The winners for the Cornerstone award for Distinction in Teamwork, Patrick Conrad and Mike Swartwout, successfully led and completed two very different projects in the past twelve months.

One project was the addition to the iconic Johnson Museum of Art. The other project, added significant code and fire safety improvements to the Olin Library while the building was occupied. With this work, we were finally able to obtain a certificate of occupancy, some 60 years after this building was first opened.

Both projects had significant challenges to overcome. Both projects were managed by the same outstanding team of project manager and construction manager. Patrick and Mike were nominated by Bob Stundtner. This nomination is supported by our customers Patricia Schaefer and John Hoffmann from Olin Library and Peter Gould from Johnson Art Museum:

Olin Library was constructed in the late 50’s with no building permit and never obtained a certificate of occupancy. The President directed Facilities Services to conceive a fire safety project and obtain the Certificate of Occupancy, all in a two year time frame and to do it for less than $10M. Patrick and Mike were assigned early and followed it through from negotiating the improvements necessary with the city and the state, designing the project, creating a unique competitive GMC procurement and managing the construction. And when they finished they returned $2M back to the University bringing this project 20% under budget.

Doing this type of work in an occupied building is tough. Doing it in an occupied library is nearly impossible. Yet, Patricia Schafer and John Hoffmann from Olin Library graciously expressed how many occupants remarked on how few disruptions this major project caused….. in a library. They said they thought of Pat and Mike as part of the library team that got through difficult moments with their easy humor and optimistic attitude.

Johnson Museum of Art Addition Project:

Adding to the Johnson Museum presented some daunting design challenges and this course of challenges continued through construction. The project went out to bid twice and each time, the bids were over budget. Working with the folks at the Johnson, Pat and Mike worked hard to find ways to cut costs and award the project within the budget. So, they were all set to go, except that they discovered an old foundation belonging to a long forgotten chemistry building encountering mercury, radioactive material and a mysterious fog.

And, yes, this caused a delay in schedule; however, they delivered a beautiful building and returned a substantial contingency to the client.

Peter Gould from the Johnson Museum added:

During the digging setback Mike and Pat never lost their patience and humor and worked to keep the contractor engaged. They were very efficient in working with the contractor to ensure that the project moved along and the University was getting what it was paying for.

They did a great job creating a team environment, where everyone worked together for the common goal. They were excellent stewards of the University’s resources.

Cornell University Facilities Services