



PROJECT PORTFOLIO



Holiday Inn



CLIENT NAME:
The Procaccianti Group

PROJECT NAME:
Holiday Inn

LOCATION:
South Kingston, Rhode Island

DATE COMPLETED:
April 2016

TYPE OF CONSTRUCTION:
Interior Fit-Out

- SERVICES PROVIDED:**
- Demolition
 - Rough & Finish Carpentry
 - Drywall
 - Painting & Wallcovering
 - Doors & Hardware
 - Acoustical Tile Ceilings (ATC)

OVERVIEW

Over the last several years, Heroica Construction has been performing a wide range of interior fit-out work covering the majority of the CSI Finishes Division. Last year our scope of work expanded from painting contract work to providing general construction services. Due to the commitment and hard work achieved during this expansion, Heroica Construction was awarded a contract with leading Rhode Island hotel and commercial complex developer, The Procaccianti Group.

CHALLENGE

The scope of work for this transformative project consisted of selective demolition, concrete and saw cutting, rough and finish carpentry, doors and hardware, metal stud framing of walls and soffits, acoustical tile ceilings (ATC), millwork, painting, carpet and ceramic tile flooring, wall covering, glazing, toilet partitions, bathroom accessories, plumbing, electrical, furniture, fixtures and equipment (FFE).

With a knack for specialized finishes, Heroica Construction self performed demolition, metal stud framing, drywall and taping, ATC, painting, wall covering, carpentry, and bathroom accessories necessary for the successful completion of this project. To supplement the remaining scope of work, Heroica thoroughly qualified, selected, and contracted with 15 vendors and 9 subcontractors.



The renovation of the Holiday Inn, located in South Kingston, marks the turning point in our transition from a painting operation to fulfilling the role of a general contractor. This several hundred thousand dollar project consisted of renovations to some of the most coveted, high-traffic locations within the hotel including the Lobby, Restaurant, and Bar & Lounge. Additional interior fit-out work was also completed for the public restrooms, front desk, office area, and kitchen.

Paramount to the launch of construction work, Heroica Construction initiated state and local regulatory reviews and applied for a building permit, which was completed in record time to meet the projected start date. All of these critical pre-construction tasks were achieved through the dedication of our office and management staff, experienced journeymen, workers, and field staff.



OUTCOME

Under the leadership of President Jhonny Leyva, the office staff diligently estimated costs and negotiated the contract. With the power of Sage 100 (a full accounting, payroll, estimating, and project management software solution), Heroica Construction was able to seamlessly transition from the estimation stage into project management, while issuing Purchase Orders, Subcontracts, Change Order, Correspondence and AIA Requisitions for Payments, and all other required project documentation. Special qualification

and tracking attention was paid to liability and workers' compensation insurance for all subcontractors.

During the entirety of this fast-tracked project, no injuries occurred. In fact, Heroica has not had a single claim during our entire existence, allowing us to bid more competitively and ultimately win more projects. Our Experience Modification Rate (EMR) is .87, an outstanding achievement for any contractor in business.



HEROICA
CONSTRUCTION

Heroica Construction, founded in 2007, is a general contractor that self performs carpentry, doors & hardware, painting, drywall & framing, acoustical ceilings, and waterproofing & sealant. Since inception, our mission has been to provide an unparalleled customer experience achieved by friendly, responsive communication, efficient craftsmanship, and continuous industry growth. Focused on multi-family residential, commercial, hospitality, institutional, transportation, and industrial sectors, Heroica brings an innate ability to get the job done right - on time and within budget. We are a certified Minority Business Enterprise (MBE), have an aggregate liability coverage of \$3M with an umbrella of \$10M, and are bonded by a treasury listed surety company.