



Renovating a Hotel While Keeping the Lights On

May 18, 2011

8:00am to 10:30am

Steelcase Showroom

4 Columbus Circle, 7th floor

New York, New York

The Program

Although hotels occasionally decide to close during an extensive renovation, many hotels are renovated without closing a single day. Renovating while remaining open requires careful isolation of the work areas and their HVAC systems. Remember, the theme is the same whether renovating a hotel or operating one: responsive, efficient and user-friendly. Keeping the lights on during renovation is a daily challenge which requires a committed renovation team that is well informed, consistently involved and focused on schedule, budget and serving the guest. This program will examine budget concerns, legal issues and strategies for a successful renovation project. Hear from an architect, construction manager, chief engineer of a hotel and an owner's rep who specializes in hospitality projects.

Our Distinguished Panel:



**Kenneth Colao,
CNY Builders**

Ken Colao, Principal at CNY Builders, is a seasoned leader and entrepreneur in the construction industry, with more than 30 years experience. Under his leadership, these firms completed more than \$2.8 billion in construction for the hospitality, commercial, institutional, government, and Industrial market sectors, both domestically and internationally. CNY Builders is a “boutique-styled” development and construction company headquartered in Manhattan. The firm is known for its innovative and integrated approach to building projects and its expertise in construction, development, program and design management, and the advancement of technology. CNY Builders currently manages over \$300 million of projects in the New York Metropolitan Region and Europe and regularly conducts business with companies based in China, Japan, Belgium, Spain, England, Canada, the Caribbean and the United States.



**John E. Osborn, Esq.
John E. Osborn, PC**

John E. (“Jack”) Osborn is the Managing Partner of John E. Osborn P.C., a 12 lawyer firm concentrating in complex construction, environmental, real estate law and litigation, which he founded in 1992. The firm’s clients include hotels, college and universities, school districts, charter schools, healthcare institutions, as well as commercial and residential developers. He has significant experience as a strategist and problem solver in negotiating contracts and advising companies on business, government relations and commercial matters. Mr. Osborn has tried multi-million dollar construction cases and has represented owners on multi-hundred million dollar projects which are among the largest and “highest profile” in the metropolitan area.



**Ted Brumleve
Warnick + Company, LLC**

Ted Brumleve is Director of Development Management Services for Warnick + Company. His architectural background enables Warnick + Company to effectively guide property development and renovation teams from concept through completion, with field experience and creativity that add a key dimension to W+C project services. Ted’s expertise includes project due diligence and facilities programming, planning and design, budget and schedule preparation and management, and construction and installation administration services. Under his leadership, Warnick + Company has provided management services on projects totaling over \$1.3 billion of completed construction or work currently in progress.



**Joseph R Kinney
New Yorker Hotel**

Joe Kinney has been the Chief Engineer at the New Yorker Hotel for the past 15 years. He has managed improvement projects that net an estimated savings of approximately \$3 million dollars annually. He has supervised the installation of BMS systems in three different facilities and managed major mechanical projects for energy savings and efficiency over that past 25 years. Recently, Joe completed the installation of a \$20 million dollar central HVAC system for the New Yorker Hotel as part of a \$70 million dollar renovation. Joe holds an unlimited ammonia refrigeration engineer’s license in NJ. He currently teaches classes at the Technical Careers Institute. Joe attended the University of Tennessee in Knoxville and Christian Brothers College in Memphis.



**Paul D. Taylor, AIA
Stonehill & Taylor Architects, PC**

Paul D. Taylor co-founded the firm of Stonehill & Taylor in 1986. Taylor has been the Managing Principal of the firm for the last 12 years. As the Design Principal for the firm, all work is executed under his direction. Taylor has specialized in Hotel / Hospitality Design and its application to other areas including Healthcare. His work has included new ground-up projects, renovations, and interior design. Stonehill & Taylor is one of the few firms in Hospitality Design to provide both Architectural and Interior Design Services on an individual project.