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## **Columbia Construction providing construction management services for multi-phase Hyatt Regency Boston renovation**

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Columbia Construction Company is providing Construction Management services for a multi-phased 35,000 s/f renovation for the Hyatt Regency Boston, located in the city's Theatre District. The design team is Stonehill & Taylor Architects and Planners of New York City.

Phase I included renovations to the hotel's 3rd floor lobby level including the Avenue One restaurant; four large meeting rooms and several prefunction/circulation areas.

Phase II, currently under construction, consists of renovations to the Thomas Jefferson Grand Ballroom, the Adrienne de Lafayette Ballroom, and the hotel's conference center. The conference center will consist of four meeting rooms and prefunction/circulation areas. This new space will provide Hyatt's business clients with a unique venue for their events.

"Columbia Construction has been renovating major hotels in the Boston area for over 20 years," said Matt Johnson, senior project manager and group leader for Columbia's hospitality division. "We understand it takes far more than good construction knowledge and sound management skills to complete a successful project. Hotel renovation jobs are unlike anything else in the industry. They require a never ending amount of flexibility, patience and foresight to pull all of the pieces together. With hotel work, your team needs to be immersed in a fully operational and occupied facility. Our management team and subcontractor workforce have to be willing and able to become an extension of the hotel staff at all times. It's not enough to come into the building and do our work with a 'plans & specs' mentality. The responsibility of our hotel renovation team runs far beyond pleasing the owners, architects and designers. It extends to the hotel managers, staff, and perhaps - most importantly - to the hotel's customers."

One of the interesting aspects of hotel construction is the coordination and installation of intricate and custom pieces. Columbia is working with an artist on the installation of custom wall panels. They are featured in the Martha's Vineyard Room and will also be installed in the hotel's grand ballroom. The material used for the panels is made of 100% polyester. It not only meets city's strict Fire Protection Code, it is also a sustainable product.

During a recent conversation with the artist, Carla Weisberg, shared her creative and technical approach to this project. "Usually when a contractor hears the word 'custom' they immediately think installing these panels will result in a lot of mistakes. Matt, fortunately, is very visual and it's been great working with him. There has been good communication between Columbia Construction and my studio - it's been a smooth process as a result." Working within the architect's concept of nature and connecting the new space with the Boston Commons, Weisberg's designs were inspired by fauna indigenous to this region and the landscape drawings of Egon Schiele.

Although room rates have not yet fully recovered due to the recession, occupancy levels in the city area are strong. In an effort to maintain their market share, hotels continue to embark on renovation

projects. "Fortunately, Columbia Construction is an established leader in this industry," said Jim Marsh, Columbia's SVP and COO. We have developed a business model that is very successful when it comes to renovating and restoring occupied hotels. We're well positioned to continue our growth and focus in the hospitality market."

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