

Working to make sure hospitality renovations are hospitable

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Interior construction projects were off the charts for four vertical markets in New York last year, comprising commercial, retail, healthcare and hospitality. It was exciting to see the leasing activity rejuvenated in office buildings and stores, as well as various healthcare facilities and hotels.

Among the busiest markets was hospitality. Hotel construction involves special planning and consideration because most of the hotels in which we work remain occupied for the duration of the process. Even when the work entails basic interior construction, such as the installation of new bathrooms or renovations of guest rooms, scheduling and coordination are critical.



Over the years, ACC Construction has completed many projects in occupied spaces, primarily in hospitals, and has developed a reputation as experts in these challenging circumstances. The hospital projects we have completed include the \$18.5 million renovation of the Heart Center at Stony Brook University Hospital, the interior and exterior renovation of a science building for New York Medical College, and the 12,000 square foot renovation of doctor's offices and the entire fifth floor for Long Island College Hospital.

These experiences have given ACC a skillful advantage when constructing around people and in sensitive environments.

As with hospital projects, when we work in hotels it is necessary for us to maintain limited hours of construction in order to mitigate noise and debris.

To accomplish this, we in multiple phases, closing off entire floors to complete the jobs. The subtle work, such as painting and preparation, is completed in the early morning hours, and as the day progresses and the majority of the guests are elsewhere, we are able to conduct any noisier trades without being obtrusive.

Working closely with hotel management is key to the success of these types of renovations. Communication ensures that both ACC and hotel staff are responsive to the guests, always keeping them safe and undisturbed. Because most of the work is performed while the hotel is in operation, the construction is concentrated on only a few contiguous floors at a time, making it easier to contain.

Our past hotel projects include the renovation of 227 bathrooms on 14 floors at the downtown Holiday Inn in NYC. The extensive work entailed the removal of fixtures, tiles, countertops, etc., which were then replaced with marble countertops, new fixtures and wall covering all while the hotel was occupied. Everything had to be completed within a tight time frame and within designated hours of construction.

To accomplish this goal, we scheduled large crews for each trade to complete all necessary work before the next trade would begin. In this way we ensured that each room was progressing simultaneously, which allowed for successful construction within the vigorous time schedule.

This Holiday Inn project, as with others that require luxurious materials such as marble and granite, had long lead items. The items were pre-ordered long before the construction began. In general, ensuring these materials are readily available when construction begins helps make the process run efficiently for our clients.

The teamwork that is required for hotel projects is crucial. From the project manager and supervisor to the laborers and subcontractors, every person involved in these types of projects has to be on point. Every aspect of these projects must be well coordinated, allowing the trades people to keep every detail precise and to the schedule. It is essential that each completed floor be turned over in move-in condition. So, not only must the construction aspect be thoroughly planned out, but the clean-up as well.

Projects performed for Hilton New York on Sixth Avenue ranged from cosmetic work to complete infrastructure renovations that encompassed the removal of old risers and installation of new ones on several floors. With New York in the midst of a golden age, we are seeing increases in interior construction projects in numerous markets, including office interiors, retail, healthcare and, especially, hospitality. The fact that ACC Construction has developed expertise in a very complex area carries through to multiple markets.

What we have accomplished over the years in our work at busy city hospitals has benefited our work in bustling hotels, occupied office towers and high end retail stores, all resulting in one successful project after another. ■

