

Development Services

Hotel Site Selection

Having built new hotels, expanded existing and extensively renovated close to 120 hotels over the past 20 years, we have a deep understanding of the process required to identify and evaluate development sites with maximum potential.

From feasibility studies and property appraisals to negotiating financing to working with local officials and counties, we will analyze the viability of a site and make sure all parties are making the right choice.

Built to Suit

Whether you're looking to build a purpose-built or branded hotel, expand your existing footprint or renovate your hotel's exterior or interior, we work with you to analyze your hotel's needs. We'll help with location, age and quality, market demographics, volume of use, duration of stays, guest requirements and more.

Best in Class “Dark & Quiet” Hotel Construction

One of our main strategic segments is accommodation for employees primarily in the construction, transportation, and resource sectors. These employees work extremely long hours in hazardous conditions and there are regulatory constraints regarding the type of rest they need.

Where most hotel developers don't focus on the critical construction required to deliver complete dark and quiet guestrooms, we do. Why? Because we understand and value crew safety. Our hotels are constructed so that no two guestroom walls are connected; bathrooms are strategically placed so next door's plumbing can't be heard. We procure blackout blinds that completely trap light — way beyond dark drapes— and we include door sweeps to block even a hint of light under doors.

Sure, providing zero transfer of sound and light costs more to build, but by doing we know our guests are safely going back on shift. And we know they will return.

Design and Construction Services

Once your site has been selected, we provide turn-key construction using the most advanced building methods and materials. From structural elements and floor plans to furnishings and amenities, your hotel is designed, built and operated to satisfy the unique requirements of your brand and guests.

Our team is also skilled in restaurant design, concept planning and construction operations; from full-service hotel restaurants to casual dining to modular builds.

Conversions and Renovations

If your property is regularly exceeding its occupancy threshold, perhaps an expansion or renovation is in order. Our experienced development and construction team can walk you through your options.

Capital and Asset Preservation

We work with our clients to create a capital reserve fund that our management division, ONE Lodging Management, can deploy—funds that some competitors are lacking. We can repair with capital plans and address those priorities through asset preservation. We consider ourselves stewards of your hotel and our goal is to maintain your asset at the highest level. Having a consistent approach to capital and asset preservation makes us strong stewards of your hotels.

