

# HOW THIS FIRM'S PROBLEM-SOLVING MAY EARN IT YET ANOTHER NAIOP AWARD

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**Peak Construction Corp** has already earned the respect of its peers, notching the distinction of **Contractor of the Year in 2012** and then again in **2013** at the **NAIOP Chicago Awards For Excellence**.

The firm has a very real chance of earning that title again, thanks to some critical problem-solving skills while working on a hotel development in the Windy City's suburbs.

Peak signed on to provide pre-construction due diligence services followed by general contracting services for a **four-story, 103-room Marriott Residence Inn** in Bolingbrook, IL. The owner, **Hallmark Investment Corp**, budgeted the project as a typical wood-framed structure that fit within the renowned hotel brand's prototypical standards.

But municipal and **Marriott** requirements imposed on the project **didn't allow** some standard hotel design features: Type V wood-framed structure, electrical wiring in MC Cable, typical guest room load center panels, and floor-by-floor corridor make up air. The structural engineer originally anticipated extensive foundation scope with soil improvement, but the step was outside of the owner's budget.

Peak had an opportunity to flex its expertise. The team worked with the owner and the design team to **budget alternate structural systems**, including reversing the Type V wood framing to a Type III wood-framed structure, which was the most economical option.

Peak was also able to orchestrate a compromise between the owner and design team to collaboratively value engineer the plumbing and HVAC systems. This allowed the project to avoid higher costs due to the city's ordinance requirements for conduit and wire and commercial electrical panels versus a simple load center in every guest room.

Peak also expedited construction to complete the site work through parking lot paving prior to the structure delivery. This virtually **eliminated the impact of weather** on the project and also provided the cleanest and most organized job site possible.

The built-in efficiencies **reduced** the project duration and will deliver **an operational hotel** ahead of schedule in **spring 2017**. The unexpected revenues generated by extra time

spent open for business will help the development **overcome** the unexpected cost challenges such as the needed treatment to the soil.

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