

Hotel Syracuse Restoration: Panel Discussion

Edward Riley, A.I.A.; Managing Member, Hotel Syracuse Restoration, LLC., Ownership

Sam Cosamano, PE, Principal, IPD Engineering, MEP Engineering

Bruce King, A.I.A, Principal, Holmes, King, Kallquist & Associates, Historical Restoration

Mario LaGuardia, A.I.A.; Principal, MLG Architects, Architect of Record, Managing Firm

James Williams, AIA, Associate, Holmes, King, Kallquist & Associates Architects, LLP

ABSTRACT

The panelists, all key participants in the restoration and renovation of the 90 year old Hotel Syracuse, which resulted in reopening of the property as the Marriott Syracuse Downtown, will discuss the programming, delivery process and design challenges, along with lessons learned in completing this 70 million dollar project from July 2014 to completion and the opening in August 2016. Discussion topics will include:

- Documentation for existing systems and construction for reuse/renovation.
- Restoration of existing construction and finishes, interior and exterior.
- Design and installation of new MEP and Life Safety Systems.
- Select demolition and remediation process.
- Building code challenges and solutions.
- Compliance with Interior Department Standards for Rehabilitation Tax Credits.
- Project funding and organizational structure.
- Community support and involvement.

In completing this renovation, the design team, contractors and ownership were challenged to design and construct all new mechanical, electrical, plumbing, fire protection and Life Safety Systems meeting current building codes and Marriott standards, within a building originally constructed in 1924, while restoring the significant interior public spaces to rehabilitation tax credit standards. The renovation also provided new guestrooms, along with restored historic guestroom suites. Additionally, the exterior of the building was repaired and restored. In order to complete a project of this complexity with associated costs, several grants, in addition to a tax credit investor, and construction financing were required, making the project a complex transaction requiring close cooperation of state and local governments, private investors and private banking entities. The resulting project saved a nationally recognized historic structure, in addition to prominent local landmark, returning it to productive use with modern MEP and Life Safety Systems.

BIOGRAPHY

Edward M. Riley has 40 years of experience in design, construction, real estate development and hotel operations. In August of 2014, Mr. Riley resigned from Pyramid Hotel Group as their Sr. Vice President for Design, Construction and Real Estate to focus on the Hotel Syracuse rehabilitation. Prior to joining Pyramid, Mr. Riley was Vice President of Resort Development at Intrawest Placemaking in Reno/Tahoe. Mr. Riley was also Director of Development for Marriott Resorts in Hawaii, involved in several properties with budgets totaling 1.1 billion dollars. As a founding partner in Waterford Development, Mr. Riley was an owner/partner in Marriott Courtyard and Springhill Suites properties in Northern New Jersey and Philadelphia areas. He also was Architect of record and co-developer of several historic restoration projects in Armory Square area of downtown Syracuse, securing the historic rehabilitation tax credits for Bentley-Settle, Piper-Phillips, the McArthur, Worth & Cooney buildings. In 2014, Mr. Riley formed Hotel Syracuse Restoration LLC. The focus was the restoration and renovation of the 92 year old Hotel Syracuse, which opened in August of 2016 as the Marriott Syracuse Downtown. Mr. Riley attended architectural school at Onondaga Community College and Syracuse University, is a licensed Architect in New York State, and actively maintains his registration.

Sam Cosamano, P.E., LEED AP, President of IPD Engineering Sam possesses over 20 years of experience designing mechanical systems for a wide variety of building types. He has a long standing reputation for developing creative design solutions to complex problems and is a strong proponent of sustainable, yet practical design. Sam, a graduate of SUNY Polytechnic Institute, is registered in several states, including New York, is a LEED Accredited Professional, a member of the American Society of Heating, Refrigeration and Air-Conditioning Engineers and was recognized as one of the CNY Business Journal's 40 Under Forty winners in 2014.

Bruce King has 42 years' experience with a diverse range of project types. As a founding principal of Holmes•King•Kallquist & Associates, Architects, LLP, he has acted as Principal-in-Charge for the firm's projects in the following areas: hospitality, affordable housing, historic preservation, municipal, public library, university, office, and retail.

Specific areas of expertise include research, program development, and conceptual design for public libraries and local government facilities. Among his design interests is the creation of architecturally appropriate infill residences for urban lots. He is also skilled in historic preservation and adaptive re-use planning with specialties in historic roofing technology and masonry restoration.

Mario LaGuardia

Jamie Williams has 34 years of experience as a design professional, including extensive experience with historic preservation. His experience in historic preservation design, planning and project management spans the full range of typologies, including hotels, churches, large urban projects, campus institutions and residences.

Many of his historic preservation projects have received regional and state awards, including the Preservation League of New York State. Jamie is qualified as a preservation architect under federal guidelines, and has conducted numerous complex negotiations with the State Historic Preservation Office.