



**GEJOHNSON**  
CONSTRUCTION COMPANY

## Manor Vail expansion pioneers new tabletop approach

For more than 40 years, Manor Vail has enjoyed its reputation as a year-round resort favorite. Hotel properties, restaurants and other businesses took note as Vail embarked on more than \$1 billion worth of renewal. Not to be outdone, Manor Vail announced a state-of-the-art expansion and renovation of its own.

On April 1 of last year, Manor Vail broke ground on an ambitious project that includes the addition of 17 luxury condominiums, a new façade of wood and stone that complements the interior upgrades, the replacement of some surface parking with an expanded underground parking structure, and the addition of 12 elevators and other architectural and landscaping improvements. Time is at a premium on this project because owners will be allowed back into their units on July 1, and construction will be completed this fall.

One of the most challenging aspects of this resort makeover was the design and implementation of the field structure for the new condominiums over the existing structure of the building.

"I heard from one person at the town of Vail's Building Office that this is the most complicated project in the western United States," says Kirk Johnston of East West Partners, the project developer.

To address this, the design team and general contractor GE Johnson Construction Co. developed a plan to build a tabletop over the existing building. The steel structures that support this tabletop run along the lines of the original structure. A "skin" is then wrapped around the entire building that enables designers to match the look of the new construction to the original building. The new façade includes new doors and windows for the existing units.

"It's a new type of construction for us as developers," explains Jim Telling, a partner with East West Partners, "and a first for the town of Vail."

By utilizing this tabletop approach, the builders were able to construct the 17 luxury condominiums without altering the floor plans of the existing units.

"Our success is really based on a team effort," says Johnston. "Without the continued cooperation between the structural engi-

neers, general contractor and design team, we wouldn't be able to complete this collaboration of new construction with the renewal of the existing structure."

Manor Vail's tabletop idea is not an isolated incident. "I thought this was a once in a lifetime experience," says Brian Sipes, a principal with Zehren and Associates, the project designer. "But we've started a trend. I think we pioneered this technique and now others are learning from our successes and mistakes."

Several other properties in Vail are now utilizing the tabletop technique. ✨

### Manor Vail

Vail

**Cost** \$85 million

**Scope** A 52,000-sq-ft expansion, including 17 new penthouse units constructed over five existing buildings; new two-level underground parking garage; fire, life-safety upgrade of existing buildings and common space; new exterior siding over all the existing buildings, remodel of several existing units; addition of new spas and relocation of the swimming pool; upgrades to meeting and common space in existing buildings; addition of new employee housing unit

**Start** May 2007

**Completion** Fall 2008

**Owner/Developer** East West Partners

**Architect** Zehren and Associates

**General Contractor** GE Johnson Construction Co.

**Structural Engineers** Monroe & Newell

**Among the Subcontractors** LPR Engineering, Bowen Gant Engineering, Midwest Drywall Co. Hudspeth & Associates, B&B Excavating, Coggins Engineering