

# O'NEWS

## W. E. O'NEIL CONSTRUCTION

*A FAMILY OF COMPANIES*

**PHOENIX,  
ARIZONA**

**DENVER,  
COLORADO**

**TUCSON,  
ARIZONA**

**LOS ANGELES,  
CALIFORNIA**

**CHICAGO,  
ILLINOIS**

**ONTARIO,  
CALIFORNIA**

BELMONT VILLAGE  
CARDIFF BY THE SEA, CA



### PRECONSTRUCTION SERVICES

The W.E. O'Neil family of companies has been providing preconstruction services for over 30 years.

# EARLY RISK MANAGEMENT = PRECONSTRUCTION SERVICES



THE SALVATION ARMY RAY & JOAN KROC CORPS  
COMMUNITY CENTER  
CHICAGO, IL

Rendering courtesy Antunovich Associates

The Preconstruction Phase is the critical period for developing cost savings, time savings and economies associated with a well-planned building program. In an integrated and collaborative Team approach, we provide proactive leadership with the project's best interests in mind to assure that customers design, budget, schedule and quality goals are achieved. Our skilled professionals provide input from the construction viewpoint relative to cost, schedule and constructability for consideration by the Project Team to allow for timely and informed business decisions and will hold Team members accountable throughout the process. Our structured approach results in project success.

## COLUMBIA COLLEGE

The Columbia College Media Production Center is a 35,000 S.F. one/two story building at 16th and State Street that is nearly complete in Chicago, Illinois. It includes multiple studios for student film and graphics production. W.E. O'Neil provided preconstruction services over twelve months working in an integrated Team approach with Columbia College and Studio/Gang Architects to establish a Target Cost of approximately \$13,400,000 and a schedule goal to start classes in January 2010. We are projecting cost savings to be returned to Columbia while completing the project two weeks ahead of schedule.

CHICAGO, ILLINOIS



Rendering courtesy Studio/Gang Architects

## COMPLETING PROJECTS

LOS ANGELES, CALIFORNIA

### AHEAD OF SCHEDULE

The Belmont Village project located in Cardiff by the Sea, CA, designed by Morris Architects, was completed three months ahead of schedule due to early discovery of constructability issues. By working closely with a subcontractor during preconstruction, W.E. O'Neil identified the fact that the City of Encinitas would not approve utility plans without fire sprinkler calculations. W.E. O'Neil negotiated this subcontract immediately upon notice to proceed, allowing the calculations to be submitted early resulting in on-time receipt of the utility permit, thus incurring no schedule delay. By providing recommendations that maintain the Owner's budget, schedule, and Architectural design intent, we have been able to complete projects ahead of schedule.



ARIZONA SCHOOL FOR THE DEAF AND BLIND  
TUCSON, AZ



PHOENIX DAY SCHOOL FOR THE DEAF  
PHOENIX, AZ



## PUBLIC ENTITIES EMBRACING NEW APPROACH

ARIZONA

In 2000, the State of Arizona passed Alternative Project Delivery legislation allowing public entities to procure construction services using either the Construction Manager-at-Risk or Design-Build process. This allowed the state, counties, cities, and schools to capitalize on the benefits of having a contractor participate early in the development of a project.

This shift away from the more traditional Design-Bid-Build procurement method has provided public sector owners with the same benefits of contractor involvement during the design phase that only the private sector had previously experienced, namely shorter design and construction schedules, better value for their project budget, and a stronger team oriented approach to their project.

In Arizona, both our Phoenix office (W.E. O'Neil) and Tucson office (T.L. Roof & Associates) have been providing preconstruction services to our private sector clients since our inception and our public sector clients since the 2000 change.

Among the many success stories that we have enjoyed is a project for the Arizona Department of Administration that included sites in both Phoenix and Tucson designed by DLR Group. Janet Collegio, the owner's representative stated "Your Pre-Construction Services resulted in a Guaranteed Maximum Price that fit within the project's budget and program guidelines, while continued value-engineering efforts allowed the project to complete under the Guaranteed Maximum Price (GMP) with savings used to provide additional value to the client."

# OWNER'S ADVOCACY THE KEY TO SUCCESS

DENVER, COLORADO

St. Charles Town Company selected W.E. O'Neil to lead their 1800 Glenarm Office Tower Renovation & Revitalization Project. Through effective preconstruction collaboration with Studio O/S Architects, we were able to control the significant Design/Build Mechanical/Electrical/Plumbing and life safety upgrade costs, skin/curtainwall replacement options and high end lobby finishes. This resulted in delivering the project on-time and in-budget. As owner Larry Nelson said "O'Neil was always there to protect the Owner's interest with every aspect of the project...a real Owner's advocate."



## OFFICE LOCATIONS & CONTACTS

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