

MARRIOTT'S GRAND CHATEAU



LOCATION:
Las Vegas, NV

COMPLETION:
Phase 1 – August 2005
Phase 2 – February 2008
Phase 3 – Construction scheduled to begin January 2010 and be completed April 2012
Phase 4 – To follow completion of Phase 3

CONSTRUCTION VALUE:
Tower I - \$74 Million
Tower II - \$72 Million

PROJECT/WORK SUMMARY:

- 38-Story Tower
- 1,025,000 sq. ft. Building
- 40,300 cu. yds. of Cast-in-place Concrete
- 4,100 Tons of Reinforcing Steel
- 3-Level Parking Structure
- General Contractor
- Project Management
- Self-Performed EIFS
- Self-Performed Concrete
- Self-Performed Framing & Drywall
- Self-Performed Painting

The Marriott's Grand Chateau is a multi-phase project consisting of four 38-story, cast-in-place concrete towers, enclosed in EIFS and glass and supported by drilled caisson foundations. Each tower will contain 224 timeshare villas, which range from one to three bedrooms in size. Designed by MBA Reno Architecture and Interior Design, the theme is meant to evoke the casual elegance reminiscent of the Old World mansions in southern France.

Phase 1 has 540,000 sq. ft. and features an elegant lobby adorned with tapestries, art work, stone flooring and a water fountain; a three level parking garage with full-time valet services and a pool/spa and bar on the 38th floor, overlooking the Las Vegas Strip. The 370 ft. tower is serviced by four high-speed elevators and one maintenance elevator, and is cooled by two 550-ton chillers. The building required 22,500 cu. yds. of concrete and 2,500 tons of reinforcing steel.

Phase 2 has 485,000 sq. ft. and features a three-level parking garage with full-time valet services and a 44,000 sq. ft. Sales Center on the 36th and 37th floors. Phase 2 added two additional high-speed elevators and one additional maintenance elevator for the 370 ft. towers. This phase required 17,800 cu. yds. of concrete and 1,600 tons of reinforcing steel.

M.J. Dean is the general contractor responsible for all project management, concrete work, metal stud framing, drywall, and painting.

M.J. Dean
CONSTRUCTION, INC.