



Building Solutions That Fit Budgets

Stevens Construction says communication and detailed pre-planning help it finish many projects before scheduled completion dates.

By STEPHAN LEE

One of Stevens Construction Corp.'s greatest accomplishments, according to Geoffrey Yost, vice president of operations, is the growth of its people and their capabilities. "We have an increasing number of people growing on their own career paths," Yost says. "This growth has fueled the growth of the company."

Stevens Construction, founded in 1953, builds for the local, family commercial, retail, industrial, elderly housing and nursing home, parking structure, water park, school and hospitality markets.

"Having more than five decades of construction know-how enables us to accomplish many great things for our clients," Stevens says. "You consistently setting client goals to achieving what was seemingly impossible to some, such as building a 14-story apartment tower in the heart of downtown Madison, Wis., in record time, on time and within budget."

"That is one reason why we offer such a wide range of services during the pre-design design and construction phases of a project," the company adds.

The company says it gets involved in projects as early as possible to "provide the best building solution for [customers'] budgets, create interaction between costing and design in the preliminary design phase helping to eliminate any possible conflicts issues before construction, and provides a team review during planning and specification stages, helping to best manage goals and budget."

Stevens Construction is working on several projects, which include:

- Milwaukee 224, a five-story, 400,000-square-foot, steel frame residential in the Wisconsin Dells
- Annamark Drive, a one-story, steel frame, six-story-high commercial building in Madison
- A one-story, steel frame, 102,775-square-foot addition to Bowling College in Madison
- Market Center II, a 14-story, 194,000-square-foot, precast concrete building
- A seven-story, 82,240-square-foot, 92-unit student apartment building in Madison, and renovations to 76,000-square-foot of the Pro-Vision, the existing student building
- An annex building of the

Stevens Construction Corp.

10000 W. 10th Avenue, Suite 1000, Greenwood Village, CO 80111

303.751.1000

www.stevenscorp.com

Stevens Construction Corp. is an equal opportunity employer. We are committed to diversity and inclusion in the workplace. We are an affirmative action employer. We are an equal opportunity employer.

We are an affirmative action employer.

We are an affirmative action employer.

We are an affirmative action employer.

We are an affirmative action employer.



Stevens took a 2,200-square-foot first floor and 120,000-square-foot residential level to downtown Madison.

• **Glacier Canyon Lodge/Wisconsin TimeShare, a vacant, four-story wood frame structure in the Wisconsin Dells.** “This says a lot about Stevens construction’s projects, Glacier Canyon Lodge in Wisconsin Dells and Equinox in Madison, Wis., are great examples of its growing capabilities. These two big projects required top-notch management and leadership skills.”

Ken Frame, supervisor of the 4 1/2-unit, four-story residential project Glacier Canyon Lodge project, says Stevens Construction decided the work site right across property to better manage the entire job. “The construction was an extraordinary project, a unique structure, wood-frame building,” he says. “We had six carpenters working on it. To be able to manage the size of the building and the employees, not to mention other tradesmen, was a big challenge.”

“This was the same challenge faced by Steve Magi, the supervisor on the 817-unit, 113-unit student housing building Equinox. “This is a complex, unique

space that building with multiple levels of underground parking in downtown Madison,” he says. “It was a tight job.”

Stevens got planning was the solution to this challenge, Magi says. “We got everything together and production of a lot of materials so we were ready to go,” he explains. “The field employees would then do whatever it took to get the job done.”

Both Frame and Magi demonstrated strong leadership skills in order to manage the large number of workers. Equinox had 130 workers involved. “Supervisors manage and provide leadership every day in the field,” Magi says.

“Having leaders in the field is our No. 1 strength,” Magi adds. “You need to be people with the right attitude and give them what they need to do their job.

See how they love. They will surprise you with what they are capable of.”

Glacier Canyon Lodge

Stevens Construction broke ground on the Glacier Canyon Lodge, a 120,000-sq-ft wood-frame building, in October 2009, when the site was still a golf course.

The project has two phases and a 12-month time frame for each phase. The company completed the first 120,000-sq-ft phase over an eight-month period, says Magi, with a start date in October, planning for weather challenges was essential.

“You have to deal with what the weather is doing, so planning ahead for that will hopefully get things done,” he says. “We were ready for colder weather, but we had a good winter, so we got lucky.”

“Wisconsin Dells is a major attraction and job site combined to keep the work busy,” he continues. “Our employees and subcontractors know what we’re up against. We have to have things open in the [Glacier Canyon Lodge] will miss a big window of income.”

During excavation and concrete work, Stevens Construction perforated concrete walls a mile from the site and delivered them by truck. “This was a huge operation,” Frame adds.

Having time when it could was necessary because of challenges with material shipments, some, such as gravel, came from China, he explains. Frame has never worked long hours to make up for extended delivery times. “We had a great

group of guys and a strong leadership style, which

Stevens Construction broke the ground in October 2009, when the site was still a golf course.



STOCK
Building
Supply
A WICKSLEY COMPANY

Stock Building Supply is the largest supplier of building materials to professional home builders and contractors in the United States.

Stock Building Supply offers a variety of services for the professional homebuilder.

Delivery Service	Estimates
Commercial Credit Card	Trim Design
Construction Financing	Cabinet Design
Installed Services	Professional Product Knowledge
Custom Mirrors	Specialized Sales Service
24-Hour	

Not all services available at all locations. For more information, go to www.stocksupply.com

Customer Focused, Associate Driven.

Congratulations to Stevens Construction



Stevens Construction has chosen GORDY'S CONCRETE PUMPING SERVICE, INC. for their concrete pumping needs. GORDY'S CONCRETE PUMPING SERVICE, INC. is a leading provider of concrete pumping services in the Midwest. We have the equipment and expertise to handle any size project, from residential to commercial. Our experienced operators will ensure your concrete is placed exactly where you need it, every time. Contact us today for a free quote.

GORDY'S CONCRETE PUMPING SERVICE, INC.

1000 W. 10th St., Ste. 100
St. Louis, MO 63101
Tel: 314-241-1111
Fax: 314-241-1111

helped out a lot," he says.

"When workers know they had an opening Saturday off, their attitude toward jobsite."

Although the use of crews posed a communication challenge, Howe says the workers stepped up to the plate.

"We had to designate things best and there, and they [both directions] walk and do their jobs," he says.

"The company held weekly meetings to discuss responsibilities and the project's progress."

On Schedule

The first hall of Marine Campus opened July 1, and the company is working on constructing the second hall.

Howe says the challenge with this construction needs to be open on the days living in completed areas are not accepted.

But because Stevens Construction was ahead of schedule with work in the second phase, crews don't have to work overtime to get the project's one and half done by Dec. 15, the project's delivery date.

The Equinox Project

Equinox was built in downtown Stoughton, right on the border zone to the city. Coakley Street, according to Vignati, the traffic was one of the biggest challenges on this project, he says.

"Delivered materials had to get here on that busy main road. We had to coordinate with the city to make sure our deliveries could get through on time and we knew to expect them."

On the job, Vignati says, crews dug under ground iron and a half million worth of soil/muck for a parking lot and general driveway access along the middle of water to its right recreation site.

While excavating underground, the work around property lines. Stevens Construction had to set up property agreements with various surrounding properties to avoid any issues.

Because of its tight construction space, Stevens Construction had to use equipment that would fit inside.

"Our team came on site helped tremendously since we didn't have room to put a concrete mixer," Vignati says.

"Every job, we get more experienced

at water concrete jobs," he adds. "We don't have to return papers. They all know how much water affects concrete (negatively) and how to take care with the concrete."

Project Challenges

Vignati says the biggest challenge, however, was working and communicating with each other on 12 stories. Subcontractors worked on every floor at the same time, not one floor at a time.

Subcontractors working on different phases of work on each story made it difficult to keep up with delayed tasks.

"One floor might be setting structural steel, one might be drywalling, one might be doing plumbing or heating [and] one might be pre-casting and steel work," he says.

"All the subcontractors needed to be in line and know the program to keep moving up the building efficiently."

"What if one subcontractor had a lack of management, it affected the next floor, and the ball would keep rolling," Vignati continues. "If one floor falls behind, that affects all the other lower floors."



When The Sun Shines On The Dells, We Help Let It In.

2000 Lakes Road • St. Paul, Wisconsin 55108 • Tel: 612-488-8111 • www.stevehill.com

SW
STRUCTURAL WOOD
CORPORATION

*S.D.C. Drywall
& Insulation Inc.*

Residential and Commercial

CONGRATULATIONS TO STEVENS CONSTRUCTION

1521 Koehndorff Rd. • Stoughton, WI 53189 • Ph: 608-877-9910 • Fax: 608-877-9902

Founded 45 years ago, with 17 awards, The Company who sets standards of excellence and exceeds the expectations, but has expanded to include many other finishing services, including cabinet, millwork, trimwork and engineered wood. Our new expansion includes the other contractors, electrical, hvac, plumbing, gas, fire, concrete, engineered wood, granite and marble, custom rooms and kitchen, stone and latex, etc.

The project we worked between residential taking 20% and commercial, including work, hotels, condos, schools, law, car show, medical facilities, restaurants and office buildings.

M
MAY CERAMIC TILE COMPANY

1000 May Road, Suite A • St. Paul, WI 55108
Tel: 612-488-8111 • Fax: 612-488-8111



It's What's INSIDE That Counts!

Walls • Structural Formwork • Flooring • Pipe Fabrication
New Windows • Fire Protection • Mechanical Service

Proud to Work with Stevens Construction



www.fuhem.com • (800) 314-0388

