Components of a Successful Project
by Kelly Kenter

The Pieces Coming Together...

In addition to general requirements of good communication and competitive pricing, there are several critical factors in having a successful construction experience. Each phase requires experience and controlled flexibility. Today’s fast paced construction climate leaves no room for on the job training. Mistakes or a generally slow performance can decimate even the most detailed schedule. There is no replacing knowledge and maneuverability.

The initiation of a particular project is often times introduced by a consultant or architect. Selected firms need a solid blend of creativity yet rational design elements. These typically have the most effective result. Once again, experience playing a major role. Taking a design...
and flushing out the details requires a good exchange of ideas and critique. A practice which is imperative at the outset.

Selecting subcontractors to perform the majority of the work entails an extensive qualifying system and knowledge of the best performers in each scope of work. Incorporating the sub's expertise as soon as possible in the process can head off unforeseen issues. The flexibility of working within a tight schedule and budget, increases the overall value of each sub chosen.

In addition, Vendors that provide materials and/or equipment for the project must have experience. Recommending the correct type of material and/or equipment that is not only cost effective but available to meet the demands of the project is paramount. Combine these traits with the best quality of materials and you can have an even smoother process during installation.

Of course coordinating all of these elements falls onto "us" the General Contractor. As a "boutique" General Contractor SITELINES intimately looks at each one of these areas as a baseline. This coordination starts at inception with top management and filters down stream to PM's and Superintendents as the project evolves. Typically, the sooner "everyone" is involved, the smoother things are and end up with less potential problems. SITELINES systems are not something our clients demand but rather EXPECT!

Featured Space: Building Transformations
by Vince Winkelmann

St. Boniface Church, designed by Thomas J. Brady, has anchored the south end of Carondelet since completion of the church in 1860. Its imposing twin towers came later, in 1868 and 1890. Unfortunately, the historic parish was one of seven closed by the Archdiocese in 2004. The closure of the parishes posed a massive preservation challenge, since a church is a difficult building type for adaptive reuse. Historic rehab tax credit guidelines require that a church's sanctuary space be preserved in reuse. Our client purchased the church and adjacent school in 2005. The creative developers envisioned the church becoming the **Ivory Theatre**, a venue for live performance. We retained many original features, down to murals and the choir loft, while introducing new movable seating and backstage facilities. The first performance opened in September 2007. The $850,000 privately-financed renovation utilized state historic rehabilitation tax credits.
After ten years of vacancy, another St. Louis public school building was given a new lease on life. Lindenwood School, built in 1928 and designed by
Rockwell Milligan, is a beautiful example of Milligan's preferred aesthetic with multicolored, patterned brickwork, a monumental entryway, and a style that is a hybrid of Jacobean and Elizabethan. Through a sensitive rehabilitation that retained and incorporated many original interior features such as built-in cabinetry, bookcases, and even pictorial windows. Twenty new apartments embrace the building’s past while looking toward the future. New brick residences were even constructed on the former playground site, eliminating an unsightly and isolating expanse of asphalt. Landmarks Association listed the building in the National Register in 2005. Completed in April of 2009 with private financing, resulted in a timely example of how and why the amazing and under-appreciated St. Louis public school buildings can be re-purposed and remain vital parts of our community indefinitely.
Thank you for taking the time to read our monthly newsletter. Please feel free to contact me directly with your thoughts and comments.

With warmest regards...
Kelly Kenter,
President & CEO