



Algieri Design & Purchasing Services, Inc.

## **CASE STUDY: HOLIDAY INN BEDFORD, TEXAS - IHG RENOVATION OF THE YEAR**

### **ASSET**

A 245-room/4-story frame structure with a courtyard design layout situated at the apex of two major local highways allowing exposure from the front and rear sides of the hotel. Amenities include a 150-seat banquet facilities, full lounge and restaurant and outdoor pool with a terrace.

### **CHALLENGE**

The facility had been in a closed down state for three years and that resulted in vandalism, water intrusion due to roof leaks, animal infestations and massive mold development on interior surfaces. The asset was retained by a local bank due to the loan default and was unable to sell it in its present state. A determination was made to rebuild the property and attempt to secure a national franchise affiliation.

- Closed hotel for three years.
- Vast vandalism, water intrusion due to roof leaks, animal infestations and massive mold development on interior surfaces.

### **RESULTS**

A formal plan was developed that outlined the detailed approach to the project.

- Project Timeline: 5 month
- Renovation Budget: \$5,500,000
- Major renovation performed completely by Algieri under a turnkey design/build agreement.
- Renovation included all mold remediation, asbestos remediation, and complete demolition of the interior finishes.
- Development of plans/drawings to document the work scope including the rebuilding of the exterior facade to take advantage of both highway exposures and site replanting.
- The public spaces were completely custom designed and included accents of regional influence.
- Large format windows were installed to open the new pool courtyard and terrace green wall to the lounge as a view point.
- All guest rooms and corridors were refinished to include all furnishings, finishes and completely upgrading of each guest bathroom.
- Wall PTAC units were replaced with more energy efficient units.
- The full hotel including the elevators was brought to current ADA code and operational efficiencies.
- The IHG Design & Architecture team submitted the project for Board Review. The Renovation of the Year Award was presented to Algieri at the IHG Annual Investment Conference.