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Alta Properties and Roedel Companies begin renovation of former Clarion Hotel

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Residents and visitors will soon be greeted with a revitalized backdrop when they enter Manchester at exit 6 off I-293. Alta Properties in partnership with hotel owner/operators Roedel Companies have begun their multi-million dollar renovation on the former Clarion Hotel on Front St.. The property will reopen early next year as The Falls Center and La Quinta Inn and Suites. It will feature a 109-room hotel, conference center and repositioned restaurant.

The construction cost is \$2 million and the development cost is \$4 million.

The project is a joint venture between Alta Props. and Roedel Cos. The developer, Roedel Cos., is utilizing its subsidiary companies to complete the renovations and manage The Falls Center and La Quinta Inn and Suites. ROK Builders is renovating the hotel and RGH Hospitality will operate the facility on behalf of the ownership. Other companies partnered with the project are TF Moran, BMA Architectural Group and RSJ Associates.

The main entrance and lobby of the existing hotel will be relocated to the north side of the building facing Amoskeag St. A meeting and conference center will be constructed in the current lobby and meeting room area. Exterior improvements, new signage, and landscaping will also provide handsome curb appeal at the intersection.

"Alta is pleased to be involved in this project with Roedel Companies. We see a very strong future for this repositioned property," explained Kathleen Joyce, managing partner, Alta Props. "Professional management and a well thought out redesign, combined with the current strong location, is a recipe for a great hotel."

Partner of Roedel Cos., David Roedel, explained that the improvements for The Falls Center and La Quinta Inn and Suites will improve the building's functionality and provide much needed conference space for Manchester. "Designed as a sister property for our award winning Hilton Garden Inn Manchester, The Falls will also feature contemporary architecture and interior design," said Roedel. "These elements will not only appeal to the Greater Manchester community but also to those visiting the Queen City."

Roedel Cos. and Alta Props. held a groundbreaking ceremony on October 26th at the site. Senior management from Alta Props., Roedel Cos., ROK Bldrs., RGH Hospitality, TF Moran, BMA Architectural Group and RSJ Assoc. were in attendance as well as local dignitaries.

The project's status is being updated through a micro site available to the public at whatsupatthefalls.com.

Shown (from left) are: Nicole Duquette, project manager, TF Moran; Lisa Gallant, LEED AP, BMA Architectural Group; Rolf Biggers, principal architect, BMA Architectural Group; Kathleen Joyce, managing partner, Alta Properties LLC; Ted Gatas, mayor of Manchester; David Roedel, partner,

Roedel Companies; Sue Pollio, partner, RSJ Associates; Michael Gelinas, chief financial officer, Roedel Companies; and Robin Comstock, president and CEO of Greater Manchester Chamber of Commerce.

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