

O&G INDUSTRIES, INC.

A Company on the Go

A Tradition of Caring for People

WINTER 2002

Projects Run Strong Through Weak Winter

**No need to transition into spring from
the “winter that never really was”**

The lack of any real winter to speak of this year may have disappointed skiers and school kids, but it put big smiles on the faces of O&G project teams all across the state. Unseasonably mild temperatures most all the time, coupled with scarce snowfalls and absent ice storms, meant that work crews could spend less time shoveling, chipping and heating and a lot more time meeting their project milestones.

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Walkin' the roof: *Jim Nardi, Superintendent at O&G's Hotchkiss School Athletic and Fitness Center, checks the new roof over the Center's Natatorium – nothing unusual except that this corrugated roof was installed in the dead of this year's balmy winter, and that taking a walk on a metal roof on a typical Lakeville February afternoon could be hazardous to one's health.*

Out in “snow country”

Even in the northwestern-most corner of the Litchfield Hills where Connecticut winters are usually the harshest, Charlie Geyer, John D’Aversa, Jim Nardi and their team at the Hotchkiss School Athletic and Fitness Center in Lakeville were never encumbered by ice, snow or frigid conditions.

Which is a helpful thing, given the complexity of the project and the need to be done by the time students return to campus at the end of this summer. “We have a client here,” comments Nardi, “who’s great to work for – they’re some of the best people I’ve ever encountered on a job.” Adds Geyer, “They’re also a client who expects nothing less than the best. Our challenge is not only to ensure that the project meets all of their expectations but to complete it in accordance with their schedule.”

Winter cooperated, enabling major pushes in a couple of areas where progress would normally have been much slower and more tedious. Maintaining the character of the campus, the new facilities – 273,000 SF of Olympic ice rink, a 25-meter pool, field house, multi-purpose gym, fitness center and squash courts – are all faced in brick. By simply erecting protected scaffolding and with only moderate heat, masons were able to complete the majority of the facing – some 21,000 SF – in January and February. Additionally, all the membrane and metal roofs were installed. In other years, progress would have been much slower or even impossible for large blocks of the winter.

No slowdown at Taft

At another education project, about 25 miles away in Watertown, O&G and the client also benefitted from the mild winter.

The new residence hall at Taft School was begun last March, so that nine months later when winter arrived, Project Manager Jason Travelstead, along with Dennis Robinson and Jeremy Dyer and their crews, had already gone “weather-tight,” enclosed behind new walls and rough roofing. Crews were able to focus on interior work and, as at Hotchkiss School, they sheathed their exterior scaffolding with tarps, added a little heat, and continued laying brick regardless of what the calendar said.

Milder conditions enhanced the team’s steady progress, and helped the project spend less money for the temporary heating that usually runs higher through the winter.

The size of the site is small and in close proximity to classrooms and other dorms so construction continues to be coordinated with test-taking and other important school events.

This August, the 37,000 SF dormitory will open its 47 student rooms and four faculty apartments.



Hotchkiss: (top to bottom) A view shot last summer shows the scope of the school’s Athletic and Fitness Center, with some of the roof underlayment in place; exterior brickwork typical of that completed this winter, showing some enclosed scaffolding; Project Manager Charlie Geyer outside the brick-faced natatorium.



Taft: (left and top right) Thanks to the mild weather and the extensive use of shrouding over scaffolding, as shown in these two views, O&G crews made steady progress through the winter on exterior masonry at the Taft School. The typical expenses associated with heating a project through the winter were also cut considerably by warmer temperatures and the scaffold enclosures. (right) Architectural details abound: Project Manager Jason Travelstead, standing in front of some of the energy-efficient, single-pane English windows that feature lead divisions to match the school's existing fenestration.

Working under the open sky

Compared to the Taft and Hotchkiss contracts, the sister projects at Church Street and the New Haven Railyard – one of the company's largest ongoing ventures – have a majority of the work being performed out in the elements. A mild winter significantly aided John Gemetro and his team in making great winter progress. "We didn't notice winter," said Gemetro. "It had little effect on anything we did. We were able to work just like it was spring."

O&G was able to pour a lot of concrete – some 3,000 CY over the winter – for structures and catenary foundations. No special heating was needed for the ground or the uncured mix, and a lot of areas where the ground never froze permitted footing pours in December, January and February that normally would have had to wait until the arrival of spring.

Says Project Engineer Kevin Mierzejewski, "We didn't need to use up time pushing snow around. O&G can always do the job no matter how adverse the weather – it just takes more time, money and effort. It's a lot easier without all the cold."

Even matters one doesn't automatically consider, like being able to wear lighter clothing and working in a comfortable climate where you neither sweat nor shiver, contribute to greater productivity. "Actually, it was very nice weather to work in," said Mierzejewski.

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Maximum security

When you build within the confines of a high-security prison facility and face numerous, necessary security restrictions, and you're also working outdoors, it's very nice when Mother Nature cuts you a little slack. Such was the case in Suffield, Connecticut, where O&G is building a \$30 Million, 600-bed addition to the MacDougall Correctional Institution.

Job site check-in and check-out, end-of-day site clean sweeps – these are just examples of the necessary inconveniences that Project Manager Mark Allen and his crew of roughly 100 O&G and subcontract

personnel face each day. Fortunately, their work, all of it outdoors at the time, was greatly expedited by the mild winter.

Begun just this October, MacDougall is a fast-track project to build five connected “pods” for housing inmates and a secure corridor to link them to the existing prison (see “On the Move”). Self-performing the site and concrete work, O&G has met or beaten each scheduled milestone.

“It’s not only the mild temperatures that have helped us,” says Superintendent Roland Morin, a veteran of many rough winters working outdoors in construction, “it’s the dry weather.” The red, silty, clay



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Going great guns over the winter:

1. At the MacDougall Correctional Institution where O&G is adding space for 600 new inmates, cells pre-made in New Jersey arrive on a trailer (inset) and are assembled side by side and atop each other to create a two-tiered row of cells. 2. Winter enabled site and concrete work to proceed uninterrupted, as this view of the base of a new corridor at the prison attests. 3. At the Church Street Bridge Project in New Haven, piles were driven and two feet of concrete were removed from each pile in preparation for pouring a thick slab atop them. 4. At MacDougall, crews perform site work with ease in February, transforming an old exercise yard into new living space and day rooms. 5. An existing retaining wall is demolished and a temporary retaining wall is installed, making ready for the construction of a new abutment for the Church Street Bridge. 6. Subbase sits ready for nine new tracks to be installed by MetroNorth in the large storage yard at the New Haven Rail Yard being built by O&G. 7. At the Rail Yard, workers remove the top two feet of concrete, showing above grade, from recently poured concrete piles to expose the rebar so that subsequent pours of footings atop the compacted gravel base will be securely pinned to the piles. 8. 14' square concrete piles are being installed for the Church Street Bridge project.

soil at McDougall likes to hold the water, but with so little snow and ice this winter O&G did not have to deal with rock-hard frozen ground or hazardous footing. Excavation and concrete work proceeded almost as if it were summer. Mobility has been maintained, and exterior masonry work has proceeded even through the normally frigid, slow-going months of January and February.

Building for education

O&G is also construction manager for two separate contracts with the University of Connecticut, one a continuation of the company's work at

Storrs, the other a new campus in downtown Waterbury, part of the city's vision for a cultural renaissance.

In Storrs, Project Manager John Olsen is overseeing the construction of a 116,000 SF, cutting-edge Information Technology Engineering Building, which includes an underground auditorium and a tunnel that connects it to the adjacent Babbidge Library. "We're working on a very tight footprint and the team assembled here has really put forth a great effort to go the extra mile and get the job done." Olsen and crew took advantage of the mild temperatures and got an early start on the tunnel

connector excavation and concrete work.

The Project Engineer in charge of sitework and concrete is Gus Kotait. “The mild winter has definitely helped us. We were able to build the concrete foundation walls and pour the first floor slab on the deck in early February.” O&G is self-performing the concrete, site and general trades portion of this project.

Meanwhile, in Waterbury, Project Manager Rob Martinotti and Superintendent Ernie Smith are leading the O&G team in the construction of a 106,000 SF education building on about six acres in the heart of the city, next to a new parking garage also under construction.

Given the tight downtown setting, material delivery and staging requires detailed scheduling and coordination. The parking garage, being built by a different contractor, shares a common foundation, and will also house the heating, power and water supplies for the campus building. The overlapping of projects, each with a different design team, has been a difficult task to master. And because of contaminated soil at the site, the property did not transfer to UConn until late January, which turned up the heat on O&G to finish its site and concrete foundation work in a compressed timeframe. Luckily, the winter didn’t add any challenges to this already challenge-filled job.

Says Martinotti, “We didn’t have to work under the usual cold-weather concrete conditions for most of February, which cut the time for stripping off the foundation forms and advanced the schedule quite dramatically. We’ve also been able to extend our working hours at the end of the day because the temperatures have been so favorable.”

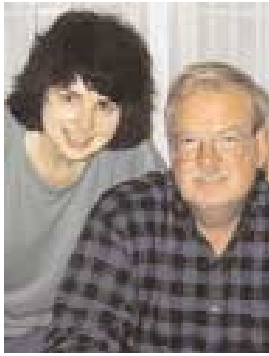
Excavation, too, has been made easier by the mild weather. “There was virtually no frost in the ground,” he says, “which makes for faster digging and backfilling. Plus, without any real snowfall we haven’t wasted time on snow cleanup around the formwork, and with mild temperatures we’ve saved money and time on temporary heating systems.”

So while snowboards might have gathered dust this winter, O&G crews advanced their projects and got a jump on spring.



UConn at Storrs and at Waterbury: (top to bottom) Architect’s model of the 116,000 SF Information Technology Engineering Building that O&G is constructing for the University; mild temperatures permitted O&G to get ahead on site and concrete work for the elevator and underground auditorium (foreground) as structural steel for the building is erected; shirt-sleeves were in order in early March when concrete was poured at Storrs; in Waterbury, site and concrete work proceed in the elements without special covers or heating.

R E C E N T R E T I R E E S



35 years – that's how long Dave Aeschilman worked for O&G Industries. "When I started, back in '66, young Ray was a college guy working here in the summers – that puts perspective on it," says Dave. Having retired from his job as yard man at South Main and having clocked many years before that as a laborer and foreman, he enjoys the freedom of his days, saying "Now I do whatever I want." He plans on picking up fishing again, and maintains his passion for yard work, loving the outdoors and keeping his environs ship-shape. Over the years, Dave says he "worked with so many good people like Leo Nardi and Jimmy Zambero, and Sonny Savanella, John Pulica, Gene McKeon – there are just too many to list!" Dust off the fishing pole and tune up the lawnmower, Dave, and go have fun!



We caught up with Andy Angelovich in the middle of painting the livingroom, up on scaffolding. He's not letting any moss gather under him, choosing instead to catch up on lots of house projects he's been putting off: "I have more to do now that I'm retired than I ever did!" says Andy. He's also got more time for restoring cars, a hobby he's had for awhile. Andy's latest labor of love is converting a 1940 Ford coupe which was rusting into the ground before he reclaimed it as a street rod – and he can't wait to finish the "invisible stuff" and get to the paint and the chrome that will show. An operating engineer who ran and repaired cranes, Andy logged nine years total with O&G, beginning in 1960, punctuated by years away but coming back, ultimately retiring from the company last July.



A ten-year employee of O&G, Al Daninhirsch worked for two years as a project manager, beginning at the Manson Youth Institute project in Cheshire but spending the next eight years working out of the Wall Street headquarters as a pre-construction project manager. Reflecting on his time with the company, Al particularly enjoyed the impact he and his fellow managers could make on the many school projects O&G has undertaken as he worked alongside the different school boards and building committees. He also has high regard for the professionalism of his closest coworkers at the main office, mentioning Earl Raifstanger, Sandy Ardwin, Bob O'Reilly, Reese Hoben and John Mann by name. Al now has more time to devote to his new role as Governor and Council Chair of a state district of the Lions Clubs, the highest state office one can hold. With his wife, he'll be heading to a Lions convention in Wales, and then to Osaka, Japan, for the international convention. Safe travels, Al!



Says Wendell Olmstead of his 17 years driving a triaxle for the company out of Southbury and Danbury, "I really liked the guys best, and O&G was a great company to work for. I want to thank Bob Oneglia for hiring me back in '85 when I needed a job. It was a great place to be, very progressive, and I've met a lot of nice customers." He calls the company progressive for, among other things, the pilot program that he was able to participate in. Wendell delivered materials to new markets in Long Island, a venture begun five years ago that has taken root and has been growing every year. Since retiring he's taken some small trips with his wife, but the big trip in the planning is a road trip to Alaska, fishing and camping along the way, and no time clock. He also gets to spend more time with his grandchildren; says Wendell, "That's precious time."



Talking to Mike Santello can tire you out just hearing all he's up to! But it also fills you with a contagious joy for life. Mike was a crane operator with O&G who still occasionally fills in behind the controls of a crane at an O&G job site. (His son, Mike, Jr., works for O&G as an operating engineer like his father.) "The people I worked with were great. Everybody tried to help you out. They would take the time to explain the job so you weren't ever working blind," says Mike. Today he "doesn't have enough time to get it all done." He plays in an over-60 basketball league several times a week in the winter, and in the spring it's competitive softball three or four days a week. He has also been rebuilding a trio of farm tractors dating as far back as 1928, and has restored an antique sleigh from the ground up. When the Christmas season arrives, Mike and his good-humored wife play Mr. and Mrs. Claus, loading that sleigh onto a trailer and being towed behind one of the tractors, in parades or through neighborhoods, handing out candy to the kids. Mike, more of us should be like you!

On the Move *A Sampling of New Projects at O&G*

UCONN – Waterbury Campus Waterbury, CT

Construction is underway at the new downtown campus facility where O&G serves as Construction Manager. The 106,000 SF, four-story, three-wing educational complex will include classrooms, laboratories, offices, a University store, and a multi-level Media Center. UCONN's Larry Schilling is managing the project, aided by Tim Fitzgerald of URS Corporation. The O&G Construction Management Team is led by Rob Martinotti and Ernie Smith; the architectural and engineering support team includes Jeter Cook & Jepson, Diversified Technology Consultants and Vanderwell Engineers. A Fall 2003 completion date is scheduled.

I-95 Reconstruction Darien to Norwalk, CT

ConnDOT has awarded O&G a \$37 Million contract to reconstruct 5.5 miles of Interstate 95. Included are 100,000 CY of excavation, 4,000 CY of concrete, 170,000 tons of Superpave, 50,000 LF of permanent barrier and 100,000 LF of temporary barrier. Critical to this project is ConnDOT's approval of O&G's initiated changes and value engineering proposal to finish the project early. Mike Daley is the Project Manager. Superintendents Kevin Clark and Art D'Agostino, with Project Engineers Brett Stackhouse and Terry Ward, plan day and night work to meet this aggressive schedule. Project Designers are URS Corp. of Rocky Hill and ConnDOT Bureau of Engineering and Highway Operations. A November 2004 completion is scheduled.

Farmington Library Renovation and Additions Farmington, CT

As Construction Manager of this \$5.9 Million project, O&G will direct the construction of three additions to the library totaling some 26,000 SF, as well as complete interior renovation of the existing 20,000 SF building and extensive sitework. The project faces several unique challenges: relocating underground utilities that serve the Library and the adjacent Farmington High School without affecting school operations; constructing an engineered shoring system for bank stabilization; and demolishing and/or shoring the existing exterior precast concrete walls at interfaces with the additions. Project architect is Tuthill & Wells Architects of Avon, Connecticut. The design support team includes Bemis Associates for mechanical and electrical, Szwczak Associates for structural, and WMC Consulting Engineers for civil. Lorel Purcell is O&G's Project Manager, Perry Fanelli is the Superintendent. The project is scheduled for completion in May of 2003.

I-84 Resurfacing and Safety Improvements

Newtown, Southbury and Middlebury, CT

This \$21.6 Million ConnDOT contract consists mainly of replacing three bridge superstructures, widening three bridges, lane widenings, and the milling and resurfacing of the highway along 12.8 km between Newtown and Middlebury. The bridge widenings, along with associated roadway widenings, will provide addi-



Metropolitan Learning Center, New Magnet School: *This 150,000 SF middle/high school was finished on schedule for the 2001/2002 school year. Located in Bloomfield and designed by Kaestle Boos Associates, this is O&G's first project for the Capital Region Education Council of Hartford, a collaborative that operates several magnet schools in central Connecticut.*

tional length and width for acceleration/deceleration lanes and shoulders. Other miscellaneous safety improvements include patching numerous bridge decks, drainage structure upgrades, parapet modifications and extensive guardrail replacements. Over 375,000 SM of pavement will be milled to make room for 150,000 metric tons of new asphalt overlay. ConnDOT and the Maguire Group Inc. designed the project; ConnDOT and H.W. Lochner will inspect it. The O&G team includes Project Manager Jerry Traub, Superintendent Dwight Pulica, Assistant Superintendent Bob Rossi, Project Engineer Kevin Voelker and Field Engineer Kevin Bernard. Work will finish in November of 2003.

MacDougall Correctional Institution Addition Suffield, CT

This \$30 Million, design-build project will construct five new interconnected housing units linked to the existing prison by a corridor. Each housing unit comprises staff offices, 60 prefabricated cells for 120 inmates, program rooms, a day room, showers, and mechanical and electrical rooms. The split-faced block exterior of the addition will match the existing facility; a barrel-vaulted, ribbed steel roof will be supported by the exterior walls and modular cells. O&G began work last October with the installation of temporary security fencing to enable sitework and the installation of underground utilities. Placement of concrete foundations began in November and, aided by the mild winter, is nearing completion. The design-build team comprises O&G, Bianco-Giolitto-Weston Architects of Middletown, and BVH Integrated Services of Bloomfield, working with MacDougall per-

sonnel and the Departments of Public Works and Corrections.

Millbrook School Dormitories Millbrook, NY

In just three months, beginning in June, this extensive, \$2.8 Million demolition and construction project will be completed. Sitework involves a new flagstone plaza, brick paving, flagstone stepped stairs and stone-capped concrete retaining walls. Inside the dormitories, complete renovation will affect living spaces, classrooms and faculty homes: new plumbing and sprinklers, an HVAC system with two new boilers and new electrical upgrades will be installed. Each unit will receive new data wiring, updated lighting, and elaborate finish carpentry and trim work. Architectural elements include a courtyard between buildings, paneled archways, beaded wood ceilings, slate and metal roofs and a glassed cupola. The project architect is Voith and MacTavish Architects of Philadelphia.

Darien High School Darien, CT

Pre-construction activities continue to move forward on the Darien High School project, estimated at \$70 Million. This 320,000 SF high school stands out as one of the largest projects ever undertaken by the joint venture team of O&G Industries and AP Construction. Project architect Herbert S. Newman is scheduled to complete contract drawings and specifications this summer; construction will get underway in the late fall. After the new high school building opens in September of 2005, the existing high school complex will be razed and new athletic fields will be constructed over the site.