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Spotlight on Southwestern Illinois Construction

Mark Wojtal, Project Executive, L. Keeley Construction Co., Sauget

By KATE GENO

The Prairie State Energy Campus, located in Washington County, is a \$4 billion coal-fired generating plant due to be completed in 2012. The plant and adjacent coal mine will generate 1,600 megawatts of power with 95 percent of the energy output



Wojtal

already dedicated to eight Midwestern public power utilities.

Mark Wojtal of L. Keeley Construction is the project executive in charge of the civil construction on Ameren's Transmission Line Network from the Prairie State campus to various power plants in Illinois.

After earning an engineering degree from the University of Missouri-Rolla, Wojtal began his 18-year career in construction specializing in the heavy highway industry. He owned his own contracting business before joining the L.

Keeley team eight years ago. Wojtal now runs the daily operations of the L. Keeley Heavy Civil Group.

L. Keeley recently completed the foundation work for the 1.5-mile-long Prairie South line to distribute power to the Mt. Vernon area. Work on this line includes 13 drilled pier foundations. The 4.5-mile-long Prairie West line will extend power to the Baldwin power plant and includes 45 drilled pier foundations. The Prairie Switch Yard is an additional project that consists of building over 300

concrete structures.

According to Wojtal, the company has completed 12,000 hours of work without injury since the projects began in October 2008. The construction cost for all three components is \$6 million.

Wojtal points out the vital role the subcontractors, the tradesmen and the management team have played in the construction process. Project manager Kenny Beer and superintendents Mark Musser, Leonard Beer and Mark Albers are instrumental to the team's progress.

An additional phase of the Prairie State project began in March to extend the transmission line from the Baldwin plant to Rush Island. This is a \$12.5 million job with 11,000 hours of injury-free work completed to-date. It is due for completion in March 2010. This job requires five lattice structure foundations for the Mississippi River crossing, three driven pile foundations, 18 vibrated caisson foundations, and 154 drilled pier foundations ranging from six feet to 13 feet in diameter.

Greg Goette, Project Manager, Holland Construction Services Inc., Swansea

By KATE GENO

Greg Goette has worked with Holland



Goette

Construction Services for more than three years and has a total of 11 years of experience in the construction industry. The majority of his career has been centered

in the Metro East. A well-known project he managed was the \$20 million Miner's Baseball Stadium in Marion that was completed in 2007.

Goette is returning to the sports field to manage the construction of a brand new Saluki Football Stadium at Southern Illinois University Carbondale. Construction began in March and is set to be complete for the 2010 football season. The estimated construction and management cost totals \$25 million.

The facility, designed by 360

Architecture, will feature tiered seating on the east, west and south sides to accommodate 13,000 spectators. Overflow seating for approximately 1,000 fans will be situated on a 28-foot-high grass berm on the north side of the end zone.

The stadium will feature a two-story press box on the west side that will consist of 14 luxury suites and a 2,500-square-foot clubroom and lounge, along with traditional booths for coaches and the media. The press box incorporates brick veneer with a glass curtain wall system.

The concourse level will include expanded concessions, a ticket office and the officials' locker room. Additional restrooms and storage areas will also be integrated. According to Goette, there will be a total of eight buildings constructed using single-wide split face and ground face masonry. Some masonry block will feature the Saluki maroon color. Pre-cast hollow-core planks make up the roof system.

Athletes will play on a surface made with the newest synthetic grass technology. Two scoreboards will be positioned at the north and south sides of the field with video replay capability.

Construction challenges have stemmed from the weather, says Goette. The wet spring and rainy summer, along with an inland hurricane that swept through Carbondale in June, brought lots of damage to the university campus and affected the earthwork and site work for the stadium.

The new stadium will replace McAndrew Stadium, which was originally built in 1939.

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IBJ Business News

Oates' Schopp takes reins as ISPE president

Oates Associates announces that Bruce Schopp, principal structural engineer, has been installed as president for the Illinois Society of Professional Engineers.

Schopp has been with Oates Associates for 24 years. He directs all of the engineering firm's major highway and bridge projects.

Korte Co. starts work on Armed Forces center in Puerto Rico

The Korte Co. has been awarded a design-build project at Fort Allen in Puerto Rico. The 54,800-square-foot, \$15 million project consists of an Armed Forces Reserve Training Center and storage facility.

Oates project manager earns LEED

Oates Associates project manager Thomas Cissell has been certified as a Leadership in Energy and Environmental Design-accredited professional.

Spotlight on Southwestern Illinois Commercial Real Estate

Russ Henke, Principal, Contegra Construction Co., Edwardsville

By KATE GENO

Russ Henke is a principal of Contegra Construction Co. and has worked with the company for over four years. He has assumed design build and construction management roles with firms both nationally and in the St. Louis area. He is a registered professional engineer and a LEED-accredited professional.



Henke

Known for its specialization in the big box industry, Contegra Construction is also focusing on the construction of office buildings in the region. The Madison County Community Counseling Center in Alton is a three-story, 37,500-square-foot facility set to open in spring 2010. The building has a blend of glass, exterior insulated finishing system and cast stone. Henke credits Hurford Architects for designing an eye-catching façade and roof design for the building. An additional office building currently under construction is for Keane Insurance Group in Kirkwood, Mo. Contegra recently completed construction on Progress Point Center,

a 128,000-square-foot, 3-level office building in O'Fallon, Mo. that Fireman's Fund Insurance will occupy in October. They are seeking LEED gold certification for the interior finish and shell building projects. According to Henke, energy efficiency and sustainability are integral parts of Contegra's building philosophy. One way the company carries out this philosophy is by deferring construction waste from landfills and recycling it into new projects. Additionally, 75 percent of the project management staff is comprised of LEED-accredited professionals. Henke says the company is taking a more active construction management

role with municipalities and some private developers and owners, which is leading to more work and an expanded client base. Contegra often assists clients at the conceptual design phase - which Henke hopes will provide maximum benefit to the client. By working with a client from the beginning of the project, the Contegra team can solidify the bank financing process, formulate a design team, offer advice on energy efficiency and potential LEED certification and save time on the schedule. Henke says the company is also poised to educate clients on new government grants and programs that will help offset energy-efficient installation first cost premiums.

Gregg Korte, General Manager, Korte & Luitjohan Contractors, Highland

By KATE GENO

Korte & Luitjohan Contractors has been fortunate despite the down economy, says general manager Gregg Korte. Its 2009 volume has increased from 2008 and is even nearing its 2007 peak. The company is consistently busy with heavy and municipal work and has a number of projects extending across Southwestern Illinois.



Korte

Korte & Luitjohan is currently working with a repeat client, Fayette County Hospital in Vandalia, on a window replacement project. The windows on the second and third floors are being replaced with insulated - thermal windows that will be more energy-efficient, economical and effective. A revamp of the hospital's HVAC system, to include hydronic piping in patient rooms on the third floor, will also be done. Work should be complete by June 2010, says Korte. In addition, the company is working on two local wastewater treatment facility expansions in Swansea and Collinsville. The village of Swansea is converting its wastewater treatment facility to a

sequential batch reactor-based treatment system to double its current capacity. The \$20 million project includes adding two digesters, converting two sludge storage basins to post-equalization basins, installing a new chemical feed system and two new sludge presses. The facility will also feature a new office and garage. The Collinsville wastewater treatment facility is upgrading numerous plant components including the water system, aeration system, process piping and the electrical system. Korte & Luitjohan recently moved into its new office building in Highland, which incorporates green construction techniques. The building was designed

with components such as insulated concrete forms, a geothermal HVAC system and an environmentally friendly roof material of white membrane thermoplastic polyolefin. It is a showplace for entertaining and inspiring clients and displaying energy efficient design, says Korte. According to Korte, the ultimate goal of the company is the customer's complete satisfaction. The team strives for a first rate quality approach to every project. All the management policies and structures that are in place ensure that goal. Korte aims to come away with a positive recommendation from every client.

Dan Rainey, Project Manager, H&H Construction Services Inc., Carlinville

By KATE GENO

H&H Construction Services Inc. is a design-build contractor firm established in 1951 and based in Carlinville. Its territory extends to Central and Southwestern Illinois and the greater St. Louis area. The company maintains a team of 100 professionals including Dan Rainey, a project manager who also works in project development, sales and estimating. He has worked with H&H for more than 23 years. H&H is currently working on several projects throughout Southwestern Illinois. A \$3 million church expansion for the Greenville Free Methodist Church is currently under way. The church is adding 20,000 square feet onto its original building to incorporate a new kitchen, expanded bathrooms, a locker room, two



Rainey

recreation rooms for the junior and senior high students and four classrooms. Rainey says the church sector is a strong focus for the company. It has even established a Ministry of Construction program to serve these clients. The First Baptist Church of Maryville is a past client that called upon H&H for a 26,910-square-foot addition to its church building in 2007. Another project in Greenville is a \$1 million addition and remodel for the Capri IGA. H&H is adding 2,000 square feet onto the existing grocery store. The company also just broke ground on the Bank of Springfield's new branch in Shiloh. It is located on Frank Scott Parkway and Green Mount Road. H&H built the bank's branch in Swansea last year. H&H relies on repeat business for much of its work, says Rainey, and the company has been known to return to a facility multiple times whenever there is a need for new construction. The company culture revolves around a positive attitude and quality construction and H&H strives to build a strong reputation in the

communities where it works. Due to its focus on client satisfaction, the company has not been highly affected by the economy because of the return business that continues to come in from clients,

Rainey says. A past project managed by Rainey is the office building shared by Bard and Didriksen Pediatrics and First Community State Bank in Glen Carbon.



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Opinion

Would whoever tweaked with this bill and legislative protocol please stand up?

It was a reporter's challenge - on deadline, no less - to try to track down the individual or group that thinks it's acceptable to insert a tax provision into an energy bill turned



Smith

change the very substance of a piece of legislation without a proper hearing or committee discussion of any kind, it smells like a rat.

But the rat has not been detected, at least at press time.

SB 1912 was filed back in February, entitled "Illinois Finance Authority -

Renewable Energy Bill." In the coming weeks, it would gain Senate sponsors and be approved on the Senate floor. Still under the category of energy legislation, the bill gained readings in the House, adding sponsors. Somewhere along the line - and despite serious effort, I wasn't able to find this out - the energy bill became a massive appropriations bill.

In mid July, when Illinois lawmakers were called back to Springfield for an emergency session to deal with the state's budget crisis, SB 1912 passed with a unanimous vote, 114-0, and was signed into law by the governor with an immediate effective date.

Exactly when the bill morphed from renewable energy legislation to a 1,000-plus-page budget implementation bill - with a provision added to up the tax on partnerships - remains unclear. Inserted into SB 1912 late in the game was a provision equal to a 50 percent tax hike on LLCs and LLPs.

Lest anyone think this legislative strategy

serves as a means of bringing increased revenues into the state's coffers, it does not. The language to increase the tax liability for LLCs and LLPs includes a personal property replacement tax, so any increased tax revenues from this change will flow directly to local governments - not to the state of Illinois.

Whether or not this change to SB 1912 was done to bring LLCs and LLPs in line with C corps and S corps in terms of tax treatment is not the point. The point is that no one in Springfield is owning up to the substance of the bill change - let alone why SB 1912's transformation from an energy bill to an appropriations bill that included new tax law apparently wasn't given any kind of hearing or discussed in the proper forum.

Unless legislators are willing to repeal the act's tax provision during veto session later this month, it's in - and it will affect thousands of small businesses in Illinois who have no idea they're subject to the

additional tax liability.

I don't fault legislators for unanimously approving SB 1912. Several of them told me that in the final frenzied days of the special summer session, they were told that passing this budget bill was essential to keeping state government running; they didn't have any reason to suspect that a huge appropriations bill - which was once a renewable energy bill - suddenly became a tax bill.

But I do expect legislators to pin down who's responsible for inserting this tax law without proper disclosure. If it happened with this bill, who knows if it happened with other bills, too? Wheeling and dealing amongst fellow legislators - and with the legislative process itself - breeds distrust and dysfunction in Springfield. And we sure don't need any more of that right now.

Kerry L. Smith is president and chief executive officer of the Illinois Business Journal. She can be reached at ksmith@ijbonline.com.

Metro West needs to work with Southwestern Illinois to bake a bigger pie

Recently, the Show-Me Institute published an article entitled "Missouri suffers from the St. Louis and Kansas City earnings taxes". This was the last in a series



Ortals

of articles and one major policy study that the Missouri-based think tank has published on the subject of the earnings tax.

For those of you who are unfamiliar with the earnings tax,

Missouri allows cities of more than 70,000 population to tax the earnings of all its residents and all non-residents who work in the city. The city of St. Louis levies a flat 1

percent. The tax is even levied against the earnings of travelling performers, ranging from Bruce Springsteen to Kurt Warner.

A rather interesting flap arose in July when the city treasurer proposed to levy the earnings tax against the participants in Major League Baseball's All-Star game.

The tax is not popular with anyone, including city officials, and it's too bad that the city didn't give serious consideration to the Institute's proposal to gradually transition away from it to a land tax.

However, this latest article points to an underlying problem that eats at the foundation of our metro economy. Metro West (the Missouri side) simply does not see Illinois as part of the team and sees any gain made by the Illinois side as a loss for them.

In the "Missouri suffers" article, the

author points out that Missouri's share of the metro area's employment dropped from 85 percent in 1998 to 84 percent in 2006 and claims that that shift is due to the earnings tax. It suggests that Missouri lost 9,500 workers to Illinois in that time span.

Whether or not that tiny shift of the workforce was due to the earnings tax is debatable. But what's really wrong here is that we have continued to fight amongst ourselves over our individual pieces of the pie, rather than trying to make the pie bigger.

According to the U.S. Bureau of Labor Statistics, total employment in the St. Louis metro area increased at an anemic rate of less than 1 percent per year between 1990 and 2007. And according to a report by the East-West Gateway Council of Governments, what little job growth we

saw was in the lower-paying, service-providing sector - the result of focusing the use of economic development incentives to move retailers around on the checkerboard rather than creating new economic activity.

I've lived a significant portion of my life on both sides of the Mississippi River, and I can tell you that Illinois residents are far more regionally aware than their Missouri counterparts. Illinois isn't even an afterthought to most Missourians, whereas Illinoisans understand how important a healthy city of St. Louis is to them - and how important a healthy Southwestern Illinois is to the city of St. Louis.

The new Mississippi River Bridge is a case in point. That project was driven by the leaders of Southwestern Illinois. There was very little support on the Missouri side of the metro area and downright obstructionism by state officials. The agreement, which puts the weight of the project disproportionately on Illinois' back, was practically signed over MoDOT director Pete Rahn's dead body. But the fact is that that bridge will be a boon for both Southwestern Illinois and the city of St. Louis. Notice, for example, that the location of that bridge is playing a big part in Paul McKee's planning of his \$8 billion north side development proposal.

I recently returned from Portland, Ore., a city with a far more vibrant central business district than St. Louis. Believe it or not, Portland has neither a major league baseball team nor an NFL franchise, but you still find more activity in downtown Portland on a Sunday morning than you do in downtown St. Louis in the middle of a workday. I think Portland's vitality is due, in part, to the fact that its downtown is more centrally located to the population than ours - and because Portland has limited sprawl.

Meanwhile, development in the St. Louis area has pushed further and further west with the result that the city of St. Louis has become more and more marginalized. A strong and growing Southwestern Illinois reverses that trend, draws the city back toward the center of things and pumps life into downtown.

Rather than spending time fretting over a tiny shift in the location of jobs, the Show-Me Institute and Metro West should be focusing their efforts on pulling the bi-state region together and working to bake a bigger pie.

Alan J. Ortals is vice president and chief operating officer of the Illinois Business Journal. He can be reached at aortals@ijbonline.com.

