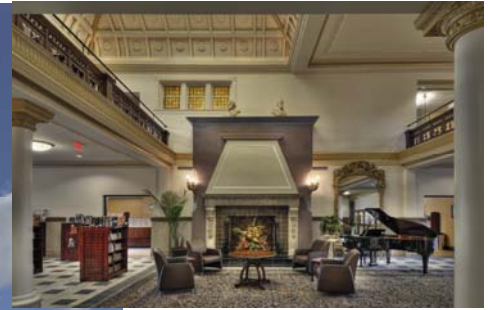


COMMERCIAL PROJECT

PROJECT ACCOMPLISHMENTS: While much time and effort went into putting together a good set of construction documents, a project of this nature is never completely designed until you begin to open up the walls, floors, and ceilings. With every new phase of work, a new challenge presents itself. Steel connection detailing, wood re-framing have proven to be most specifically challenging. Another great challenge was the fact that the building was in such a state of disrepair that floors and walls were literally falling-in as new structure was working toward them. It was a constant effort to maintain forward progress while working in collaboration with the owner (the city), the state, the main tenant (Flesh Public Library), six other prime contractors, two different architects, engineers, and two different design firms throughout the construction process.



PROJECT CONTACTS:

Owner:

City of Piqua Downtown
Redevelopment Project, LP
201 West Water Street
Piqua, OH 45356
937-778-2044
Contact: Bob Greaser

Architect:

Jeff Wray Architects
204 S. Ludlow St.
Dayton, OH 45402
Contact: Jeff Wray
937-461-4694

General Contractor:

Tuttle Construction, Inc.
880 Shawnee Road
Lima, Ohio 45805
419-228-6262
Project Manager:
Mike Baxter
Site Superintendent:
Tim Hamilton

Piqua Orr-Statler Hotel Renovation

Project inception date: 12/7/2006

Project completion date: 8/29/2008

Contract Amount: \$9,876,309

Construction type: General Contract -Hard Bid

Project scope:

Tuttle was the general trades prime contractor for this 84,000 SF facility and was responsible for overall project and schedule coordination, as well as the general trades scope of work. Tuttle self-performed the scopes of rough and finish carpentry, concrete, masonry, wood window restoration, decorative sheet metal, and doors and hardware.

The 5-story building had to first be gutted internally of all walls and ceilings to expose the structure, then areas of the building were removed in their entirety which involved well planned shoring and debris removal operations as the remaining building remained under construction.

As the building underwent demolition, structural issues were encountered constantly that required re-engineering and repair. Several beams were deteriorated or broken. New structural steel and lumber had to be used to repair or replace existing structural members as the situations arose.

The paved parking lots and roadways surrounding the building were saw-cut and removed or milled, stone base was re-graded, and new pavement was placed, along with new reinforced concrete sidewalks, curbs, gutters, and catch basins for storm drainage.

With the project taking place in the center of the city, there was a constant flow of traffic that had to be re-route and maintained. This was accomplished through the use of temporary fencing and signage, as well as keeping in continuous contact with City officials regarding the logistics of the construction project.

Tuttle utilized our own semis and delivery trucks to deliver and haul a large part of the materials and equipment needed for the project. This included hauls of up to 2-hours round trip down interstate highways, as well as navigating the downtown city streets to access the jobsite.