

High-Profile FEATURE: STARWOOD HOTELS AND RESORTS

Tocci Constructs Dual Hotel Campus

Lexington, MA - Tocci Building Corporation is constructing a dual hotel campus in Lexington for Starwood Hotels and Resorts Worldwide of White Plains, NY.

The campus, inclusive of Starwood's inaugural element hotel and an aloft hotel, houses 123 and 136 units respectively. The aloft is a four-story, 66,000sf block and plank building and the element is a 78,000sf wood frame building.

Two exciting initiatives highlight Tocci's distinctive CM process: use of a BIM-enhanced construction program on both hotels and work toward LEED designation for the element.

Tocci is actively involved in developing industry protocols and best practices for a BIM-enabled virtual design and construction delivery system. Work on the aloft and element projects is advancing objectives rapidly.

MEP Coordination for both hotels provided significant challenge. Tocci's MEP coordinator utilized 3D virtual models to lead mechanical coordination meetings between the plumbing, electrical, mechanical and fire protection trades.

The BIM approach was new to the trade contractors but they quickly gleaned the benefits as they devised, with the immediacy of virtual reality, interference-free holistic systems solutions.



Rendering courtesy of Fruchtman Associates, Atlanta, GA

Collaborating with the subcontractors so closely to resolve installation design, clash and space issues is an exciting leap toward the integrated team approach Tocci is packaging.

In addition, the BIM team is providing field personnel with photorealistic renderings of the hotels' interiors to facilitate the quality control of finishes. Renderings are displayed on site, in each area of the hotel, so that all field personnel can visualize the finished product while they work towards project completion.

Tocci will provide Starwood with a virtual model infused with facilities management information when construction is completed. The "as-revised" model will

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Element Architect

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Costas Kondylis and Partners LLP, New York, NY

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serve to support space and asset management, project management, emergency management and maintenance management.

Starwood recently adopted an aggressive campaign to qualify the Lexington element LEED compliant. While the element concept is green-oriented, the decision to conform to LEED criteria was made post-design and after construction began.

Tocci's immediate availability of LEED AP staff proved invaluable in quick-starting the contractor documentation and oversight of trade compliance that is an important key to achieving LEED designation. Green initiatives incorporate water and energy conservation measures, increased daylighting, use of indigenous plantings, construction and end-user recycling programs and use of low voc construction materials.

The aloft, designed by Atlanta architects Fruchtmann Associates, features

a modern multi-material envelope composed of brick veneer, metal panel, podema and spandrel glass. A stunning custom furnished lobby is set on a retroplate concrete floor. Spacious, high-ceilinged guest rooms are sleek and marked by such upscale touches as quarry tile in the bathrooms, glass bed/bath area partitions providing maximum natural lighting and handsome over-bed wood wall coverings. Amenities include conference rooms (tactic), open lounge (relax), pool (splash) and fitness room (recharge).

The element, designed by NYC architects Costas Kondylis and Partners LLP, is sheathed in cementitious fiberboard and curtainwall. The architecture is punctuated by a dramatic, triangulated glass enclosed pool area that sits off an open courtyard with guest seating. In addition to the pool, other amenities include lounges and a conference suite. Guest rooms feature kitchens with custom shelving and stainless steel appliances; carpet, wood and tile flooring; California closets; and work area.

