O&G continues its run of successful site development projects on a grand scale

Sitework is fundamental. It’s essential. And it’s not particularly exciting to anyone but the specialists performing it and the clients who watch their projects take their first bit of shape.

Before the hospital or school, railyard or highway can set the first piece of steel or pour the first slab, the site must be prepared. Working to engineering specifications, crews must cut, scrape, dig, blast and grade the ground upon which the new structures will set. Today, where fresh real estate is dear and more and more existing land is “recycled” for new uses, the removal of contaminated soils and structures is often necessary. The larger the site, the more complex the sitework required.

With its experienced workforce and fleet of specialized equipment, O&G has positioned itself as a sitework powerhouse. Clients elect to work with O&G based in large part on its strong record of competence in complex site development. Whether it be the Heavy & Highway Division and its focus on roadwork, the Building Division which offers clients the peace of mind of self-performing the sitework associated with building, or the combined efforts of both divisions, O&G brings to bear the experience that translates into faster site prep and fewer problems along the way.

In Brookfield, for instance, O&G recently began work on the new Route 7 bypass between Brookfield and New Milford, “one of the last true road extensions we’ll see,” according to Heavy & Highway Vice President and Chief Estimator, Walt Kozio. In this $90 Million site-intensive project,
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In Brookfield, for instance, O&G recently began work on the new Route 7 bypass between Brookfield and New Milford, “one of the last true road extensions we’ll see,” according to Heavy & Highway Vice President and Chief Estimator, Walt Koziol. In this $90Million, site-intensive project, O&G will move more than 850,000 CY of materials as it prepares approximately a mile of roadbed. Work will be in and around environmentally sensitive areas where numerous controls are part of the work order, from building culverts to permit turtle crossings to installing 1,000 LF of trestles above ground to preserve the natural pathways local animals use to traverse the area. Despite the size of the undertaking, Koziol expects O&G to complete this project as much as four months ahead of schedule based on experience with similar jobs.

A family of other projects that involve large-scale site development is currently underway at O&G. On the pages that follow we present some of the highlights of these projects.

Wire Mill Redevelopment

The setting is already taking on the likeness of the architectural renderings for an ambitious, award-winning “transit-oriented development” project located in Georgetown, Connecticut. The site of the former Gilbert & Bennett Wire Mill, derelict for 13 years, was purchased in 2002 by visionary developer Stephen Soler and his Georgetown Land Development Company. “We’re not trying to build a shopping plaza here, we’re trying to put together a community,” remarked Soler as he gave Sen. Joe Lieberman his first tour of the site.

Soler seized on a trio of emerging strategies for...
NEW LIFE (opposite) Georgetown Land Development’s Wire Mill Redevelopment, in Georgetown, CT, is repurposing an historic mill complex into a dynamic residential/commercial community, focusing on trends in smart growth, transit-oriented development and green building. (l to r) Site plan shows development around the Norwalk River; O&G’s Project Manager Joe Nowicki with GLD Principal Scott Harrison at the site; view of the mill circa 1890. (above) Antares, a highly regarded development company from Greenwich, CT, has tapped O&G to lead the development of a portion of its ambitious South Stamford Waterfront Redevelopment Project which will breath vitality into former industrial and brownfield areas.

involved in the project about two years ago helping the owners get a handle on the magnitude of infrastructure costs associated with the sitework – utilities, roadways, bridges, contaminated soils. This winter we were brought aboard as Construction Manager to oversee the site development, doing some of the demolition as well. We’re currently upgrading and revamping the sewage treatment plant there.”

Georgetown Land Development’s man on the spot is Scott Harrison, a partner in the venture with a technical background who is very comfortable handling day-to-day operations. “We picked O&G,” says Harrison, “to keep us out of trouble here. And I’ll tell you, they’re doing a fine job. O&G is proving to be a great partner, completely above board. There are absolutely no ‘issues’ here and work is progressing nicely.” He adds, “Dave Longo and Rob Hall have been quick to respond to requests for phasing information, pricing, budgets. They’ve been very, very helpful.”

Harrison works closely with O&G point man, Joe Nowicki. “This is a fascinating, environmentally conscious project,” says Nowicki. “We’re aiming to recycle as much of the steel and masonry as possible from the buildings we’re demolishing. The owners are very community-conscious which is great to see. There’s great transparency with the whole process.”

Work in this initial site phase is scheduled to wrap up in August of 2007. Subsequent development work on the prepared site will bring the dollar value to a projected $300 Million.

Harbor Point/South Stamford Waterfront Redevelopment Project

Actually part of a larger, 80-acre project that its owners call the Harbor Point District, O&G has been hired by Antares, a development company from Greenwich, Connecticut, to assist with revitalizing a heavily industrialized section of the city that affords gorgeous views of Long Island Sound and a premier housing location for commuters to New York City.

In its very preliminary stages, what Antares refers to as “the master planning phase,” world-renowned architectural firms of Cooper Robertson and Sasaki Associates are planning a mixed-use, transit-oriented development with office, hotel, residential, retail, educational and cultural components. This “smart growth” project, one of the largest in the United States, is being hailed as a model for traffic reduction, jobs creation and environmental sensitivity.

After several rounds of interviews, O&G was selected based upon the fit for the site work. Antares appreciated O&G’s experience in accurately pricing and value engineering the civil portion of their development.

Antares representatives also recognized the complex undertaking they had embarked upon regarding the site development, and how it squared nicely with O&G’s experience on other large-scale site projects: a large amount of underground and above-ground utilities will need to be relocated, many thousands of cubic yards of contaminated soils will have to be properly removed from former industrial locations, and a large amount of capping and containment in environmentally unstable areas will be needed.

At this juncture, O&G has been assisting Antares in a non-conventional arrangement as Construction Manager for the sitework package, but able to freely bid any other aspect of the job, though without any guarantee of award. Work has involved pricing the project, fleshing out its scope and working alongside the architectural and engineering team to make regular revisions and reprice as the project takes shape.
The Spring issue of “O at Home” tells the story: an organization dedicated to serving those in need becomes the beneficiary of considerable kindness itself, bestowed by others who value what that organization does for the community.

Over the winter, the Bethel Recovery Center of Bridgeport was chosen by Oprah Winfrey to receive a “good works makeover.” (In a nutshell, the team assembled by “O at Home” plans, organizes and executes in short order a “facelift” tailored to the recipient’s needs.) Founded in 1991 and headed for the past 16 years by Janice Kelly, a 62-year-old grandmother, nurse and recovering cocaine addict, Bethel was showing its age, looking dismal and institutional.

Enter designer Elaine Griffin who, with labor and know-how from O&G, dramatically transformed the common areas of this former nursing home, beautifying by interior treatments and renovating with new hardwood flooring, lighting, cabinetry and appliances. Kelly and Griffin sought to “de-institutionalize” Bethel, now a residence for 17 women and children, as a way of inspiring dignity for the families residing there. The results were spectacular, and the appreciation for general contractor O&G, and all who donated time and materials, including Ducci Electric and F&F Mechanical, was genuine. In a note to Greg Oneglia, O&G’s Vice Chairman, Janice Kelly wrote, “I wish to express my heartfelt appreciation to you and your incredible staff of employees. It was a blessing to have your organization do the work at Bethel.”

TIRELESS TRANSFORMERS

With four weeks of labor donated by O&G Industries and directed by the company’s General Superintendent, Leo Nardi, crews worked with “O at Home” to “de-institutionalize” the feel and function of the Bethel Recovery Center in Bridgeport, Connecticut, a safe haven for women recovering from addiction and their families. (from left) Leo Nardi, Martin Zahara of Ducci Electric, O&G’s Leonard Cortigiano, and Warren Barnes of F&F Mechanical.

“Our trip to O&G rocked!”

“It’s great receiving letters like this, and we often do,” says Ken Faroni, Planning and Permit Coordinator and O&G’s point man when it comes to organizing visits from outside groups to O&G’s quarries. In this instance, the letterwriters were from Rumsey Hall, the fourth or fifth year in a row that the school has sent students to visit the Southbury Quarry where Superintendent John Jenkins gives them a behind-the-scenes look at all that’s involved in the production of aggregate. After the tour, the students are allowed to “rock hound” through a prepared area and enjoy themselves as they discover different minerals. O&G encourages outside groups to tour its mining operations – adult and youth groups alike – to gain an appreciation not just of the infrastructure and processes involved in responsible mining and reclamation, but how the materials are put to practical uses all around them. O&G considers these tours just a part of being a good corporate neighbor to the communities in which it operates.
Modern-Day Estates

O&G Becomes Premier Supplier of Stone for Luxurious Residences

The super wealthy have a passion for building bigger and bigger homes with high-end appointments throughout – and O&G’s Masonry Division has positioned itself to meet the demand for “the biggest and the best.” By concentrating on serving the high-end market of prestigious architects, builders, contractors, masons and landscape designers, O&G has become the preferred supplier of “all things stone” for modern-day estates as far afield as California, Colorado, Illinois, Texas and the Caribbean.

All in one place “We’re so successful because we can supply virtually every masonry item and service within the scope of work,” states Bob Oneglia, O&G Vice Chairman. Partnering with one trusted vendor for all of their masonry requirements, says Oneglia, “simplifies the construction process for architects and builders and gives them a peace of mind they very much appreciate.”

Global products, local service O&G has teamed with suppliers throughout the world, becoming a global importer of exotic stone and tile from France, Italy, Israel, Turkey, China and everywhere in between. Many luxurious home exteriors specify limestone, brownstone, granite, building veneer, or unusual brick, all of which is immediately available. For high-end interiors, O&G’s Earth Products Showcases offer granite, marble, onyx, an impressive collection of tile products, and an experienced staff who assists with product selection.

O&G’s 80,000SF fabrication and distribution center provides expert profiling and finishing services, using computerized systems and the indispensable hand inspection of custom items from countertops and fireplace surrounds to columns and coping. O&G service teams monitor every phase of production, from custom CAD drawings to final packaging, ensuring products that are worthy of the estates for which they are destined, and delivered on-time for each and every project.

Logistics and commitment A fleet of delivery trucks, five mason stores and stone yards, four showrooms, a fabrication and distribution center, and a stone splitting facility allow O&G to meet every masonry need of its valued clients. “Ultimately, however, the one thing that sets us apart from our competition is the skill of our employees. From drivers and yardmen to the entire sales force and managers, our staff is the best in the industry,” states Oneglia. O&G’s commitment to deliver a superior quality and variety of products and services for the fairest value, and to deliver them on time, has allowed the company to grow from a local vendor to a nationally known supplier of stone products for modern-day estates.
Administrative Services

Doing Their Best to Be Invisible

Tucked away at the company’s headquarters in Torrington, in a room that surges with activity, jammed with cartons and cabinets, resides the Administrative Services Department. It’s like a nerve center: much of O&G’s operational needs process into and out of this department, and when everything’s working best nobody outside the department notices. Being “invisible” like that is the best scenario for Chief Administrator Lydia Babbitt.

“We are trying to be invisible all the time,” says Babbitt. “There is so much ‘stuff’ going through this department, so many things getting ordered and moved and organized, sorted, in the door, dealt with and out the door in an eight-hour day that it’s pretty amazing how efficiently it all goes.”

She has high praises for everyone in the small department. “It’s a great bunch of people. There’s a lot of laughter here, a lot of humor and ribbing, but we all work together and get the job done.”

Oftentimes that means stepping in for another when, for instance, someone needs to leave to drive a bid to a potential customer. Everyone in the department has learned everyone else’s job well enough to step in and keep the work moving along. “I think the most unique thing about this department is that at any time anyone can step into anyone else’s job – there is so much that absolutely must be done on any given day that we just plain have to.”

One of the more visible of the normally “invisible employees” is Len Byram, a company courier whose route typically begins before 5 AM. He leaves Torrington in his box truck heading toward the company locations between Torrington and Bridgeport, dropping off whatever items that have been requested and picking up others for delivery elsewhere. His cargo varies. It could be letters and documents, special office supplies, skids of stone, a pallet of truck batteries or any combination of the above – whatever freight needs to be delivered between O&G locations. He meets another driver in Bridgeport who has done the run from Norwalk and Stamford, exchanges items and then heads north by a different route which brings him to other O&G locations before returning to the Main Office by 1 PM.

So what are the things for which Administrative Services is responsible? An abbreviated list includes tracking, maintaining and ordering all the various forms used throughout the company, purchasing and distributing virtually all printed items, logging and maintaining tens of thousands of files of important project documents in locations throughout Torrington. They also coordinate charitable giving, see that paychecks get delivered, maintain vehicle fuel logs, copy reams of documents, plans and blueprints, operate the switchboard, handle interoffice correspondence, USPS mail, incoming and outgoing packages – not to mention stocking copy paper, toner, batteries and paper towels and all other office supplies for the company.

Department workload drops a bit during the winter months as plants close and job sites slow down, but from June to December the pace is constant and demanding. Through it all, through teamwork, Administrative Services “oils the O&G machine,” getting it all done, and done well.

Says Ken Merz, whose many duties include oversight of Administrative Services, “These employees do an excellent job providing an endless array of supplies and support services that everyone at O&G depends on.”
As O&G Industries has grown, hiring new employees and tackling more projects spread out over a broader region, the need for improved communications has grown in parallel. Couple this increased demand to “stay in touch” with the explosion of telecomm technologies and service options and it’s no wonder the Information Systems Department, under Fred Mantighian, has spun off its own two-person Telecommunications Department dedicated to staying on top of it all and keeping all O&G employees and locations connected.

So who are the two persons tasked with telecomm diligence? The first is Barbara Weingart. Weingart has been with O&G since 1980 and, in addition to ordering all the company’s computers and network items, orders, maintains and calls in repairs for the Main Office “PBX.” This system, with over 200 extensions, has digital T1 lines with many more times the carrying capacity after a 2004 upgrade Weingart oversaw. “It’s much more efficient, it costs less, and the sound quality is much better,” she says.

She also supervised the 2004 switchover at the company’s central garage at South Main in Torrington to VOIP (“voice over internet protocol”), the company’s foray into cutting costs and improving performance. So far, she says, it is working well, with payback expected by 2008.

Purchasing the “key systems” at thirteen mason stores and plants throughout the state are also Weingart’s responsibility. (Key systems meet the middle ground of need between the complex PBX and the simple two- to four-line systems found at job sites.) Whatever functions employees need to conduct business – intercom, call transfers, teleconferencing, voicemail – she makes it her business to see they get it at all of O&G’s permanent sites.

The other half of the telecom team is relative newcomer Julie Locascio, who has seen her job grow from part-time when she joined O&G in 2000 to a very full-time week today. When she was hired, Barbara saw in Julie the kind of innate character you just cannot teach, character that would very quickly make up for any shortage of telecomm experience Julie may have had. “She’s an excellent worker and we get along very well,” says Weingart. “She’s very conscientious and detail-oriented, never rude or flustered. Julie will do what it takes to solve a problem. And she follows up to be sure her customers are happy.”

Locascio deals with the smaller phone systems found at job sites, and cell phones – lots of cell phones. When she began there were about 60 company cell phones, compared to the 600 phones she supports today. “Everyone calls me ‘Julie Nextel,’ or I get interoffice mail addressed to ‘Julie Nextel’ because they know me as the cell phone person,” she laughs.

One of the most appreciated services she supplies is keeping extra phones on hand for times when a desperate foreman shows up, holding his cell phone that was just run destroyed at a job site. She can also transfer the old cell’s digital phone book of essential numbers from a database she maintains. Her customer gets a new phone on the spot, with many of the old numbers used in memory, ready to dial. It’s the smile of relief she sees that most pleases Julie: “How awful to have years’ worth of numbers stored in your address book suddenly lost. I’m happy to help out.”

What other things keep Locascio busy? Setting up job trailers, for one, especially when several projects are starting up and each needs to quickly get phone systems installed and lines operational. She also reviews every phone bill, looking for erroneous charges, and keeps management aware of costs with spreadsheets. “Do you do the greeting for everyone’s phone?” Julie was asked by an employee who had made several calls during the day and was greeted by “Julie Nextel’s” voice each time. “No, she says, “but lots of people don’t like to record their own, so I take care of that for them.”
Overhaul for Bogue Road Concrete Plant

Ever since its installation back in 1964, the concrete plant at Bogue Road in Torrington had served the company well, churning out hundreds of thousands of cubic yards of Redi-Mix. In recent years, though, it became obvious that the old plant would need a major overhaul to keep pace with the company’s growing demands for concrete. That’s when Tony Damiano and crew kicked into gear and replaced the original plant, with a batch capacity of four CYs, with a new plant capable of twelve CYs, tripling capacity and promising a long service life.

Making it Look Easy

1: Removal of the retired aggregate and cement bin, weighing approximately 45 tons. 2: New bin in position, with bin cover being readied for lift. 3: Bin cover being lowered into place atop the plant. 4: Crews apply a finish coat of paint to the bin cover, a visible landmark to motorists traveling Rte. 8 and South Main Street. 5: The overhaul crew (l to r): Barry Squinoval, foreman in charge of the project; Steve Vaill; Ryan Gath; Jim Kittredge; Paul Richards; Tony Damiano, Vice President. Missing from photo: Ralph Ely, crane operator.

Retirees

“This has to be the best job in construction. The truck does all the work!” says Frank Scarvey of his career as a mixer driver, the last ten years of which he drove for O&G. He remembers the time, about 43 years ago, when he was trained on the job in a two-seater truck beside an “old timer” who got him on the fast track to doing it right. “The truck does the work, but you’ve got to know what you’re doing!” he adds. “And when you get yourself stuck at a job site, like every single driver eventually does, you just have to roll with the punches.”

Frank saw the job as a challenge everyday, nothing dramatic but always where you had to call on experience and common sense. So, after he retired last summer and coworkers threw him a nice party, he went out and bought himself a present – a new Harley (“To Frankie from Frankie,” he laughs). He’s also gone, this winter, with wife Carole for a Hawaiian vacation. “I worked with one heck of a bunch of people,” he says, and he has no regrets. “As far as I’m concerned, O&G is bigger than U.S. Steel but it’s a great company.” Thanks for the years of driving, Frank, and go ride that Harley safely!

Since the 1960s when Roy Martin’s uncle, himself a driller and blaster with Hayes Explosives in West Haven, got him his first job, Roy’s been in the business of blowing up rock. And with 40-plus years at it, the last twelve with O&G traveling between quarries, he maintained an admirable safety record. “I’ve had a shot or two get away from me, but nothing real serious,” he recollects. Which is saying something, when you consider the amount of explosives being used to send a rock wall hundreds of feet long and stories high cascading to the ground in one massive grey wave. In recent years Roy allowed his blasting license to expire and confined himself to the drilling end of the process, methodically creating hole after hole in a regular pattern for the vendor who actually does the blasting to install his charges. He worked for many contractors over the years, but will remember his friends at O&G – men like John Jenkins, Joey and Tony Damiano, and the mechanics at the Southbury quarry where he logged many hours: “They’re a great bunch of guys,” he says. Since retiring late last summer Roy has been doing a lot of relaxing. He may do some more fishing soon, and get back out with wife Sylvia to visit their grown children in Texas. Whatever you do, Roy, our best to you!
**University of Connecticut Landfill Capping**

Building on the company’s experience with landfill capping and a string of successful building projects at the Storrs campus, O&G was chosen to serve as construction manager on a project that will render safe a landfill and former chemical dumping pits.

O&G sent its team to the University in July of 2006 to embark upon the eighteen-month project at a site tucked away in the woods on an edge of the campus. The landfill, with numerous contamination issues that were mediated and stabilized, awaited a permanent cap.

As part of its initial management responsibilities, O&G developed bid packages and sent them out for public bid, but only after having prequalified bidders so that UConn would be assured of competent performance from whomever they selected on a low-bid basis.

The work is progressing nicely on this complicated project, with the chosen four subcontractors performing “as advertised.” A critical element of this site job, performed by Massachusetts-based R. Bates & Sons, is deep dynamic compaction where a mechanical force – an 18-ton weight dropped from a predetermined height – is applied along an engineered grid that has been determined by calculations involving soil types, density of the ground, water table and the like). This “technical bashing” thoroughly compacts the ground, removing pockets and unsettled matter that could lead to slumping and breaks to the cap that will cover the site.

In addition, work called for the construction of 1,500 LF of leachate interceptor trench to pump off to treatment any fluid that exists in the landfill. Final steps will involve wetlands mitigation, additional deep compaction and landfill closure. A parking area will be built next to the 15-acre site and an access road, 300 yards long, was built to connect the site to nearby North Hillside Road.

The University intends to use the parking lot as access to wetlands that border the former landfill, making footpaths through it and using it for educational purposes. Says O&G’s Project Manager on-site, Mike Triba, “We have worked closely with the environmental agencies and consultants to assure that our work does not adversely impact the surrounding environment.”

**Quinnipiac University Site Development**

Some of the largest site projects undertaken by O&G in recent years have been at Quinnipiac University in Hamden, Connecticut.

The first project involved preparation of the site for the University’s new athletic center. This two-phase effort, originally to be completed in July of 2006, was delivered two months ahead of schedule. Especially noteworthy are some of the quantities involved:

- Excavated and placed over 500,000 CY of earth and rock;
- Constructed 3,650 LF of main access roadway and 1,800 LF of secondary site access roadways;
- Processed and reused onsite over 100,000 tons of rock for gravel backfills and building pad construction;
- Installed over nine miles of site utilities;
- Over six acres of new parking lots and three acres of detention basin built;
- Over 3,500 CY of cast-in-place concrete for footings, walls and beams; and
- Over 450,000 pounds of reinforcing steel installed.

Veteran O&G Project Manager Chris Tuomey focuses on the capability of his team, including Superintendent Bill Noll and Project Engineer Pete Hinman. “This was a high intensity job with a lot of materials needing to be moved in a short period of time. Everybody performed fabulously. Everybody understood what they had to do, we got the right tools and equipment and we just went out and did it.”

**MAKING IT SAFE, PERMANENTLY**

At a 15-acre site on the University of Connecticut campus in Storrs, O&G is capping a defunct landfill and former chemical dumping pit. In addition to the environmental tasks associated with capping and pumping any fluids from the landfill itself, work includes a new connecting road in and parking area next to the site, providing access to adjacent wetlands where the University plans to conduct environmental science programs.
Dave Longo’s path from college to Senior Estimator of O&G’s Building Division seems touched by good fortune and good timing. While working on his civil engineering degree at UConn, he took on a summer surveying job where he met a fellow who later started his own business and promptly hired Longo when he graduated. They contracted Longo out, he met another company doing work for O&G and ultimately went to work full-time there. When they closed, Longo applied to O&G and was hired. That was fifteen years ago, and now Longo heads up site and utility estimating for the Building Division. He credits his years wearing many hats with small companies as a tremendous background.

“I didn’t have the years of experience O&G was looking for, but they saw the range of work I’d done and gave me a shot. Greg Oneglia wanted a small site department within the Building Division budget the site portion of jobs start to finish. I knew about negotiating with subs, buying out jobs, reading engineering drawings and bidding so I was thrown in and I learned to swim.”

“For the first six or eight years,” continues Longo, “I did the site estimating pretty much on my own, but we have grown so much quite often based on our ability to value engineer and self-perform site work that we needed to add some great guys to this department.” He refers to the four men who pull site estimates together: Rob Hall, John D’Aversa, Carlo Salvatore and Greg McWhirter. Longo points to their diversity of hands-on experience with site work as an invaluable asset.

“My job has since become sort of a hybrid. Knowing what we can do on site work and building I now can get involved with CM and client interviews, not just managing the estimates. I really enjoy letting potential customers know what O&G can do for them – it’s very rewarding.”
WALT KOZIOL  Heavy & Highway Division VP/Chief Estimator

Walt Koziol, P.E., came to O&G with the acquisition of a smaller contractor in 1978 (where doing all types of construction-related tasks out of necessity helped him develop as an estimator). That was 29 years ago and Koziol is now a Vice President and a veteran who has experienced steady growth – not just in the volume of work coming into the Heavy & Highway Division’s Estimating Department, which he now heads, but growth in personal opportunity to take on more and different responsibilities. “The first 15 years here in estimating it was just Dave Oneglia and I. We realized we needed to add more people to help with the estimating, and plan for succession and backup,” adding that “Dave’s been great, allowing me the opportunity to grow.”

Koziol, in turn, believes in the same kind of growth opportunities for his department. It’s good for them and it’s good for Koziol and O&G: by encouraging his support staff to become more and more capable, Koziol can be more involved in “the bigger picture,” helping to chart direction and troubleshoot along the way.

Senior estimators Jerry Traub, Kevin O’Connell and Tom Duba garner high praise from Koziol for their skill and team attitude. They divide Heavy & Highway’s bid work between themselves, and are supported by another half-dozen “take-off” men who help handling the mountains of minutia associated with capably analyzing and bidding complex construction projects. “They’re a great bunch of guys – they’re the best,” says Koziol.

What is it that has kept him in estimating nearly three decades? “I love the business side of things, solving problems and making things happen in everyone’s best interest.”
On the Move

MORE THAN JUST A PRETTY FACE
This state-of-the-art, eco-friendly athletic facility will do more than be the new home to the Berkshire School’s two Division 1 top-ranked hockey teams – it will host school events, house classroom and conference space, and provide soccer, track-and-field and baseball fields on its scenic, 23-acre site.

Berkshire School: New Indoor Multipurpose Athletic Facility
Sheffield, MA

On March 12, O&G was awarded a contract for the $29.6M New Indoor Multipurpose Athletic Facility at the Berkshire School. The 120,000SF building has a steel-framed structure, sandblasted precast exterior panels and an aluminum storefront system. The interior consists of masonry walls, storefront partitions and mezzanines for press box and mechanical areas. There will be a year-round, Olympic-size hockey rink with seating for 600 and a seasonal NHL-size rink which, off-season, will be used for tennis, all-school assemblies and an annual Choral Festival. The basement level will house a training room, office space, equipment/laundry space, 14 locker rooms, a Zamboni room and restrooms. The main level has conference rooms, classrooms, offices, a fitness center, an upper lobby and a gallery around the larger rink. A “green” geo-exchange system will freeze the two rinks and heat the interior and exterior slabs and sidewalks, and daylight-harvesting technology will illuminate the interior. Included in the project are an access road, parking areas, two soccer fields, a baseball field and javelin/shotput/discus throwing areas. The design was prepared by Moser Pilon Nelson/Architects of Wethersfield, CT. Joe Crouse of Program Management Group, LLC, is the owner’s representative. O&G’s Project Manager is Louis Rosenblatt.

Three Rivers Community College
Norwich, CT

This $65.1M, State of Connecticut DPW project is a multi-phased, 33-month effort culminating with the consolidation of the College’s two campuses into a single facility. Plans call for a combined 194,000SF of new additions and a Central Utility Plant, along with 101,000SF of renovated buildings. Under the field supervision of Superintendents Alan Trudel, Brian Pracuta and Ray Dzen, O&G will self-perform the sitework, concrete and rough carpentry. Mike Daigle and John Tracey will be O&G’s Project Engineer and Project Manager, respectively. The owner will be represented by Skanska USA Building, Inc. Fletcher Thompson is the designer of record.

Fairfield Hills Municipal Office Building
Newtown, CT

As the Town of Newtown’s Program Manager for implementing the Fairfield Hills Master Plan of Development, O&G has assisted the First Selectman and the Fairfield Hills Authority in the various phases of planning, design and construction of a new Municipal Office Building. The Bridgeport Hall building, originally constructed as the kitchen/cafeteria for Fairfield Hills State Hospital, will be substantially renovated into administrative offices for Newtown’s Town Hall and Board of Education. O&G leads a design-build team that includes architects Tai Soo Kim Partners of Hartford and engineers BVH Integrated Systems of Bloomfield. The budget is approximately $10.5M for the design and renovation of some 45,000SF. O&G will competitively bid the trade work, but will hold all construction and design contracts. Construction will begin by Fall 2007 with occupancy by Summer 2008.

The Loomis Chaffee Clark Science Center
Windsor, CT

The Loomis Chaffee School engaged O&G as its Design-Builder for renovations to the Clark Science Center in December 2004. O&G teamed with BVH Integrated Systems, who employed Tecton Architects, for the architectural design. Work will include major renovations to the two-story, 45,000SF, 1960s-era building, including signature main entrances, new windows, new lab layouts and casework, and updating the Gilchrist Auditorium. O&G’s team worked closely with Loomis Chaffee representatives Chris Wejchert (CFO), Ed Kirk (Facilities Director), Lou Cherichetti (Owner’s Rep), Russ Weigel (Headmaster) and the science faculty to incorporate the various stakeholders’ requests into the design while maintaining the budget. Construction is scheduled to commence in June 2007 with the two phases of construction completed by May 2009. The science center will remain partially occupied during renovations. O&G’s Project Manager is Damon Cooke.

Yale University Sterling Power Plant Cogeneration and Expansion Project
New Haven, CT

O&G will be Construction Manager of Yale’s new, $34M Sterling Power Plant Cogeneration and Expansion Project. Work will include the renovation and new construction of an above-grade extension to the existing power plant. This new facility will accommodate a cogeneration system comprising two combustion turbine generators capable of approximately 15MW output and two heat recovery steam generators to produce approximately 150,000 lbs/hr of steam for campus and hospital use. Additional equipment and systems will include gas compression, a 13.6Kv electrical substation, control systems and a new power plant building. Yale’s Project Manager is John Christofor. Design Engineer is Vanderweil Engineers, Inc.; Architects are Charney Architects, Inc. O&G’s team includes Senior Project Manager Lou Kesselman, Project Superintendent George Parenteau, Project Engineer Bill McHusker and Scheduler/Planner Rich Page. Pre-construction activities began in March 2007, construction will commence in December 2007, and plant operation is scheduled for February 2009.