

ENTERTAINMENT/HOSPITALITY

HOTELS

Four Seasons Hotel & Residences, SAN FRANCISCO, CALIFORNIA



OPERATING COMPANY:

Dynalectric Company – San Francisco
Marelich Mechanical Co., Inc.

CLIENT:

Millenium Partners

ARCHITECT:

Gary E. Handel & Associates

ENGINEER:

S.J. Engineers

**GENERAL CONTRACTOR/
CONSTRUCTION MANAGER:**

Bovis Construction Corporation

TECHNICAL SOLUTIONS

Relationships

Quality Service

VALUE ENGINEERING

Experience

Project Schedule & Coordination

EXPERTISE

VALUE DELIVERED

Substantial cost savings through value engineering, a significant new property for the client's commercial real estate portfolio, more luxury living space for city residents, increased capacity for the local tourist industry, additional revenue and profit potential for the client and the local community.

CLIENT OBJECTIVES

To build a top-quality mixed-use facility in a high-profile location in downtown San Francisco. The ultimate goal was to lease hotel/retail/commercial space to the Four Seasons, while taking advantage of San Francisco's residential real estate market by selling high-value condominiums.

SCOPE OF WORK

- The overall project consisted of a five-story underground parking garage, mechanical plant, and back-of-house services for the hotel and residences. It also included a five-story podium with retail spaces on the 1st and 2nd floors, an athletic club on the 3rd and 4th floors; a hotel lobby, conference rooms, ball room, and restaurant on the 5th floor; and a mechanical mezzanine. Above the podium is a 31-story tower, housing a 200-room 10-story hotel and 20 floors of ultra-expensive residential units. The hotel and residences are a four-star Four Seasons facility.

- Dynalectric provided pre-construction value engineering and design/assist services. In addition, the company installed primary power distribution to handle up to 13,800 volts, all neon and other lighting, lightning protection and grounding connections; power to motors, elevators, and laundry and kitchen equipment; telephone service, voice/data -- including 15 kilovolt -- wiring, and antenna and cable television connections. In addition, the company

- Commercial
- Retrofit
- Electrical Construction
- Mechanical Construction
- Facilities Services
- Consulting Services

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installed extensive life safety devices and systems, including fire alarms, video cameras, closed-circuit televisions, and firemen's phones, as well as access control, smoke evacuation, and sub-600-volt emergency power systems.

- Marelich provided value engineering for the mechanical and plumbing systems and installed the sheet metal, hydronic piping, plumbing, and controls. All work was completed within the project schedule.
- Sheet metal: Included supply, return, and exhaust systems for the various hotel, residential, garage, and back-of-house spaces, as well as general services for the athletic club and retail spaces. The installation also included grease exhaust handling systems for the restaurant and food service areas. Many of these areas were built by Marelich later under separate contracts.
- Hydronic piping: Included installation of the chilled, heating, and condenser water piping in the basement central plant with distribution throughout the building. The hotel guestrooms and condominiums were heated/cooled with 4-pipe stacking vertical fan coil units. Steam and condensate piping as well as the final equipment connection in the back-of-house/laundry facilities was also in the scope of work.
- Plumbing: Included the domestic water, waste, vent, storm drain, and gas piping for all areas. This required installing the water, waste, and gas for the food service and utilities areas, as well as final equipment connection in the laundry and back-of-house areas.

BACKGROUND

A New York-based real estate firm, Millennium Partners takes a systematic approach to the development of urban real estate. Its formula for designing mixed-use buildings incorporates state-of-the-art entertainment venues and fitness facilities, dramatic retail spaces, luxury hotels and residential condominiums into a single development program. At the time of construction of Yerba Buena Tower (now known as the Four Seasons Hotel and Residences), Millennium Partners had a total of five similar projects in various stages of design and construction throughout the United States. In addition, the company also developed San Francisco's Metreon/Yerba Buena Gardens project across Mission Street.

MILLENNIUM PARTNERS

The owner's intent was to build a top quality mixed-use facility in a high profile location in downtown San Francisco. The ultimate goal was to lease to the Four Seasons for operation, as well as take advantage of the high value of the San Francisco residential real estate market. The project had a mix of sold (condominium) and leased (hotel/retail/commercial) spaces.

SOLUTIONS

- Provided a substantial amount of cost savings to Millennium Partners through value engineering.
- Provided design/assist services through pre-construction, as well as in specific cases during the construction process.

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Founded in 1932, Marelich Mechanical offers professional construction services geared to the size and complexity of each project. Partnerships with clients are utilized to provide superior quality work, safely, on time and within budget.