

Marriott Hotel Projects

July/August 2012 Progress Report



Report Dated: September 13, 2012



Marriott Hotel Projects Progress Report

This is the first monthly report prepared by Dewberry Architects Inc. for this project starting with the week of July 23 through the end of August. It covers construction activities for the four components of the project; parking deck, pedestrian bridge, Pere Marquette Hotel, and the Marriott Courtyard Hotel. The ePrismSoft Compliance System Executive Summary Report, dated September 10, 2012, for EEO monitoring is attached.

Parking Deck

Progress Summary:

The remaining excess crushed concrete from the demolition of the existing parking deck was hauled off site to make space for pouring the parking deck footing. Unsuitable soils were discovered during the excavation process. As it was discovered, the unsuitable material was excavated and the area was back filled. Soil testing and compaction testing was conducted during the excavation process. The new foundations were formed, rebar placed, and the concrete poured. Concrete foundations are complete with the exception of a small area along Fulton Street. The erection crane will access the site across the area where the foundation has not been done. The crane has been assembled in preparation for delivery of the precast panel the first week of September. The precast panels are fabricated. Precast erection is anticipated to start the first week of September with erection complete by early November.

Existing building demolition was stopped due to potential damage to the remaining existing business. The remaining buildings will not hinder the construction of the parking deck.

Forthcoming Items:

None at this time.

Photos:



Forming of Foundations



Pouring Concrete Footing along Monroe Street



Iron Worker Preparing Reinforcement
Mat for Footing



Forming of Foundation Stem Wall



300 Ton crane being assembled



Overall view of parking deck work July 31



Overall view of parking deck work August 28

Pedestrian Bridge

Progress Summary:

No work has been started on the pedestrian bridge. The parking deck and the construction adjacent to the Civic Center will need to be in place in order to obtain a field measurement for the fabrication of the bridge structure.

Forthcoming Items:

Coordination of construction at Civic Center including timing to minimize impact on events. Currently, efforts are underway to coordinate the location of existing Comcast lines relative to the bridge foundations.

Photos:

None at this time.

Pere Marquette Hotel

Progress Summary:

Demolition has been a major activity. Overall general demolition of doors, finishes, and required walls is approximately 95% complete. Back of house demolition continues on the lower floors. Asbestos abatement is approximately 98% complete with work currently on the ballroom level. Repointing of brick and replacement of some steel lintels is continuing on three sides of the building and is approximately 60% complete. Rebuilding of the upper roof parapet continues. Fire protection standpipes have been installed in the central stairwell with piping layout and coordination continuing. Mechanical, plumbing, and electrical rough-in are underway on the 2nd through 12th floors. Piping and electrical service are being installed on the thirteenth floor. Heat pump delivery is anticipated the first week of September. Framing of new walls and door is underway on the 6th through 12th floors. Drywall is being installed on the 7th through 10th floors. Painting preparation work is underway on the 4th through 10th floors.

Terrazzo flooring was discovered on the ballroom level and consideration is being given to restoring a portion of this floor in the pre-function areas. Marriott has expressed some concerns with potential noise levels in the pre-function areas with a terrazzo floor.

Two rooms on the tenth floor selected to be model rooms. Work efforts were concentrated on these rooms and the adjacent corridor. These rooms were completed in finished appearance, including furniture, for Marriott's review in mid-August. Marriott provide comments near the end of August.

The firewalls at the existing plumbing shafts have several holes and it was determined to replace these walls. Demolition of the additional shaft walls is approximately 85% complete. The existing plumbing risers between the guest room bathroom have been found to need significant work. Due to the amount of work required, the plumbing code is requiring full replacement. Piping replacement is approximately 40% complete.

The wildcat sewer serving the building has been studied and costs are being determined. Underslab drain work is proceeding in the basement.

Forthcoming Items:

Two additional rooms on the 9th floor have been selected to be model rooms. These rooms will incorporate the agreed upon comments from Marriott. A few of Marriott's comments are requiring additional information and discussion. These model rooms are anticipated to be ready for Marriott's review around mid-October.

In cooperation with the existing business, tuckpointing work will be proceeding on the alley face.

Core Construction has been working with the City on temporary closures of a portion of Main and Madison streets needed to complete the work.

The alley vacation has been granted. Utility work will be proceeding.

Photos:



Parapet work in progress



Tuckpointing and lintel replacement



Terrazzo floor discovered on Ballroom level



Drywall work in corridor outside model rooms on tenth floor



Plumbing chase wall removal at tenth floor



Piping demolition in basement



Drywall installation on ninth floor



Ductwork installation on twelfth floor



King model room on tenth floor



Double bed model room on tenth floor



Model room bathroom

Courtyard

Progress Summary:

No activity at this time.

Forthcoming Items:

Existing building demolition was stopped due to potential damage to the remaining existing business.

The remaining buildings will need to be demolished after the business has moved out before excavation of the new basement can begin.

Photos:

None at this time.

Schedule

Work appears to be on schedule. Current targeted milestones are listed below.

Milestones:

Parking Deck Erected	End of 2012
Pere Marquette Substantial Completion	Early April 2013
Pere Marquette Opening	End of April 2013

Financial

The project construction costs remain within budget. To date, changes orders to date have not affected overall construction cost with funds coming from built in contingencies. The construction contract with Core Construction Services, Inc. covers the construction of the parking deck, pedestrian bridge, and the Pere Marquette.

Construction Cost Status

(Includes pay application No. 6 for the month of August 2012)

Original Contract Sum	\$44,000,000.00
Net Change Orders	\$0.00
Contract Sum to Date	\$44,000,000.00
Total Complete to Date	\$7,836,043.56
Percent Complete	18%
Retainage	\$783,604.36
Total Paid to Date	\$7,052,439.20
Balance to Finish	\$36,947,560.80

EEO

Project Goals:

Enterprise Level: 10% MBE and 5% WBE
Labor Utilization: 18% Minority and 3% Female

Progress Summary:

MBE firms are under contract for 6.02% of the total construction value for the parking deck, pedestrian bridge, and the Pere Marquette. However, only approximately \$28 million of the \$44 million value has been committed (contracted). Comparing the current MBE contracts to the total committed, the MBE portion represents 9.44%. Efforts are continuing to contract additional MBE firms uncommitted (non-contracted) work.

For the WBE portion, J. Hulick Electric, Inc. is a female owned firm that is submitting paperwork to obtain their WBE status. Their contract is worth just over \$4 million which is 9.18% of the total construction value. Of the \$4 million, Hulick has subcontracted \$900,000 to a minority firm. If you look at just the remaining \$3.1 million of Hulick's contract, it would still be above goal at 7.13% of the total construction value. The Human Capital Development report can not reflect Hulick as WBE until their status is official.

Enterprise Level Summary (Project Goals: 10% MBE and 5% WBE)

Current results based on Human Capital Development, LLC Executive Contract Summary Report dated 9/10/ 2012.

	Contracted Values	Percentage of Total Contract	Percentage of Committed Work
MBE	\$2,647,488	6.02%	9.44%
WBE*	\$3,138,233	7.13%	11.19%
NON-MINORITY	\$22,266,501	50.61%	79.38%
COMMITTED WORK (Subtotal)	\$28,052,222	63.76%	100.00%
UNCOMMITTED WORK**	\$15,947,778	36.24%	
TOTALS	\$44,000,000	100.00%	

* See discussion above concerning Hulick's potential status as a WBE firm.

**The Uncommitted Work is work for which there are no contracts yet.

Minority labor utilization is well above goal. The Minority utilization is at 23.75% and the Female utilization is at 7.41%.

Labor Utilization Summary (Project Goals: 18% Minority and 3% Female)

Current results based on Human Capital Development, LLC Executive Contract Summary Report dated 9/10/ 2012.

	Current Labor Hours	Percentage of Total
Minority	9568.50	23.75%
Female	2986.00	7.41%
Non-Minority/Female	28430.05	70.57%
Total	40288.55	

Please note when reviewing the Human Capital Development report in the Labor Utilization chart that the total for line items Minority, Female, and Non-Minority/Female shows as 40,288.55 hours, however, the hours listed for these lines adds up to 40,984.55 hours. There are 696 female minority hours that are reported under both the Female and Minority items. Since these hours cannot be counted twice for the total, 696 hours has been subtracted out to arrive at the 40,288.55 hour total. Adding the 696 hours to the 40,288.55 equals 40,984.55 hours which is the same total arrived at by adding the hours reported for each line item.

Also, when reviewing the Human Capital Development report you will note a difference between the total number of employees of each Demographic Employment Breakdown and the employee count shown in the Demographic Summary Chart. This difference is due the fact that some employees perform more than one trade tasks listed in the Demographic Employment Breakdown. As an example, the Black Demographic Employment Breakdown shows 31 males for a total of 3,925.5 hours. When you look at the Demographic Summary chart under Black Male, you see a count of 27 for 3,925.5 hours. Each Demographic Employment Breakdown Chart shows how many employees perform which tasks while the Demographic Summary chart shows the total number of employees within a specific demographic.

In the Human Capital Development report you will find the current List of Subcontractors that list all those subcontractors under contract. Please note that Central Illinois Rebar Installers, Inc., Design Air Inc., Ridge Painting, and Tillman Electrical Services are subcontracts of the contractor listed immediately before them and their contract amount is included in that contractor's contract amount.

During Dewberry's periodic site visits, we have casually observed EEO participation and have found them to be consistent with the figures presented.

ePrismSoft Compliance System



Executive Contract Summary

Generated September 10, 2012 16:49:54 CDT by batch process
Requested Contract Pere Marquette - Courtyard

Enterprise Level

Goal	Contract Planned Value	Actual Value	% of Plan	% of Actual
10.00% US - MBE or US - DBE	\$2,647,488.00	\$164,215.50	6.02%	0.37%
5.00% US - WBE or US - FBE	No Data			
Total Minority Subs	\$2,647,488.00	\$164,215.50	6.02%	0.37%
Non- Verified Minority Subs	\$0.00	\$0.00	0.00%	0.00%
Total Non- Minority Subs	\$25,404,734.00	\$3,257,529.49	57.74%	7.40%
Not Committed to Subs	\$15,947,778.00		36.24%	
Contract Totals	\$44,000,000.00	\$3,421,744.99	100.00%	7.78%

Labor Utilization

Goal	Labor Hours	Percent of Total
90.00% Resident Workforce in IL state	38,345.05	95.18%
18.00% Minority Workforce	9,568.50	23.75%
3.00% Female Workforce	2,986.00	7.41%
Non Minority/ Female	28,430.05	70.57%
Total Contract Hours	40,288.55	100%

List of Subcontractors

Contractor Name	Contract Number	Contract Status	Contract Amount		Contract Payments	
Human Capital Development, LLC	2012	Minority	\$40,000.00	0.09%	\$0.00	0.00%
Scope: Consulting						
Core Construction Services of Illinois Inc.	Internal Work Order	Non-Minority	\$2,000,000.00	4.55%	\$611,965.80	1.39%
Scope:						
Valor Technologies, Inc.	11060-2052	Minority	\$400,000.00	0.91%	\$149,215.50	0.34%
Scope: Abatement						
Otto Baum Company, Inc.	11060-4060	Non-Minority	\$1,546,581.00	3.51%	\$325,402.73	0.74%
Scope: Masonry Restoration; Cast- in- Place Concrete; Paving; Excavation; Storm Sewer; Masonry						
Central Illinois Rebar Installers, Inc.	12-306-1	Minority	\$75,280.00	0.17%	\$0.00	0.00%
Scope:						
The PIPCO Companies, LTD.	11060-15030	Non-Minority	\$6,268,500.00	14.25%	\$837,107.73	1.90%
Scope: Plumbing; Fire Protection; HVAC						
Design Air Inc.	002	Minority	\$502,208.00	1.14%	\$0.00	0.00%
Scope: Plumbing						
VOGUE PAINTING & DECORATING	11060-9110	Non-Minority	\$1,463,105.00	3.33%	\$179,302.11	0.41%
Scope: Painting & Ceiling Patching						
Ridge Painting	13	Minority	\$500,000.00	1.14%	\$0.00	0.00%
Scope:						
River City Demolition	11060-2050	Non-Minority	\$358,400.00	0.81%	\$168,298.82	0.38%
Scope: Demolition						
J. Hulick Electric, Inc.	11060-16030	Non-Minority	\$4,038,233.00	9.18%	\$422,548.80	0.96%
Scope: Electrical & Fire Alarm						
Tillman Electrical Services	1707	Minority	\$900,000.00	2.05%	\$0.00	0.00%
Scope:						
Coreslab Structures	11060-3160-30000	Non-Minority	\$5,846,000.00	13.29%	\$683,640.00	1.55%
Scope: Precast Structural Concrete						
Cushing's Commercial Carpet, Inc.	11060-9100	Non-Minority	\$359,500.00	0.82%	\$0.00	0.00%
Scope: Flooring						
Houlihan & Associates	11060-9020	Non-Minority	\$1,277,838.00	2.90%	\$0.00	0.00%
Scope:						
Mid- State Terrazzo & Tile	11060-9030	Non-Minority	\$727,500.00	1.65%	\$0.00	0.00%
Scope: Tile						
Peoria Roofing & Restoration Co.	11060-7170	Non-Minority	\$295,000.00	0.67%	\$0.00	0.00%
Scope: Roofing & Demo						

Lewis Michael Construction Maintenance, Inc.	11060-1390	Minority	\$200,000.00	0.45%	\$0.00	0.00%
Scope:						
KONE Inc.	11060-14010	Non-Minority	\$227,000.00	0.52%	\$0.00	0.00%
Scope: Elevators						
Montefusco Heating & Sheet Metal Co.	11060-15060	Non-Minority	\$1,190,345.00	2.71%	\$0.00	0.00%
Scope: HVAC						
The H3 Group, LLC	11060-5080	Non-Minority	\$207,800.00	0.47%	\$0.00	0.00%
Scope: Furnish & Install Steel						
ThyssenKrupp Elevator Corp.	11060-14011	Non-Minority	\$424,600.00	0.97%	\$29,263.50	0.07%
Scope: Elevators						
Dries Brothers Plumbing, Inc.	11060-15030	Non-Minority	\$1,151,820.00	2.62%	\$0.00	0.00%
Scope: Plumbing						
Human Capital Development, LLC	2	Minority	\$30,000.00	0.07%	\$15,000.00	0.03%
Scope: ePrism Licensing						

Employment Breakdown: Black Demographic

Trade	Gender											
	Male			Female			Unspecified			Total		
	Count	Hours		Count	Hours		Count	Hours		Count	Hours	
Sprinklerfitter	1	80	0.20%							1	80	0.20%
Laborer	19	2566.5	6.37%	2	696	1.73%				21	3262.5	8.10%
Electrician	2	316	0.78%							2	316	0.78%
Steamfitter	1	77	0.19%							1	77	0.19%
Inside	2	80	0.20%							2	80	0.20%
Operating Engineer	1	3.5	0.01%							1	3.5	0.01%
PAINTER	1	152	0.38%							1	152	0.38%
Iron Worker	1	2	0.00%							1	2	0.00%
Bricklayer	1	329.5	0.82%							1	329.5	0.82%
Wireman	2	319	0.79%							2	319	0.79%
TOTALS	31	3925.5	9.74%	2	696	1.73%				33	4621.5	11.47%

Employment Breakdown: Caucasian Demographic

Trade	Gender											
	Male			Female			Unspecified			Total		
	Count	Hours		Count	Hours		Count	Hours		Count	Hours	
Sheet Metal Worker	33	2865.55	7.11%							33	2865.55	7.11%
Painter	10	1154	2.86%	3	362	0.90%				13	1516	3.76%
Plumber	24	2463.5	6.11%	1	152	0.38%				25	2615.5	6.49%
PAINTER				1	152	0.38%				1	152	0.38%
Carpenter	18	2342.5	5.81%							18	2342.5	5.81%
Sprinklerfitter	7	433	1.07%							7	433	1.07%
Operator	13	601	1.49%	1	416	1.03%				14	1017	2.52%
Bricklayer	38	3443.5	8.55%							38	3443.5	8.55%
Laborer	75	9873.5	24.51%	4	1136	2.82%				79	11009.5	27.33%
Electrician	18	1815.5	4.51%							18	1815.5	4.51%
ELECTRICIAN	8	389	0.97%				2	0	0.00%	10	389	0.97%
Operating Engineer	6	578.5	1.44%	1	72	0.18%				7	650.5	1.61%
Finisher	2	14	0.03%							2	14	0.03%
Steamfitter	18	2304.5	5.72%							18	2304.5	5.72%
Operating Engineers	1	32	0.08%							1	32	0.08%
Cement Mason	8	120	0.30%							8	120	0.30%
TOTALS	279	28430.05	70.57%	11	2290	5.68%	2	0	0.00%	292	30720.05	76.25%

Employment Breakdown: Asian Demographic

Trade	Gender											
	Male			Female			Unspecified			Total		
	Count	Hours		Count	Hours		Count	Hours		Count	Hours	
Sheet Metal Worker	1	18	0.04%							1	18	0.04%
Laborer	3	551	1.37%							3	551	1.37%
TOTALS	4	569	1.41%							4	569	1.41%

Employment Breakdown: Hispanic Demographic

Trade	Gender											
	Male			Female			Unspecified			Total		
	Count	Hours		Count	Hours		Count	Hours		Count	Hours	
Sheet Metal Worker	1	30	0.07%							1	30	0.07%
Sprinklerfitter	1	56	0.14%							1	56	0.14%
Painter	3	297	0.74%							3	297	0.74%
Laborer	22	3937	9.77%							22	3937	9.77%
Steamfitter	1	56	0.14%							1	56	0.14%
Iron Worker	1	2	0.00%							1	2	0.00%
TOTALS	29	4378	10.87%							29	4378	10.87%

Employment Breakdown: Demographic Summary

Demographic	Gender											
	Male			Female			Unspecified			Total		
	Count	Hours		Count	Hours		Count	Hours		Count	Hours	
Unspecified												
Black	27	3925.5	9.74%	2	696	1.73%				29	4621.5	11.47%
Caucasian	277	28430.05	70.57%	10	2290	5.68%	2	0	0.00%	289	30720.05	76.25%
Native American												
Asian	4	569	1.41%							4	569	1.41%
Asian Pacific												
Hispanic	29	4378	10.87%							29	4378	10.87%
Latin American												
Subcontinent Asian												
Other												
TOTALS	337	37302.55	92.59%	12	2986	7.41%	2	0	0.00%	351	40288.55	100.00%