HENSEL PHELPS



Luhrs Marriott





World-Class Innovators. Landmark Buildings. Inspiring Performance.

Luhrs Mariott Team



HENSEL PHELPS Plan. Build. Manage.

Project Description

- Owner: Hansji Corporation
- Designer: Awbrey Cook Rogers McGill (ACRM)
- Value: \$52 Million
- Schedule:
 - Notice to Proceed: June 23, 2015
 - Substantial Comp: February 23, 2017
- 240,000 SF
- 320 Units Total
- 19 Stories

- Amenities: Pool, Restaurant, Bar, Banquet Facilities
- Marriott Dual Flag Hotel
- Basement APS Vault, Laundry, Equipment
- Level 1 4: Common Areas Lobby, Bistro, Restaurants, Bar, Kitchens, Meeting and Office Spaces, Kitchen, Buffett, Breakfast, Hearth(Fireplace) Room, Pre-function and Banquet Areas, Indoor Pool, Fitness, Dining
- Floors 5 9: Courtyard (120 Units)
 - Floors 10-19: Residence Inn (200 units)
 - Penthouse: Elevator and Mechanical Equipment





HANSJI



COURTYARD

Marriot

Schedule Overview

Critical Path Activities

 The critical path of the project is dictated by the ability of our crews to maintain their durations during our pour sequences. To help keep the pours on track SIPS schedules will be used to focus on each level as its own individual milestone.





Schedule Overview Cont.

SIPS Schedules

 SIPS schedules are a milestone-based approach to scheduling the project. This approach allows the project trades to adapt to the often fluid, and fluctuating demands of the project. SIPS concentrate on very detailed, intensive and more frequent planning efforts surrounding key project milestones. This is accomplished by engaging and cooperating with the craftsmen who will be putting the work in place.





Community Concerns

- Traffic Congestion & Street / Sidewalk Closures
 - In an attempt to reduce the amount of traffic surrounding the project, notifications will be sent out 2 weeks before major activities take place i.e crane picks, large concrete placements, and road closures that will last extended periods of time.
 - This will give our neighbors an opportunity to avoid the frustration of lost time, reduce traffic volumes near the construction area, reduce complaints from drivers, and raise public confidence that the project is well-organized and efficient.
 - Screening will be installed along the perimeter fences to hide construction activity from the view of motorists therefore preventing gawking and rubbernecking, thus helping to maintain speeds past the construction site and reduce the potential for crashes caused by motorist distraction.
 - A round-the-clock toll-free hotline will be established to inform the public about construction schedules, lane or street closures, and transportation alternatives.
- Noise Mitigation Measures
 - Noisy construction activities will be conducted during the least noise-sensitive times of day (weekdays only between 8 a.m. and 4 p.m.**
 Large concrete placements will take place at night due to daytime temperatures
 - Notify nearby residents in advance if significantly loud activities that are planned to take place.



Community Concerns

- Project Deliveries
 - Large project deliveries will be coordinated in advance to minimize the impact to the surrounding residents.
 - Any large deliveries will be made at night to not affect traffic during peak times.
- Light Pollution
 - All project lighting will be hooded, with the lights directed downward or toward the area to be illuminated, and so that backscatter into the nighttime sky is minimized.
 - The design of the lighting shall be such that light sources are shielded to prevent light trespass outside the project boundary.
 - All lighting shall be of minimum necessary brightness consistent with worker safety.
 - High illumination areas not occupied on a continuous basis shall have motion detectors to light the area only when occupied



Conclusion

Questions?



