



VALUE PLACE EXTENDED STAY HOTEL
GROUND UP CONSTRUCTION | LOUISVILLE, KY

The keys to successful hotel project are on-site supervision, detailed coordination, and quality control.

The construction process starts and ends with strong on-site supervision and leadership. In this particular project the Project Superintendent was mobilized and on-site day one coordinating vendor schedules with the Project Manager and Project Coordinator to the construction schedule.

Understanding that various products such as an elevator have a different lead time than laundry equipment is vital to avoid unnecessary delays in materials and trades.

To ensure the entire process runs smooth and efficient, weekly site and safety meetings are held setting expectations and addressing concerns before they become issues. Good communication makes the project more efficient and reduces mis-steps. The site meetings also address who will be on site and when as a way of improving safety and security. Proper scheduling and staging of materials reduces potential damage and all delivers are inspected, signed for and then protected until installation.



▲ Completed double room interior features TV, phone, desk, kitchen area with stove, sink, microwave and refrigerator and a full bath.

Brand:	Value Place Extended Stay Hotel
Location:	1201 Kentucky Mills Drive Louisville, KY
Project Type:	Ground-Up Construction
Specs:	4 Story/45,000 Sq. Ft. 124 units
Construction Schedule:	8 months



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GROUND WORK AND MECHCNICAL ASPECTS



▲ *Mechanical and service room.*



▲ *On-site laundry area requires proper venting, power supplies and fire safety features.*



▲ *Master control room for Cable TV, phone lines and internet access run to each room.*



▲ *The 4 story elevator requires specified footings and power supply.*



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INTERIOR AREAS

Material handling is another consideration that needs to be planned for and controlled from day one. Hotels are built from the ground up, but the finishes are done from the top down. When the top floor is complete it is sealed off and then to the next floor leaving the first floor to be done last. This helps with control quality and reduces damage to finishes.

Another benefit of working top to bottom is that Ink is able to pre-punch each floor individually with the client. That way if there is a specific issue that needs to be addressed it is done so when 25 rooms are completed, not all 124. A 15 minute fix could be over 30 hours of labor if it has to be done in all 124 rooms.



Scalable kitchens are a key feature for an extended stay hotel including common household appliances.



The kitchen includes a stove top, work space, cabinets and sink.



Full bath in each room.



Office area with lighting and security features.



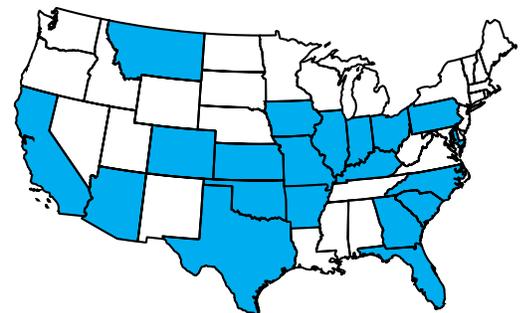
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Utilizing proven processes to manage and control a job site, Ink Construction is able to avoid many of the issues that can plague a large scope project. It is inevitable that in a project of this magnitude weather will play a role at some point. The key is to plan for weather issues such as maximizing efficiency on non-weather days, procuring and protecting on-site deliveries, and having a strategy to diminish the weather's impact on your schedule. This particular project saw three weeks of rain and late season snow, yet was completed several weeks ahead of schedule with exceptionally high quality ratings from the brand.

Ink can deliver completed projects to your exact specifications and provide the highest quality of work because of our proven team-based approach to the construction process.

Ink Construction wants to be your builder of choice. In choosing Ink, you'll have a full-service general contracting and construction company that is ready to go when you are and delivers quality at every turn. Ink specializes in hotel, restaurant, retail, office, and multi-family construction and understands all the unique requirements each brings to the building process. Whether it is ground-up construction or tenant improvements, Ink has the experience, knowledge, craftsmanship and team to make your project successful.



Ink Construction is currently licensed to work in or has completed projects all states indicated in blue.



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