

The Stanley Aspire Residences

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Category 09 Best Building Project – General Contractor (\$10-\$40 Million)

Elegance with Old World Charm at 7,500 Feet

The Stanley Hotel sits overlooking the rustic mountain town of Estes Park, CO – the gateway to the Rocky Mountain National Park, and is best known for its inspiration for Stephen King’s “The Shinning.” The 107-year old historic hotel draws in tourists from around the world looking to experience a paranormal encounter with one of the many acclaimed spirits that still occupy the hotel.

John Cullen, owner of the Grand Heritage Hotel Group, took over ownership of The Stanley Hotel six years ago. He had a vision in mind he wanted to bring to life: To offer guests a modern high-end hotel accommodations at a historical site with breathtaking views of the Rocky Mountain National Park. Assisting in the creation of this vision, the project team spent 14 months in the design process working side-by-side with the owner, architect, engineers and The Stanley historical design review board.

The new \$10.3 million Stanley Aspire Residences at The Stanley Hotel is a 44,000 square-foot, three-story, structural steel and wood framed, luxury hotel. Located near the front entrance to The Historic Stanley Hotel, The Stanley Aspire Residences offers guests high end décor and amenities. With 360-degree panoramic views of Rocky Mountain National Park, Lake Estes, and The Stanley Hotel, the Aspire Residences ensures their guests a luxurious stay while experiencing all that The Stanley hotel has to offer.

Solutions of Special Projects

Design changes throughout a project can be a difficult task to undertake, but the project team understood the owner’s overall project vision would evolve as the project commenced. Being able to “turn on a dime,” the team was quickly able to find solutions to issues and make sure the project was delivered on time. With a need for construction of the hotel starting before final

design drawings were complete and without an interior designer chosen at the time of construction start, the team had multiple construction obstacles to overcome. Excavation for a lap pool in the basement, and the uncertainty of adding a fourth floor to the building, along with the continuous changes throughout the project delayed the schedule by six weeks. To keep the project moving forward, the team coordinated with subcontractors and identified tasks that could continue without interfering with the changes that were in process.

With the continuous design changes, the Town of Estes Park permitting department did not have the capacity to keep up. In an effort to not cause further delays in the already aggressive project schedule, The Grand Heritage Hotel Group hired a third party firm to do plan reviews, permitting and inspections. While new drawings were being reviewed, the team continued working in areas not affected by the changes.

Additionally, it was important the overall look and feel of the new residences mirrored the original 107-year old hotel. This task took special coordination, effort and time to define products with suppliers and subcontractors that represent the original historic hotel. The new building blends in seamlessly with the existing nine buildings on the property.

Excellence in Project Execution and Management/Team Approach:

The project averaged 60 workers per day and six-day workweeks for the last four months of construction. Changes in design were not the only challenging aspect to the project; the owner's aggressive timeline significantly impacted the project as well. Since the project was located in a remote mountainous town, many of the key subcontractors housed their crews in Estes Park to make sure they were readily available. Although there were delays in construction due to the design changes, the overall project completion date did not alter. The project team's ability to "think on their feet" played an integral role in delivering the project by the scheduled opening date.

Environmental/Safety

Over 38,000 man hours were logged during the 11-month project, without a single lost time accident or OSHA reportable accident.

The Stanley Hotel is one of the top tourists' attractions in the State of Colorado. Hotel guests and visitors were near the construction site daily; therefore, safety was top priority throughout construction for the workers onsite and for the curious pedestrians in the area.

Heath's safety program is staffed with full time employees dedicated to safety. A customized safety plan for The Stanley Aspire Residences project was implemented by Heath's Safety Director, Griffin Petri. Routine, documented inspections of the jobsite were performed to verify the level of compliance with regulatory and company policies.

Subcontractor performance and safety expectations were established and documented covering OSHA and Heath mandated requirements. Jobsite and safety awareness continued to be enhanced during daily pre-task meetings. These mandatory meetings, directed by the superintendent or foreman, identified daily tasks and any associated hazards that may be encountered during work performance. At times, wind speeds would gust up to 50-60mph during framing. Construction was paused until wind speeds died down and it was safe for the framing crews to return to work.

In addition, all subcontractors, vendors, and Heath employees were required to follow a strict code of conduct without exception. The project team strictly enforced these rules.

Excellence in Client Service and/or Contribution to the Community.

As the first new accommodations in over 100 hundred years, The Aspire Residences brings the luxury of the 21st century to the Century-old Stanley Hotel. The vision of the owner coupled with the dynamic entrepreneurial spirit and iconic expectations lead to nothing short of the newest landmark for the Town of Estes Park and The Stanley Hotel. The facility continues to sell out rooms and received numerous positive reviews on popular websites.

Throughout the challenges of the project and changes of design themes, the project team was able to meet the opening dates for the project and accommodate the guests who had reserved residences months in advance. This feat was attributed to the ability of the entire team to "think on their feet," adjust schedule, and hold construction and design meetings on a weekly basis to keep the project moving forward at all times. The designers, owners and contractor teams met daily at times to coordinate the project through completion. Through hard work, open

communication and advanced project management, all the project team members ensured successful project completion.

Building on its famous 107-year legacy, the new Aspire Residences provides visitors of The Stanley an enhanced experience with possible paranormal activities, or to just simply be inspired by the surrounding Rocky Mountains.



The Stanley Aspire Residences with the Historic Stanley Hotel in background.



Excavation for basement lap swimming pool



Winter weather conditions in Estes Park





The Stanley Aspire Residences Lobby



Balcony views of the Historic Stanley Hotel and Longs Peak Mountain



Aspire Two Bedroom Suite Kitchen Area



Aspire Two Bedroom Suite Living Room



Aspire Two Bedroom Suite Queen Bedroom with balcony view of Lake Estes