

Adventures in McCloudland

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Twenty years before, Lee had managed a large hospital project where fast-tracking was first introduced. It had been a new concept. Simplified, it's a process where a project is constructed in concurrent stages. The first stage is drawn, approved by the building department, bid, and construction started while the next stage is being drawn, approved and bid. Likewise for the third. It cuts down on project time significantly as you are under construction while the final drawings are still being prepared and approved for subsequent phases. If you can juggle it all, it works. Lee had. Ron Stevens concurred that he and his staff could handle it.

The first stage would consist of relocating the original window placements, removing the buildouts on the porches and removing every other guest room partition wall so the rooms would be twice the current size. We knew the partition walls were non-bearing so there should be no problem with the building department. We'd also repair any rot or water damage during this phase and remove any asbestos. As the property owners we could remove the white stuff ourselves and save a lot of money. Phase I would offer us the easiest and quickest permit process as the items could be classified as maintenance. We could get a fast start, and an opportunity to discover any construction problems we'd need to address. We could also estimate construction costs with more confidence and be starting with a contractor for a smaller chunk of the project rather than the whole thing.

Phase II would be the major building phase. We'd reconstruct the first floor lobby, basement pub and eatery, 30 rooms on three floors, and our living quarters. Essentially the project would be completed inside the building.

Phase III would be complete the project with necessary site work, garages for our use at the back of the hotel, walkways, parking spaces, exterior painting and landscaping

We had a plan and it looked good.