

# INTRODUCTION



**Building Information:**

The JW Marriott (JWM) is a 24 story hotel currently under construction in Grand Rapids, Michigan. The unique elliptical shape will create a strong presence in the otherwise conservative Grand Rapids skyline. The JW series offers the highest service level available from the Marriott Corporation. The \$95 million, 376,00 sf. complex will have over 300 rooms with accommodations include a business center, restaurant, lounge, 24 hour room service and concierge, an adjacent 550 space parking structure with a sky bridge, fitness/spa center, and swimming pool.

The JW Marriott welcomes its first guests in the fall of 2007.

**Architecture:**

Lohan Caprile Goettsch Architects Inc. and BETA Design Group Inc. paired in designing this innovative new structure. Together they determined that eliminating the perimeter columns would create an appealing aesthetic effect without compromising structural integrity. The result is a unique elliptical shape offering a smooth touch of stylistic engineering to the otherwise conservative buildings that compose the Grand Rapids skyline. Reflective glass cladding helps to accentuate its place along the Grand River. The JW Marriott will be a multi-use development including a Parking Garage, Business Center, Restaurant/Lounge, and Fitness Center. The level of service will earn the 'JW' distinction that denotes the Marriott Corporation's flagship line of hotels.

**Project Delivery:**

The project delivery method is complicated in parts due to the unique circumstances surrounding the project. Only trades such as fire protection and piping/ irrigation utilize a design build method. All other trades were bid out and awarded based on multiple reasons that did not only focus on lowest cost. Prior client relationships, most qualified, and locality were influential for subcontractor approval. Pepper Construction is under a construction management contract structure with the owner. Pepper was awarded the job on a negotiated basis and is locked in on a price for general conditions and fees.

**Project Team:**

*Owner:* Alticor Inc.

*Architect:* Goettsch Partners

*Associate Architect:* BETA Design Group

*Interior Designer:* Interior Solutions

*Curtain Wall:* Antamax International Inc.

*Precast:* Kerstra Precast Inc.

*Structural Steel:* Steel Supply & Engineering

*Construction Manager:* Pepper Construction Group

*Contractor:* Rockford Construction Co.

*Structural Engineer:* Thornton Thomassetti Engineers

*MEP/FP:* Cosentini Associates

*Civil/Environmental Engineer:* Fishbeck, Thompson, Carr, Huber, Inc.

*Vertical Transportation:* Desmond Associates

*Soil Testing:* Materials Testing Consultants Inc.

*Mini Piles:* Nicholson Construction