

Mountain States Construction



Gold Hard Hat Awards

Best Projects of 2010 From Colorado & The Plains

McGraw Hill
CONSTRUCTION

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GOLD

Outstanding Multifamily/Hospitality Project

The Little Nell

Submitted by First Finish Inc.



The Little Nell, an internationally known Aspen destination, is a high-profile property where 65% of its clientele are repeat customers. In 2009, Aspen's only five-star/five-diamond ski-in/ski-out resort underwent major renovations, the first since opening in 1989.

The 95,000-sq-ft, \$20-million renovation offered the project team a number of

challenges, including its remote location, tight site and pre-existing building conditions. Once building materials reached The Little Nell, getting them up to the proper floors was yet another challenge. After the initial site survey of the property, the project team determined that larger items such as door assemblies, millwork components and drywall would not fit into elevators.

As a remedy, steel railings on balconies of each floor were removed with a welding torch, and an industrial boom lift fitted with a custom-built platform hoisted materials onto designated floors. The railings were then reinstalled and polished at completion.

Aspen, Colo.

\$20 million

Owner: The Aspen Skiing Co.

Contractor/CM: First Finish Inc./Jones Lang La Salle Americas

Architect: Rowland + Broughton Architecture and Urban Design

Engineers: MKK Consulting Engineers Inc.

Among the Subcontractors: Access Demolition, Allied Floor Services, Balentine, Gordon's Glass, ID Construction, West Systems Group, Western States Fire Protection, Williams Coating & Restoration, ACE-ICS Logistics

Start: Sept. 2009 **Finish:** Nov. 2009

Also, all walls were out of square, which required complete replacement of metal studs and/or constant adjustments to provide a seamless finished product.

Despite its challenges, the project team completed the renovation in 12 weeks and in time for the 2009 ski season. ■



FROM THE GROUND UP

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