

# NGC's Hotel Indigo Downtown Omaha Story; A GC's Perspective



**How NGC Successfully Transformed the 103-year-old Logan Building into a Historical Landmark Hotel with Modern Amenities**



# January 2019 News Clip



**NGC**  
NEW GENERATION  
CONSTRUCTION



# PHASE 1 DEMO, STRUCTURAL REPAIR, RESTORATION











MAY 2019

# 100s of Fall/Hazards on Site; Made Building and Site Safe





JUNE 2019-MARCH 2020

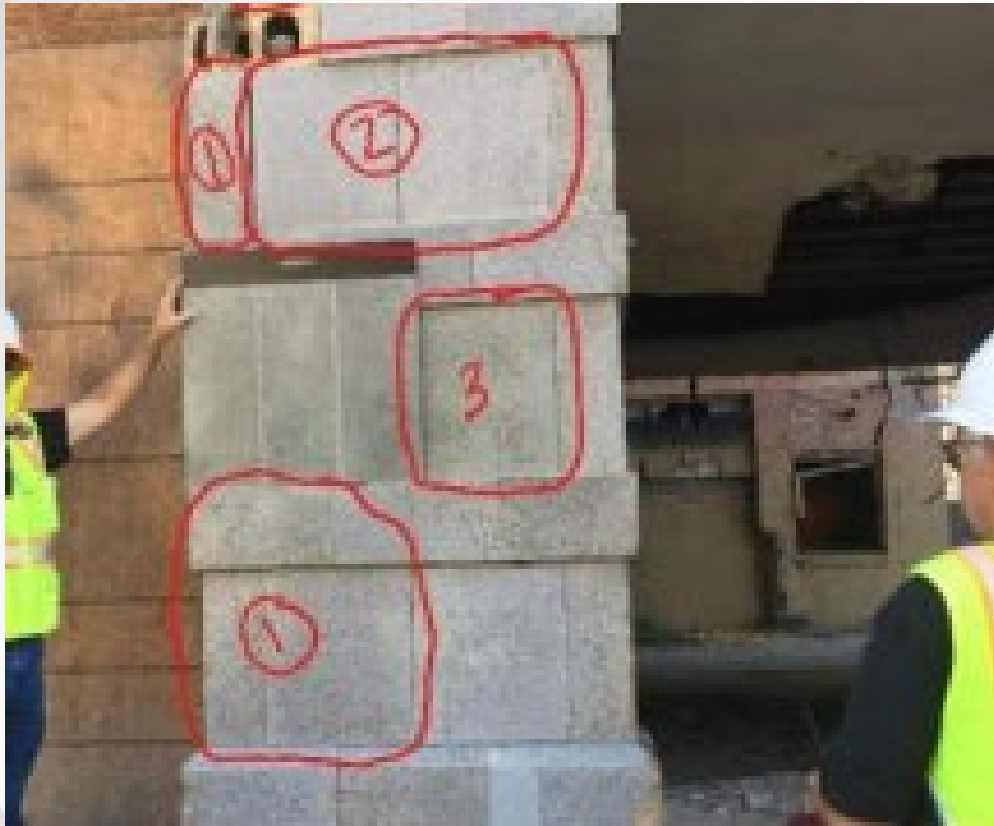
# Started Structural Concrete Repairs on Columns, Beams, Floor Slabs



Hundreds of holes to repair, spalled beams and columns to repair,  
and openings to infill where old structures were removed

JULY-SEPTEMBER 2019

# Completed Key Mock-Ups for Historical Approvals on Façade



This process took multiple rounds to recreate some of the old custom terracotta processes that aren't done anymore. Hired an artist for the custom finish.



AUGUST 2019

# Started Demolition Of Existing Structures To Be Removed (old stair shafts, chimneys, slabs, etc.)



Demolished old, ballasted roof and installed new EPDM roof. The demolition of existing structures was phased over 6 months with access and ongoing safety issues.







SEPTEMBER 2019 – SEPTEMBER 2020

# Restoration Of Façade Terra Cotta and Brick









SEPTEMBER 2019-MARCH 2020

# Abated Old Wooden Windows of Lead Paint and Removed



Started repairing dilapidated masonry openings for new windows to be installed and installing wood bucking.

# NOVEMBER 2019-DECEMBER 2019

**Started walnut blasting interior of existing brick façade. This brick was eventually used as the finished surface in guest rooms and public spaces, but was littered with old waterproofing, graffiti, and other imperfections**



Using sand took too much of the character off the brick, so we had to use crushed walnuts, which provided a softer material that would remove the imperfections without sacrificing the character of the brick. This process took 2 months, having to spray every wall of every floor.



MARCH 2020

# Gypcrete Pours Started On Top Floors Working Down To Level Out Old Wood Sleepers And Corridors



MAY-AUGUST 2020

# Started Installing New Historic Windows





# PHASE 2

# HOTEL FIT-OUT



OCTOBER 2019 – DECEMBER 2020

# 100% Drawings Received, Permitting Process Took Place





OCTOBER 2019 – MARCH 2020

# 100% Drawing Review, Estimating, Value Engineering, Initial Brand And Historic Approvals



Contract Signed In March Of 2020 For Fit Out Of Hotel (Phase 2)







MARCH 2020

# Started Framing and MEP Rough-in of Guest Floors



MARCH 2020-MAY 2020

# Underslab Rough-in and Slab Pour on Lobby





APRIL

## Started Deep Ductile Iron Piles in Old Courtyard Where New Atrium, Stairwells and Elevator Shaft Would Be Placed



These Dips averaged 75' down and had to be driven to bedrock, with about 20' of space to work in between our 100-year-old structured walls.



MAY-JULY

# Completed Footings and Elevator Pits Inside Courtyard/Atrium. Many Challenges Arose...



Tying Into Existing Footings As We Started Digging And Had To Modify Our Plans Multiple Times With Structural Engineer As We Uncovered.



JULY

# Completed Room Mock-up For IHG Review



JULY

# Started Drywall on 6<sup>th</sup> Floor Working Down



Made Changes to Rooms that Ownership/Brand Elected to make from Mock-Up Review



**JULY-OCTOBER**

# **Started Erecting Steel Inside Courtyard for New Stairs and Elevators**



JULY-NOVEMBER

# Started Framing and MEP Rough-in of Public Areas





**AUGUST**

# **Started Coming Down with Approved Finished of Paint and Flooring**



SEPTEMBER-DECEMBER

# Did Outside Concrete Work (VRF Pits, New Ramps, Stair Footings, Grade Beams, etc.)



VRF Pit was 20' Deep Tying into Basement and Ended Up Taking Out Half the Existing Parking Lot, Requiring a New Parking Lot To Be Poured











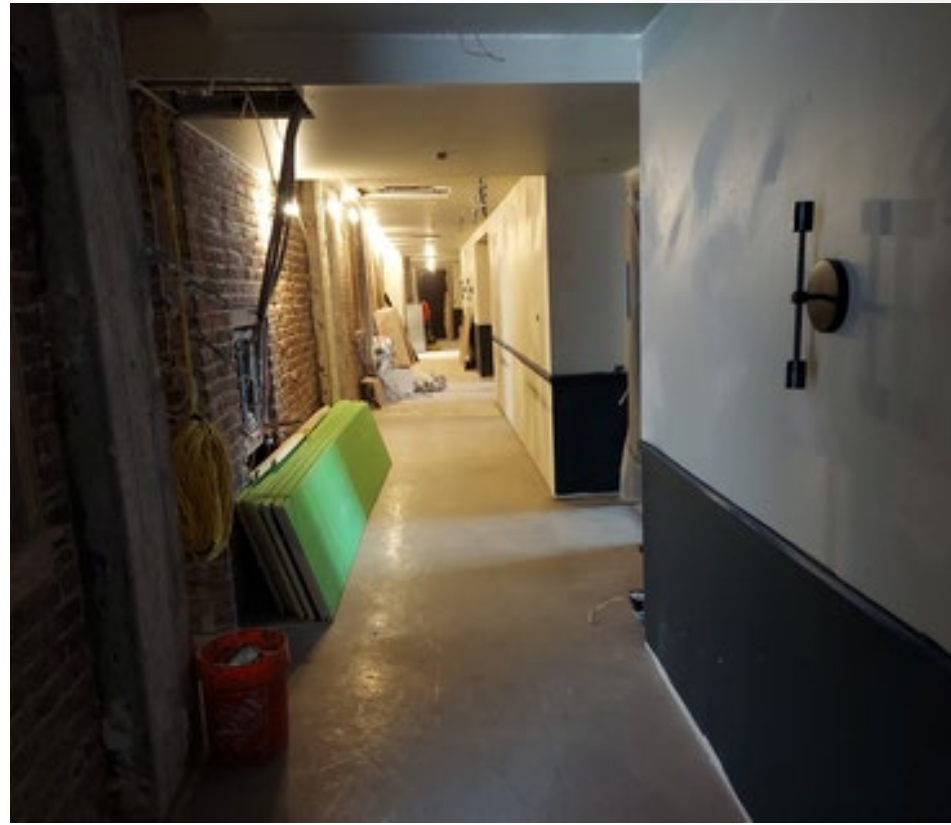
NOVEMBER

# Started Guestroom Millwork and Casework



JANUARY 2021

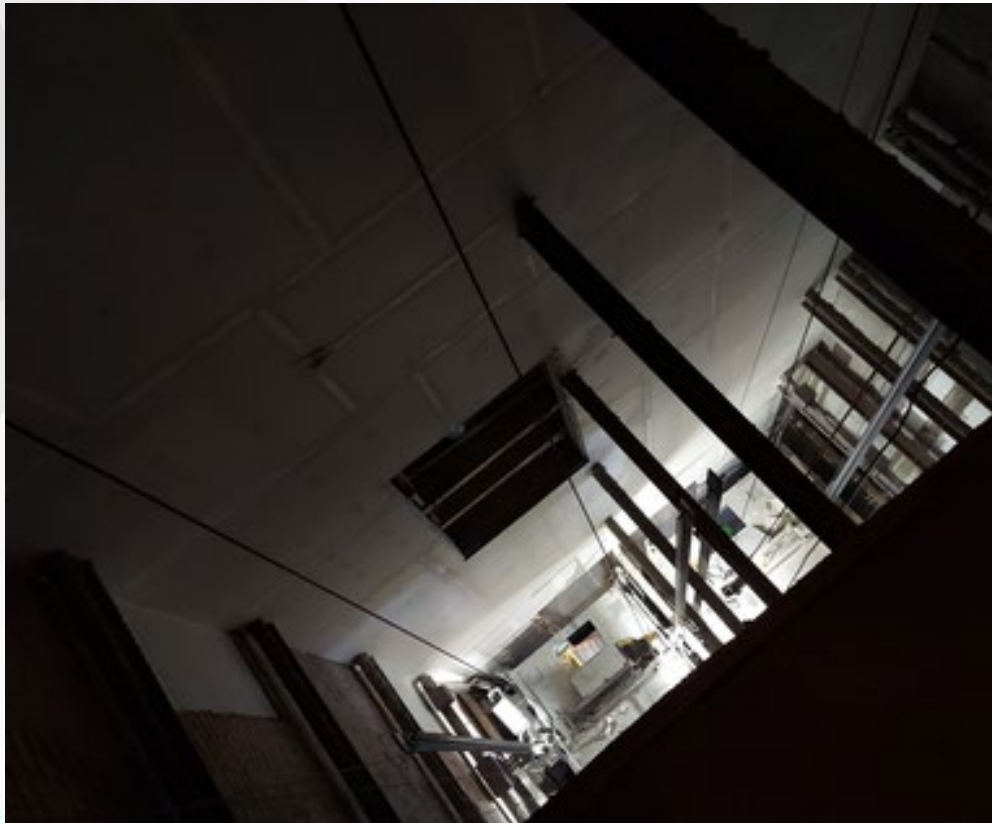
# Start Finishing Corridors of Guest Floors





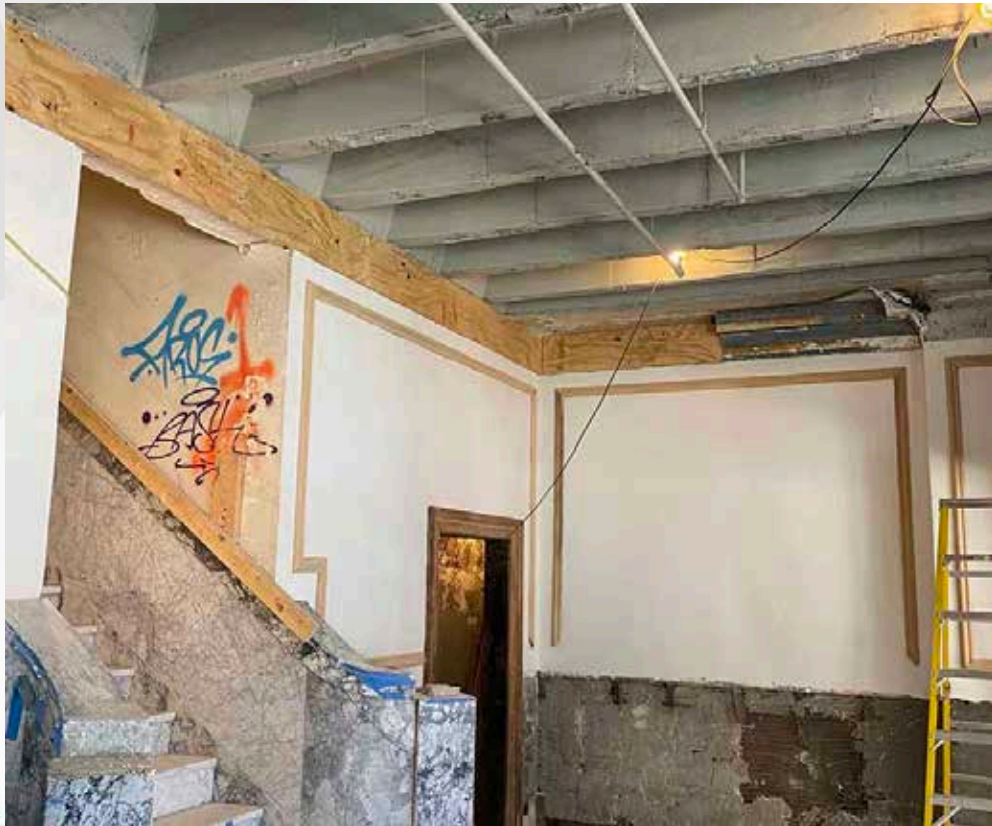
FEBRUARY 2021

# Start Elevator Installation



**MARCH THRU OCTOBER**

# **Push Through Finishes on All Floors to get Spaces Ready for Turn Over**



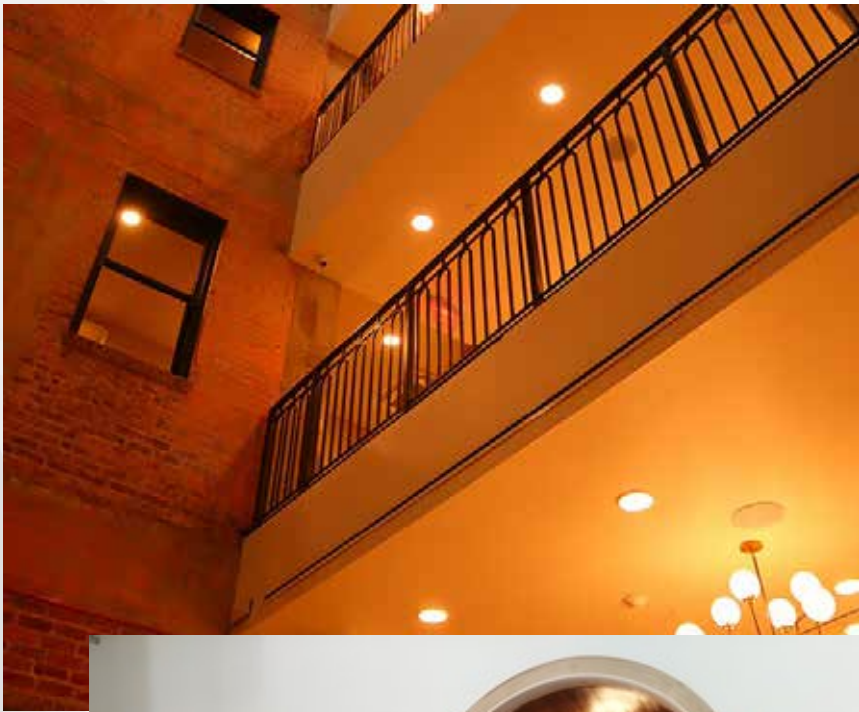


















# We Ran into Hundreds of Issues Along the Way with this Project



Project From Unforeseen Conditions Of The Building As We Demolished, Poor Substrates Having To Be Replaced, Re-Design Of Rooms And Public Spaces As The Space Developed And Having To Abide By Strict Historical Guidelines Throughout. Partnered With Covid Slowing Down Supply-Chain And Manpower Availability, Work Stoppages, Inspector Availability, And Others, We Made It Through.









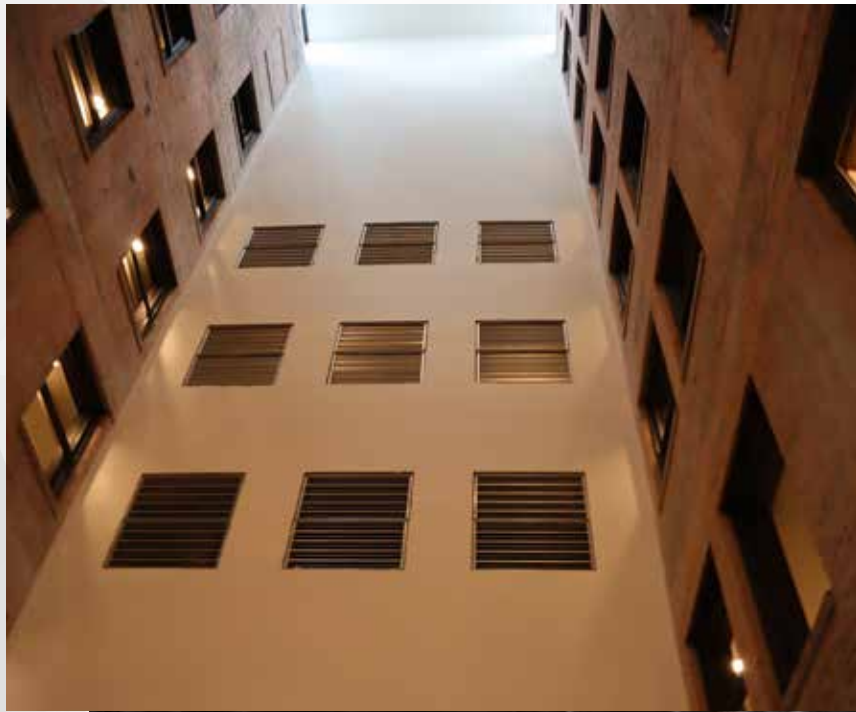




# All MEP & Building Finals Received Oct 2021 Aside From Elevator and Fire Marshal



We Ran Into Some Issues At End Of Project With Our Smoke Exhaust And Smoke Curtains That Required Us To Have To Re-Order Curtains (10-Week Lead Time) And Add Additional Controls And Functions To Smoke Exhaust And Fire Alarm Systems.





# Hotel Indigo Opened For Business January 28, 2022







# Book Rooms Online

## Call 402-934-0710





# Cube 3D Etch Awards for NGC's "Omaha 10"



william semerad not pictured

# Cube 3D Etch Awards to NGC Team



Taylor Shapland, Senior Project Manager

Cory Claussen, Lead Superintendent

Ryan Moore, Superintendent

Brady Reinert, Senior Project Engineer

Lonny Egger, Carpenter

Charles Tucker, Carpenter

Brandon Kage, Carpenter

William Semerad, Carpenter

Jaxon Goss, Work Force

Kelly Doan, Project Administrator



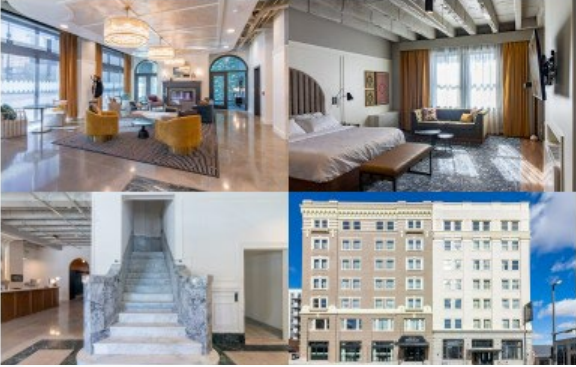


# Questions





# NGC Blog Article



Please join the audience and listen to NGC's presentation at 5:15 pm at the CSI Expo Thursday March 10th at UNO's Scott Conference Center. NGC's Senior Project Manager Taylor Shapland, Lead Superintendent Cory Claussen and Superintendent Ryan Moore will be on stage sharing the Hotel Indigo Downtown Omaha Story from a General Contractor's perspective. This tale of tenacity and commitment will be told from beginning to end, with photos, insight and Q&A. Learn how the team and partners contended with almost constant surprises, hurdles and curve balls, and the solutions they







Open House Party Mid-June

# NGC Omaha Office is Open 106 N 18<sup>th</sup> Street in Lower Level



# Hotel Indigo Video Footage Room, Lobby and Roof





# Thank You!

# [ngcgroupinc.com](http://ngcgroupinc.com)



Taylor Shapland  
Senior Project Manager



Cory Claussen  
Lead Superintendent



Ryan Moore  
Superintendent