

Project Profile For:

J.W. Marriott Hotel Galleria Houston, Texas

Client's Objectives:

- ◆ Client needed leaks repaired throughout the buildings. Leaks were problematic in this existing brick masonry and in many of the existing aged roof areas.
- ◆ Client wished to complete the planned work in phases in an expedient manner with minimal loss of revenue or guest service complaints. Schedules and probable costs were determined and approved prior to bidding.
- ◆ Client required all work to be completed per Arnold & Associates, Inc. specifications and drawings per Owner Agreements for two separate Contractors working simultaneously. Storm interruption during work flow required adjustments by both Contractors and delays in the schedule.
- ◆ Sensitive guests in the hotel were not to be unduly disturbed during construction of the façade or roofing projects. Noise monitoring was required and contractors adjusted to Owner Operational needs.



Solution:

The hotel ownership enlisted Arnold & Associates, Inc. to orchestrate project specifications and drawings.

Façade Project: The exterior brick masonry, cast stone copings, and other exterior wall surfaces were analyzed and corrective measures were specified and bid to multiple qualified Façade Restoration Contractors. RTC Waterproofing was awarded the contract and all leak locations were repaired including window lintel flashings, brick tuckpointing, and sealant joint removal/replacement. Fogged glass was removed/replaced and all window frames were sealed with silicone sealant at glass to metal conditions. Driveway waterproofing and traffic coating was completed.

The Roofing Projects: JR Jones Roofing Projects included removal/replacement of significant ballroom roof areas and upper level guest tower roofs. Additionally, Liberty Hall conference building was also re-roofed. All roof areas on the building have been updated and have 20 year warranties from the manufacturers.

Once the Scope of Work was fully defined for all projects, the projects were issued for bidding. Contractors were engaged and executed the work schedules while coordinating closely with Hotel Managers and Engineering Staff. All Projects were highly successful and within the approved adjusted budgets. Project schedule included allowing sensitive guest relocation to other parts of the hotel during noise conditions. Major storms caused interruption to the project, but overall goals were successfully achieved.

Combined Final Cost: Approximately \$2,672,240
Project: Façade, Roofing & Waterproofing Projects
Property: J.W. Marriott Houston Galleria
Owner: Host Hotels & Resorts, Inc.- Ron Walther
Director of Engineering: RC Cloma & Rudy Garcia
Facade Contractor: RTC Waterproofing & Glass
Roofing Contractor: JR Jones Roofing - Houston
Consultant: Michael L. Cogburn, RA, CSI