

New England

Hotel

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Design Trends

**Pushing Modern Design
In New England**

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Restaurant dante
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Design-BUILD

THE TRADITIONAL APPROACH MAKES A STRONG COMEBACK

By William Mascetti

The design-build approach to renovation and new construction is gaining popularity as the construction delivery method of choice in the time-sensitive and cost-conscious hospitality market.

But design-build is a construction term that is often misunderstood. It is simply a process under which one entity or team performs both design and construction. In its most effective form, leading architects and contractors with design-build experience team together to design, plan and implement a specific construction project. A building of any size or value can be constructed using the design-build approach.

In fact, some of history's greatest struc-

tures were designed and built with this single-source process. The great pyramids of Egypt and the buildings of Ancient Rome and Greece are examples of structures built by master builders who practiced as architects, engineers and constructors, all fused into one. In modern times, the Brooklyn Bridge and the Pentagon were designed and built under single-source responsibility. More recently, design-build has increasingly become the solution for the renovation and new construction of hotel, restaurant and banquet space.

According to the Design-Build Institute of America, the use of design-build has been steadily on the rise since the mid-1980s. While at the

same time, the traditional design-bid-build method has slowly been losing market share.

The use of design-build is growing in both the private and public sectors. Today, design-build is used to some extent on public projects across all six New England states. According to Massachusetts-based ZweigWhite, the nation's leading source of information for the design and construction industry, the design-build approach is on the rise. In a 2004 survey, data showed that "80% of architecture, engineering, construction and integrated design-build firm leaders believe there will be an increase in the use of design-build in the next five years."



Before



After

The exterior of the Holiday Inn in Norwich, Conn., underwent a \$3.2 million restoration project, including an exterior renovation. Enlarging the building facade to envelope existing balcony space substantially expanded the room size.

The Benefits

Because the hotel business is 24/7/365, clients need renovation and construction work completed with as little disruption as possible. Design-build is clearly one of the most effective delivery methods to that end.

For example, the 2005 renovations of mezzanine-level conference facilities at The Sheraton Hotel at Bradley Airport had to be completed within a 17-day construction phase. The renovation included electrical improvements, new acoustical treatments, as well as new finishes and furnishings.

Another great example of fast turnaround is the Dolce Hamilton Park Hotel & Conference Center. All 211 guest rooms and corridors were renovated within 90 days.

Oftentimes, the work must be done during a time when business activity is

One of the most effective delivery methods is design-build.

low. A good design-build team can shorten the process and get it done during these small windows.

Under the design-build approach, plans and budgets are created jointly by experienced architects and contractors who are in the field every day. This team approach often results in greater creativity and unique solutions to construction challenges.

Last year, the Holiday Inn in Norwich, Conn., finished a comprehensive \$3.2 million restoration project, which included a complete exterior and interior renovation of the full-service hotel. Through creative design and construction, this older style hotel was transformed into a modern energy-efficient facility. The need for more spacious guest quarters was met without reducing the number of rooms. By expanding the building facade to envelope existing balcony space, the room size was substantially expanded. In addition, the project team selected construction materials and windows systems

that improved energy efficiency and reduced maintenance costs.

One Team

With architects, interior designers and construction project managers working together, the design and pre-construction planning occurs simultaneously.

That translates into a significant savings of both time and money.

In a standard design-build process, construction plans and budgets are developed in conjunction with the owner. Within the hotel industry, oftentimes the franchisor dictates the specifications and approval process. It is impor-

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November 10-13

Jacob K. Javits Convention Center
New York City

New England Inn & Resort
Association Annual Meeting

Oct. 28-30

Mount Washington Hotel & Resort
Bretton Woods, NH

Massachusetts

3rd Annual Hall of Fame Awards
(MLA)

Sept. 27, 5:30pm-7:30pm

The Charles Hotel, Cambridge

Outlook: Western Massachusetts
(MLA)

Nov. 7, 8am-9:30am

Holiday Inn, Holyoke

Rhode Island

Industry Economic Outlook Series:
State of our Workforce (RIHTA)

Sept. 13, 8:30am-10:30am

R.I. Convention Center, Providence

RIHTA's Annual Golf Tournament
Oct. 1, 8:30am

Registration/9:30am start

Quidnessett Country Club, North
Kingstown

Vermont

1st Annual Hospitality Gala
(Vermont Chamber of Commerce)

Sept. 19, 6pm-10pm

Basin Harbor Club, Vergennes

tant to begin with an evaluation of the flag's property improvement plan, combine the PIP requirements with the specific goals of the property owner, and develop plans that are acceptable to all parties.

During the remodeling and renovation of the 120-room Four Points Sheraton in Manchester, N.H., special attention was given to both owner and flag requirements. The 2007 renovations of the guest rooms, lobby and public areas involved the owner, hotel flag and the design-build team. The renovations were completed within a four-month window while the hotel continued to operate.

Design-build is very beneficial for those projects posing complex engineering problems or necessary code upgrades. It also excels at projects requiring unique mechanical components, equipment or specialty furnishings, because the long-lead specialty items can be ordered early, without fear that major design changes will be made. As a result, products and equipment arrive earlier, allowing the project to be finished on schedule.

The hallmarks of design-build, including short construction periods, flexibility, and single-source accountability, are significant advantages in hotel construction and renovation projects. It is very likely that the use of this construction method in the hotel industry will continue to increase in the coming years. ■

William Mascetti is president of ACG North America Inc., headquartered in Bristol, Conn. ACG is a diversified company, offering general contracting, construction management and design-build services. The firm provides interior design and construction services for hospitality, health-care, office, industrial, retail, institutional and non-profit facilities. Contact the company at 860-589-4600 or www.amcgroupinc.com.

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