

Spotlight on Southwestern Illinois: Commercial Contractors

Holland Construction Services tackles historic Belleville hotel


By DENNIS GRUBAUGH
Rebirth of an old legend is underway in Belleville, with Holland Construction Services guiding the effort.
Holland is serving as general contractor in restoring the former Meredith Home, long known as Hotel Belleville, and will be turning it into a \$9.25 million apartment project known as Lofts on the Square.
Tim Simon, the senior project manager for Holland, describes the project as a gut-rehab-renovation to most of the interior of the six-story building on the Belleville Square. The exterior facade, common spaces, corridors and existing unit doors are being retained for historic preservation.
“Besides the historical corridors in dwelling levels on floors two through six, everything else is gutted and put back,” he said. “All mechanical, electrical, plumbing,

fire protection, and voice data is all new going back in.”
From the outside not a lot is going to change. The brick will be cleaned and tuckpointed. Old windows will be removed and replica, energy efficient windows installed. They will give the same appearance as the old.
Changes inside the rooms will reflect modern conveniences, Simon said. Some 47 units are planned.
The work began May 1. The first phase included asbestos abatement, lead removal and mold remediation, along with selective demolition, which is just wrapping up. Now, framing along with mechanical, electrical, plumbing and fire protection rough-ins, from the top floor down, is underway. The completion date is set for July 2021.

The building features all structural steel. “The brick (three wythe wide) is not what supports the structure. It’s the wide-flange beams and columns. And there are a lot of those on every floor, so the challenge there is routing of our mechanical, electrical and plumbing around the columns and making it fit to the architect’s design with the unit layouts.”
The new living units will be slightly larger than what existed.
Floors two through six are “almost mirrors of each other,” he said. The first floor will consist of a lobby/lounge area, library, community room, computer room, mail room as well as retail space accessible from the sidewalks on the square.
In the basement level will be a fitness center and tenant storage area.
Hotel Belleville has been vacant for

several years. The 120-room Art Deco complex was considered a world-class facility when it opened in 1931. It ceased operations in 1961 and in 1962 was purchased by the Catholic Diocese of Belleville for use as a retirement home. The diocese closed it in 2010. The city of Belleville purchased it shortly after its closing in order to have some control over what happened to it. The building was added to the state’s historically endangered list several years ago.
In 2016, answering a request for proposals from the city, Bywater Development Group of St. Louis and Southwestern Illinois Development Authority partnered on a deal and won the right to redevelop the historic structure. SWIDA is a state-authorized bonding agency that helps local developers with financing.

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Poettker Construction continues work on \$30 million shopping center

Amid the unknown implications from the COVID-19 virus, Poettker Construction is forging ahead on construction for GBT Realty Corp.’s \$30 million mixed-use development – The Shoppes at Richland Creek in O’Fallon, Ill.
The client initially halted construction in Spring 2020 due to the uprising in COVID-19 cases and uncertainty of the effects on the retail industry. After a strategic internal evaluation of the virus’s impact on the pre-leased tenant’s business, which leans heavily toward fast food, GBT Realty Corp. felt comfortable continuing with the development. Ultimately, after a 60-day pause, Poettker was given the green light to restart construction in June 2020.
Location was a driving factor for this development. Centered off interstate I-64 between Green Mount Road and Frank

Scott Parkway, a major thoroughfare that separates O’Fallon and Shiloh, the surrounding area has seen close to \$1 billion of development over the past few years.
“Poettker is excited to see the growth, development, and infrastructure improvements in an area we have been serving for over 40 years,” said Ryan Poettker, executive vice president and chief operations officer for Poettker Construction. “The Shoppes at Richland Creek is in a prime location to drive prominent traffic and flow from major national retailers and employment anchors such as HSHS, BJC, and Scott Air Force Base.”
Today, Poettker is currently working on the overall site development and mass excavation of the 17-acre site as well as the construction of the first three buildings.



The Shoppes at Richland Creek

Initial tenants include Smoothie King, Chicken Salad Chick, Wing Stop, Five Guys, and others.
With 53,000 square feet of retail and restaurant space planned for this site, Poettker will be preparing eight additional outlots for future tenant space. To improve traffic flow and site accessibility, the lane capacity of both major high-traffic roads will be widened along with additional traffic signage. A new public road will extend through the development connecting Green Mount Road and Frank Scott Parkway.
The Shoppes of Richland Creek is anticipating a grand opening date in summer 2021.



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