shared. *"It really shocked me in the best way, and I very much appreciate it."*



Congratulations to all the team members below who were awarded promotions or reached anniversary milestones recently.

PROMOTIONS TO NEW POSITIONS: APR - JUN 2022

 <i>Tim Alvarez</i> Lead Superintendent	 <i>Joel Arroyo</i> Field Engineer	 <i>Adrian Gonzalez</i> Lead Safety Coord.	 <i>Alberto Guerra</i> Asst. Super. Trainee	 <i>John Hill</i> Sr. Superintendent	 <i>Brandon Jones</i> Lead Safety Coord.	 <i>John Kilsby</i> Lead Superintendent
 <i>Pablo Lazcano</i> Lead Safety Coord.	 <i>Justin Maloney</i> Sr. Superintendent	 <i>Roberto Manzano</i> Asst. Superintendent	 <i>Nelson Martinez</i> QA/QC Trainee	 <i>Hector Melendez</i> Asst. Superintendent	 <i>Stash Muzyka</i> Lead Safety Coord.	 <i>Timothy Nestor</i> QA/QC Trainee
 <i>Kelley O'Dwyer</i> Project Manager	 <i>Antonio Padilla</i> Foreman	 <i>Arnulfo Ramos</i> Foreman	 <i>Josefina Rangel</i> Project Safety Asst.	 <i>Martin Rojas</i> Project Manager	 <i>Vincent Saenz</i> Superintendent	 <i>Jose Saldana</i> Foreman
 <i>Valentin Santos</i> Asst. Superintendent	 <i>Adam Smith</i> Lead Superintendent	 <i>Octavio Sotelo</i> Foreman	 <i>Ethan Timmons</i> Sr. Superintendent	 <i>Garrett Watts</i> Asst. Superintendent	 <i>Tyler Webb</i> Asst. Superintendent	

CRAFT ANNIVERSARIES: JUL - SEP 2022

 <i>Ausencio Roman</i> Construction Wkr.	 <i>Reinaldo Serrato</i> Construction Wkr.	 <i>Jose H. Gonzalez</i> Construction Wkr.	 <i>Oscar Melendez</i> Construction Wkr.	 <i>Eugenio Nava Arellano</i> Construction Wkr.	 <i>Jesus Espino</i> Foreman	 <i>Heriberto Hernandez</i> Foreman
25 YEARS		20 YEARS			15 YEARS	
 <i>David Lucio</i> Foreman	 <i>Santos Martinez</i> Construction Wkr.	 <i>Jose Zamora</i> Construction Wkr.	 <i>Eric Benitez</i> Construction Wkr.	 <i>Luis A Gonzalez</i> Construction Wkr.	 <i>Andres Nava Diaz</i> Construction Wkr.	 <i>Joseph Munoz</i> Foreman
10 YEARS			5 YEARS			



SAN ANTONIO *Meet-Up* / By Reagan Walsh

TEAM BUILDING / VAUGHN OUTDOORS

Teamwork is an integral part of our Vaughn identity, which is why we are taking the time every quarter to see how a different location builds up their team. This quarter, we are highlighting our San Antonio area team's triple-threat team building, from social activities to training initiatives, and networking events. Construction Director Brett Fairman and Business Unit Leader Kirt Bailey informally organized 'get togethers' prior to the COVID-19 pandemic. However, they realized they could get more participation and plan more activities by creating a committee, which was warranted by the number of employees in the area. Now, a group of team members meets every month to plan new events, typically about two per month. Project teams still get together outside of these official team building activities, but having events each month for all team members in the San Antonio area creates a better sense of community. "It's important to be able to get to know

people from different projects, especially for the younger or newer folks. When you're on a project, you know the people on your team, so it gets people out to meet new Vaughn people from the area—it builds up camaraderie," project manager Lyndon Bartosh, who is part of the event committee, said. "I think it creates a Vaughn team atmosphere. It brings the company as a whole together." For the San Antonio team, coming together involves more than just social activities—they also tour trade contractors' shops, attend networking events, organize job site visits when atypical activities are taking place, and more. Still, the most well-received team building event so far has been a social activity: the VaughnOutdoors bowling challenge. "Bowling was a big hit. We had a good number of folks from the San Marcos and San Antonio area, and we took up almost half the bowling alley," Lyndon said. "We gave trophies for the highest individual score and best team, and also for the

least number of points. I think that was my personal favorite, because it had the most participation." The San Antonio team's approach certainly works, and the high levels of participation in these after-hours activities have helped bring employees together and create a more defined, team-work-centered atmosphere in the area. The San Antonio team has found the team building approach that works for them. The ideal approach for your team might look a little different, but there's still a few pieces of advice Lyndon offered for employees that want to strengthen their teams. "You want everyone to be represented and have a voice, so I would encourage them to make a well-rounded committee, and then put pen to paper and start brainstorming ideas," Lyndon suggested. "Get involved, go out and meet people, and make an effort when you're at educational and networking events, because the Vaughn name carries a lot of weight. Be proud to represent and learn more about our industry."

VAUGHN OUTDOORS *Work hard. Play hard.*

We are proud to announce the recognized photos for April, May, June, and July. The recognized submissions displayed employees "putting in work" (i.e wearing Vaughn gear) during outdoor activities on the water and land. Each person in the photo will receive a \$100 Visa gift card. Remember, to participate 1) post your photos on Facebook and/or Instagram using #VaughnOutdoors, 2) upload your photos to the Vaughn Outdoors page on Yammer, or 3) email your photos to marketing@vaughnconstruction.com.



April 2022 "Casino Time at Sunnyside"
Jose Cavazos, Melina Cedillo, Cecilia Compean,
Jose Conejo, Mark Cotie, Chase Dodd, Mike
Felker, Lalo Garza, Jason Richards



May 2022 "Scouting
New Hunting
Lease with Daughter"
Chris Edgar



June 2022 "Ax Throwing"
Shay Adams, Mary Catherine
Fetitta, Isabella Haefele,
Jeannie Zindler-Miles



July 2022 "Day Trip Across the Border"
Antonio Elizondo, Lyanne Garza, Aliza Martinez,
Jessica Martinez, Jose Martinez, Mario Montero,
Francisco Rivera, Isaac Torres, Luke Vaden

IN MEMORY OF *John Burns* / By Keith Liggett



Edward John Burns Jr. passed away at the age of 50 on Monday, August 15, with his family by his bedside. John leaves behind his wife, three daughters, and a son.

John joined Vaughn in May 2014 as a Project Safety Assistant. He will be remembered for his laughter, his stories, and the big personality that he carried to all his projects. He spoke often about his family, his life in Bandera, his horses, and his many hunting trips. John was committed to his role as a safety professional and Vaughn employee. He covered the projects he was assigned to no matter where, what time, or for how long he was needed—he

had an incredible work ethic.

John was a friend, a coworker, and most of all, he was a great safety advisor. The word 'advisor' best describes his approach, which he used successfully with all employees he addressed. He will be missed by many.

Read more about John's life in his tribute at [John's Obituary](#).

REMEMBERING *Caleb Evans* / By Jonathan Winkler



Caleb Evans joined Vaughn Construction five years ago as a construction worker. He grew up in the small West Texas town of Campwood and brought those humble country values to Vaughn Construction and the RELLIS Campus. With an eye for detail and a special way of connecting to clients, architects, and consultants, it didn't take him long to work himself into a quality control role.

As a quality control inspector, Caleb was integral to the success of two RELLIS Infrastructure Projects and the Innovative Technologies Development Complex. He had a knack for learning and was able to serve in project manager and superintendent roles when the need arose. Over the past 18 months, Caleb fought hard to overcome the effects of a rare auto-immune disorder. Even in the midst of that pain, Caleb was always finding a way to bring joy to others. Caleb joined his Creator and Savior on Wednesday. For those who want a glimpse into this giant of a man with the heart of a child, we offer these words:

"He and I had so many things in common,

we had long conversations about Star Wars or anime. We also went to several reptile conventions together. Caleb took me into his home when I left my apartment in College Station to look for another and let me stay for a couple days until I found a new place, which I greatly appreciated."

~ Octavio Navarrete

"Once you spoke to Caleb, you couldn't help but feel like you had known him your whole life. I don't know if it was the way he told stories of his childhood, he told them with such detail and such drama that you felt like you were there. Or if it was because he had such a big heart and deeply cared for all his friends. Maybe it was both. He was a true friend to our family and we will forever miss him. We'll meet again in heaven and go fishing." ~ Josh & Yaniss Saldivar

"Caleb was an old soul in a young man's body. His heart was as big as his head and he loved others as much as he loved pranks. Two years ago, I received a rabbit in a box on my front porch with a cryptic note attached. With kids in the house, we had no choice but to make it our pet. He

finally fessed up to this 18 months later."
~ Jonathan Winkler

"One day I noticed an exotic looking bird, which turned out to be a Cockatiel, that seemed to have been someone's pet, but there was no getting close to it. Caleb went out to the tree and stuck his arm out, and the bird flew over and landed on his arm. It was amazing to everyone that witnessed this. Caleb truly had a way with nature, and the birds and animals could sense that in him. Caleb brought the little fella in and it became the project mascot. Caleb was always very respectful and willing to listen and learn from us old timers. That's a quality that is getting harder to find these days. Caleb was truly a special soul that will be truly missed by all that were fortunate to have known him." ~ David Bell

"We shared a love for the outdoors, more specifically birding, which turned into many "late days" at work scouring the reaches of RELLIS campus for what birds may be migrating through. We had a year long birding competition to see who could spot the most number of species. Even through

the rough days, Caleb's positive attitude always shined through and brought energy and community to our job site teams."

~ Brian Hughes

"He demonstrated appropriate respect and seriousness for tasks and situations that required them, but his humor and warm nature never failed to bring lightness to any environment. Caleb was a man that made you feel like you had been best friends since high school, within an hour of meet-

ing you. In our line of work, it's rare to see people prioritize building relationships with other individuals in the process of getting a job done. But Caleb would constantly engage people, drawing people in, into his stories, his love of nature, or his latest master-planned prank. He was constantly offering a helping hand, after work, on weekends, whenever someone expressed a need. Caleb consistently demonstrated putting others first." ~ Derek Zieschang

"Caleb was an amazing coworker and friend. He gave me the knowledge and drive to spread my wings throughout the project. He always knew the balance of when times were serious and working hard to when its time to enjoy the moments and have fun. He always brought out positivity. I will sure miss our foosball matches and having you around." ~ Antonio Silva

Caleb's beautiful tribute is available at [Caleb's Obituary](#).

HONORING VAUGHN CO-FOUNDER *Arland B. Coleman* By Tom Vaughn



Behind the reception desk in the lobby of our Westpark office, you will find our Founders Wall. Many members of our extended Vaughn family, which now numbers over 1,200, may not recognize the portrait of Arland Coleman, Joe Vaughn's brother-in-law, silent partner, and co-founder of Vaughn Construction. Arland passed away July 10 at the age of 91, and he leaves behind a wonderful family and a tremendous legacy.

Joe always said, "I can build the buildings; the business is the hard part." Our industry is extremely complex, with too many competitors, too much risk, and relatively low

margins. We are heavily taxed and heavily regulated by intrusive government agencies. It takes capital, connections, credit, creativity, and credibility just to survive. We are constantly required to navigate weather-related disasters, recessions, supply chain issues, inflation, labor shortages, defunct suppliers and subcontractors, and ever-changing regulations.

Fortunately, Joe had a great partner—Arland Coleman. Arland had successfully built a great company before his first retirement, and he was a shareholder and Joe's trusted advisor in Vaughn's early years. He personally guaranteed our bonds and

our bank debt, all while taking a salary equal to the then-current minimum wage. This company certainly would not have survived its early years without Arland's tremendous support. He stayed on as our financial advisor and business supporter until Joe's retirement, ensuring the baton was successfully passed to the next generation.

Arland Coleman had a long and wonderful life. Vaughn Construction will forever be thankful for his support.

Mr. Coleman's amazing obituary is available at the following link: [Arland's Obituary](#)

