

# FAIRFIELD INN & SUITES BY MARRIOTT

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## Turnaround on a Time Crunch Without Missing A Beat

ROK Builders simultaneously refurbished nine Fairfield Inn & Suites by Marriott, primarily within a tight five week time frame. The project consisted of renovating 1,007 guestrooms in order to make them ADA compliant, corridors, public areas and exterior renovations.

### **ROK Builders Role**

ROK Builders coordinated the project supervision and subcontract bidding for all nine Fairfield Inn & Suites by Marriott.

### **The ROK Builders Difference**

In order to expedite the schedule and reduce room revenue displacement during the renovation of the nine Fairfield Inn & Suites by Marriott, ROK Builders broke the project up into three phases, completing three hotels in each phase. ROK Builders devised a schedule for each hotel that involved renovating each guest floor and returning the guestrooms to service in less than two weeks. Throughout the renovation process, ROK Builders took great care to ensure guests' safety and comfort at all times. Each hotel renovation was completed on time and on budget with minimal guest disruption and complaints.

Each hotel renovation was based on a tight five week, 35 work day schedule with the exception of the Wallingford, CT location. ROK Builders was able to achieve such a tight turn around by ensuring a superior flow of communication between the hotel management, owner representative and contractors.

ROK Builders coordinated simultaneous interior and exterior renovations at the Fairfield Inn & Suites in Wallingford, CT while it was operational. The interior renovations included 119 guestrooms, four corridors and public areas. The exterior renovations included a full EFIS replacement, roof repairs, new windows and ptac grills.

## Project Challenges ROK Builders Met

- Simultaneously renovating nine hotels with a full interior PIP on a five week, 35 work day renovation schedule.
- Aligning all necessary personnel and trades to complete a fast track work schedule.
- Coordinating a full interior PIP along with a full exterior wall, window and EFIS replacement while keeping the hotel open for business at the Wallingford, CT location.
- The interior renovations included 119 guestrooms, four corridors and public areas. The project consisted of renovating 1,007 guestrooms in total, making them ADA compliant.
- Completing ADA room updates and modifications during the PIP renovations.
- Completing all common area renovation updates, including lobby, breakfast area, stairwells, elevator and corridors, while all hotels were open and operating.
- The exterior renovations included a full EFIS replacement, roof repairs, new windows and ptac grills

