



AUSTIN

CONSTRUCTIONTM

NEWS

Reprint

The Industry's Newspaper

www.constructionnews.net

10-A Chisholm Trail

Round Rock, Texas 78681

★ (512) 218-0871

Fax (512) 218-0251

★ August 2004

★ Vol. 4, No. 8

Camp Young Judaea expansion completed

Located on 240 acres of rolling hills in Wimberley, Camp Young Judaea, a youth summer camp owned and operated by non-profit **Camp Young Judaea of Texas**, has just completed the expansion of the property.

Fazzone Construction Co., based in Austin, was selected for the task, which included 13,700 sf of new buildings and a 30,000-sf aquatic center. The project began in December 2003 and was completed on time for the opening of summer camp in June 2004.

The total project cost for the expansion was \$2.2 million, which included a scope of work increase of more than 12 percent during the project. Because of the required completion date, this increase created a real challenge for Fazzone and its sub contractors, but the group met the challenge head-on and delivered the project on time.

This major renovation was much needed due to the increasing popularity of the camp. Additions included two new camper cabins totaling 6,600 sf that were designed to hold 36 people each, a 5,500-sf addition/renovation to the dining hall to feed the extra mouths, a new laundry facility, restrooms and a 1,600-sf covered patio.

But the WOW feature of the project was the new pool area with its integrated play and lap pools. The new 135,000-gallon pool and aquatic center really is an appealing site to youngsters -- and especially the 225-ft dual water slide tower. Pool house restrooms and a lifeguard station completed the area.

Other modifications to the project included new roads, masonry benches, trellises and site lighting throughout the camp.

According to Fazzone project manager **Bob Evans**, there were significant



design changes during value engineering stage.

"Many of the details in the drawings were also modified during construction," said Evans. "We generated CAD drawings detailing the necessary adaptations and submitted them to the architect, engineers and owner for approval. This really expedited the process for incorporation into the project."

"The utilities were still in the design phase when the project began," said **Joseph Fazzone**, president of the company. "We provided suggestions, conceptual estimating and field engineering to assist the owner and engineers with the decision making process while optimizing flexibility in the routing of incoming utility lines for the resulting design solution."

Adding to an existing facility always adds complexities, including finding compatible building materials, field engineering and working around the owners' ongoing operations.

The Fazzone team hit the ground running to solve these problems while keeping the site safe, functional and presentable.

Evans and Fazzone noted that working with the architects, engineering and owners was a very positive experience.

"Everyone of the project participants had a very professional, cooperative, forward thinking and energetic mindset," said Evans. "Everyone showed great teamwork and were very motivated to satisfy the owners goals and meet and exceed expectations."

On the environmental side, the new expansion was designed to retain the natural beauty of the camp. The buildings and aquatic center were situated among existing trees, with all trees being saved, and only minimal disturbance to the area.

Outstanding design features include the reflective glass curtain wall at the atrium that mirrors the large existing oak trees. This remote hill country setting with its one-of-a-kind custom aquatic center made this a project for all participants to take pride in.

In addition to Evans, the project team included:

- **Andrew Cohen**, superintendent for Fazzone Construction
- **Curry Boudreaux**, architects for the buildings
- **TBG Partners**, landscape architect for the aquatic center and site work
- **Paul Koehler Brown**, structural engineer
- **EnergyEngineeringAssociates**, mechanical engineer

Fazzone Construction Co. was founded in upstate New York in 1957, by **Domenico Fazzone** who emigrated from Italy to the United States three years before. The company relocated to Austin in 1977. Joseph Fazzone, company president since 1998, is the second generation of his family to lead the firm.

The company also concentrates in specialty stone and masonry projects. Projects Fazzone has completed include some of the masonry and stone work at Austin Bergstrom Airport and more than 100 specialty monumentation projects throughout Central Texas at such locations as Stienner Ranch, Tervavista, Twin Creeks and Shadow Glen.



The new 135,000-gallon pool and aquatic center is designed to please campers.



The 225-ft dual water slide tower is a special feature of the aquatic center.