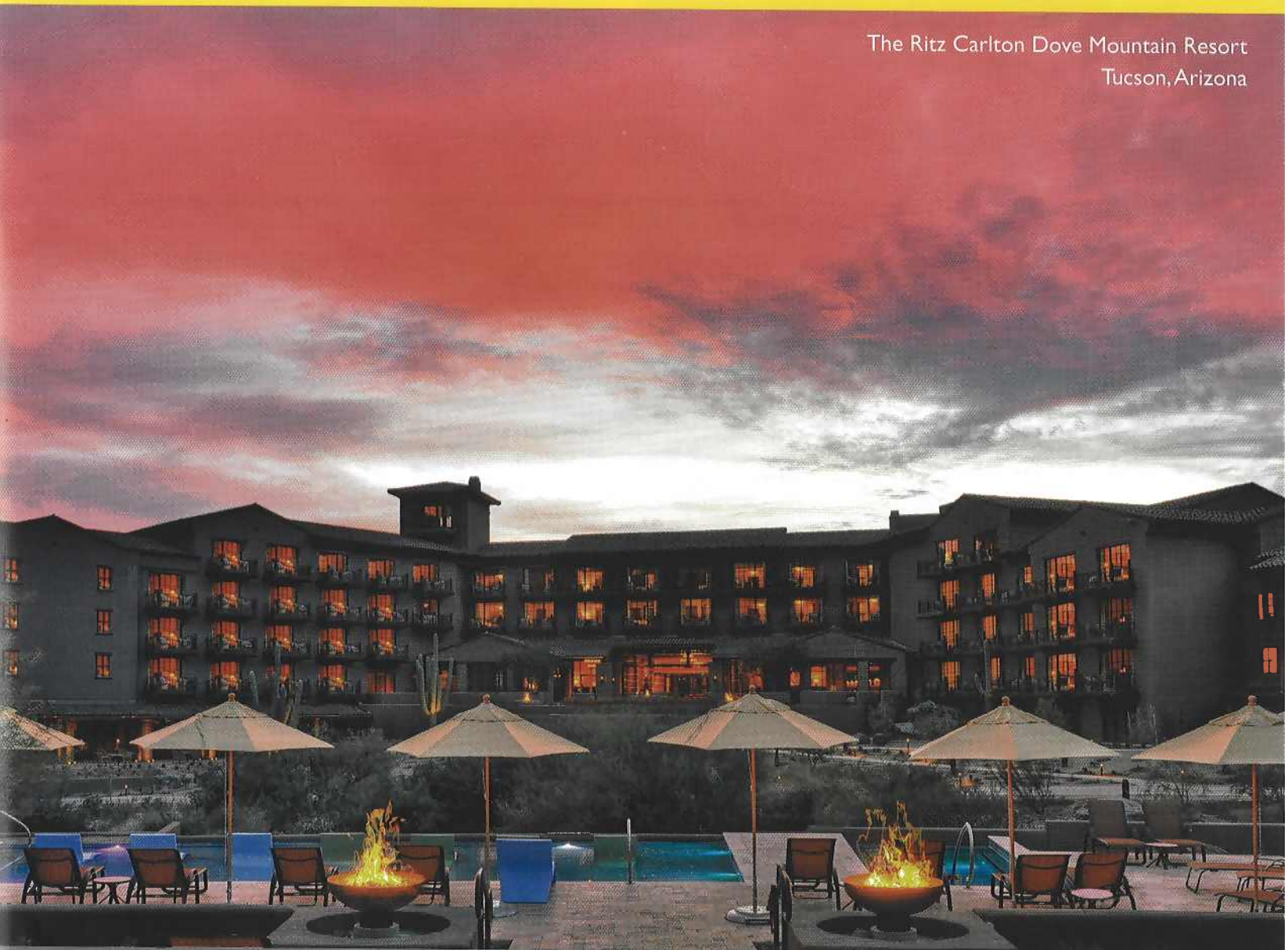


O'NEWS

W. E. O'NEIL CONSTRUCTION

A Family of Companies

The Ritz Carlton Dove Mountain Resort
Tucson, Arizona



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JANUARY 2011

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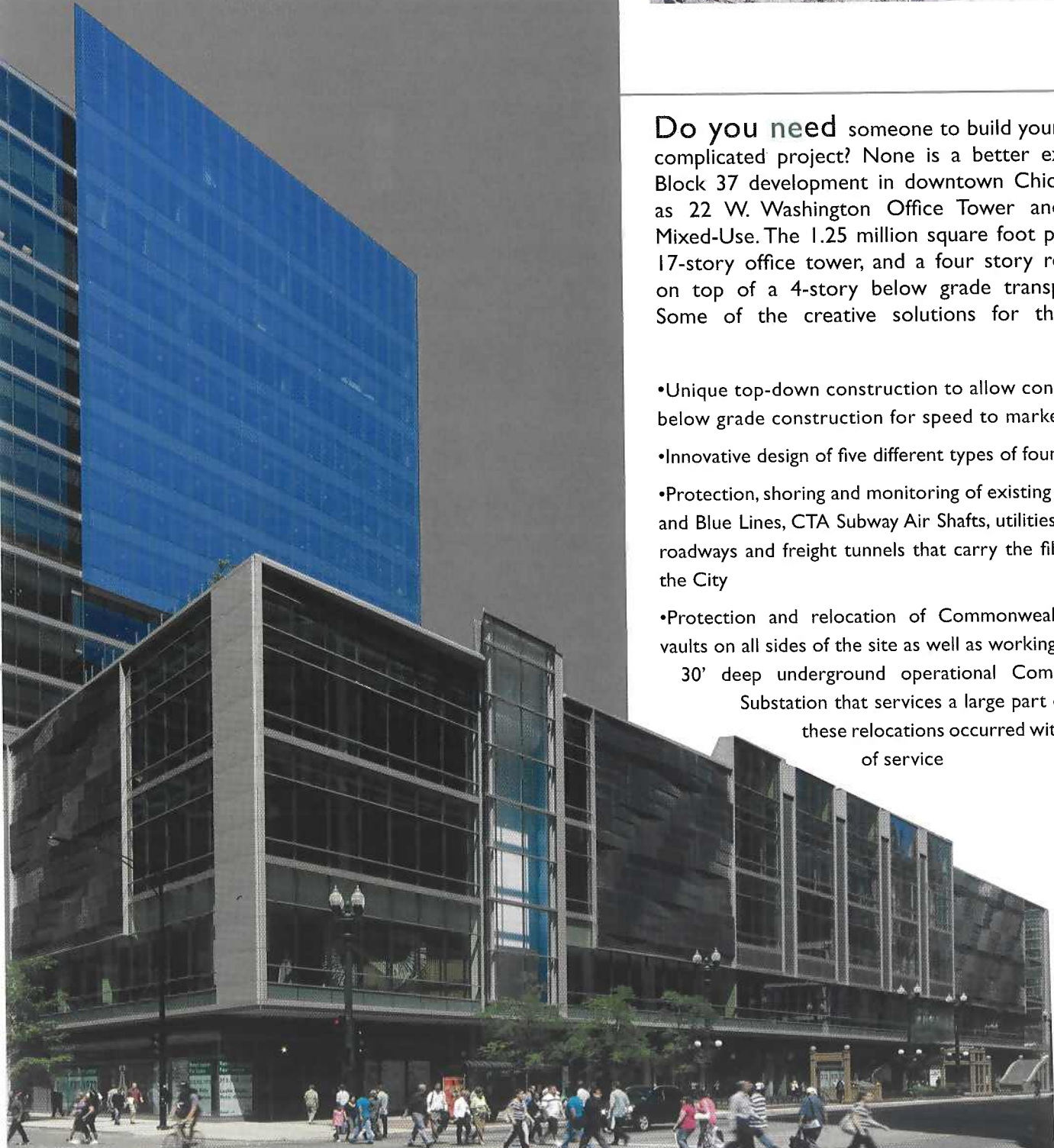
BLOCK 37 MIXED-USE DEVELOPMENT



Do you need someone to build your next logistically complicated project? None is a better example than the Block 37 development in downtown Chicago now known as 22 W. Washington Office Tower and 108 N. State Mixed-Use. The 1.25 million square foot project includes a 17-story office tower, and a four story retail center built on top of a 4-story below grade transportation center. Some of the creative solutions for the project were:

- Unique top-down construction to allow concurrent above and below grade construction for speed to market
- Innovative design of five different types of foundation systems
- Protection, shoring and monitoring of existing adjacent CTA Red and Blue Lines, CTA Subway Air Shafts, utilities, vaulted sidewalks, roadways and freight tunnels that carry the fiber optic lifeline of the City
- Protection and relocation of Commonwealth Edison electric vaults on all sides of the site as well as working around an existing 30' deep underground operational Commonwealth Edison Substation that services a large part of downtown; all of these relocations occurred without any disruption of service

Partners in the project include Golub & Co., Joseph Freed & Associates, Chicago Transit Authority, The Mills Corporation, Gensler, Perkins & Will, C.B. Richard Ellis and Trammell Crow Company.



One of the unique features of the 253 room Ritz Carlton Dove Mountain Resort project is the incorporation of indigenous materials, such as mesquite flooring and local stone, into the construction of the project. One material was locally produced unsealed mud adobe as an exterior veneer. The use of this material required that our construction team work closely with the design team to develop a wall system that supports the veneer while at the same time provides a moisture barrier since mud adobe, by nature, is water-penetrable. Our collaborative effort allowed us to meet the owner's aesthetic and quality expectations. The result of this effort is a unique and beautiful exterior adobe veneer.

Developed by Dove Mountain Resort Properties & Designed by HKS-Hill Glazier Studio



A break from the traditional structural systems normally seen on hotel projects was introduced during the pre-construction phase of the new Hyatt Place Hotel in Mesa, AZ. The challenge was to look at a new system that might reduce costs or shorten the schedule without compromising quality. After thorough due diligence, the team selected a metal panelized structural system for the 4-story, 150-room hotel. Always looking for new material, systems or equipment to meet our client's needs resulted in a first for owner/developer Wolf Urban, Gensler Architects, and the W.E. O'Neil project team.

When working for Raytheon, it is critical to maintain a clean, safe and secure environment. No disruptions are allowed regardless of the challenges posed. Our Colorado office recently completed a design-build project within three buildings on Raytheon's Aurora Campus. Daily meetings were held with focused schedule discussions. These meetings allowed us to coordinate seven construction phases including two complete electrical service disruptions without any impact to the Raytheon operations. There are many high-tech tools which we embrace at our company to raise the level of our service, but for this project the key was to elevate the use of an old-fashioned strategy... communication with our customer. Thanks to Raytheon's construction manager Heath Wehrman, Harley Evans and Dan Sulewski of the W.E. O'Neil team, and our subcontractors for stepping up their communication effectiveness and allowing for a great outcome.

The Downtown Women's Center hired us to create their new home in Los Angeles on a limited budget and aggressive timeline. Their six-story concrete loft building required a seismic upgrade and historic façade restoration. With proactive problem solving and attention to detail, we were able to deliver a high quality project on schedule. We monitored costs and suggested appropriate alternate solutions, allowing the Owner to stay on budget. Project teamwork was critical in delivering this new home in time for the Holidays.

Owner: Downtown Women's Center & Designed by Pica+Sullivan Architects



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