

# Gallery One

## Presentation

**AVANTE CONSTRUCTION**

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### A Refreshing Redesign: Transforming GALLERYone

Commercial renovations offer the perfect opportunity to demonstrate high-quality craftsmanship, efficient project management, and attention to detail. A recent construction project in Fort Lauderdale involved a complete transformation of two stories at GALLERYone — a DoubleTree Suites by Hilton that operates as both a hotel and condominium.

The scope included extensive interior demolition, structural upgrades, and the build-out of refreshed common areas, guest amenities, and service spaces. From planning to final execution, the focus remained on minimizing disruptions to residents and guests while ensuring top-tier construction standards. The result: a revitalized space that meets modern hospitality expectations and enhances the overall guest experience.





GALLERYone is a condo hotel that overlooks the intercoastal waterway at the Sunrise Bridge in Fort Lauderdale. The Highrise was built in 1986 and has 256 units, that are mainly one bedroom. The goal for this project was to update the common area spaces and create a warm and inviting feel by the water. The project included the front desk, a coffee area, the restaurant, an inside and outside bar.



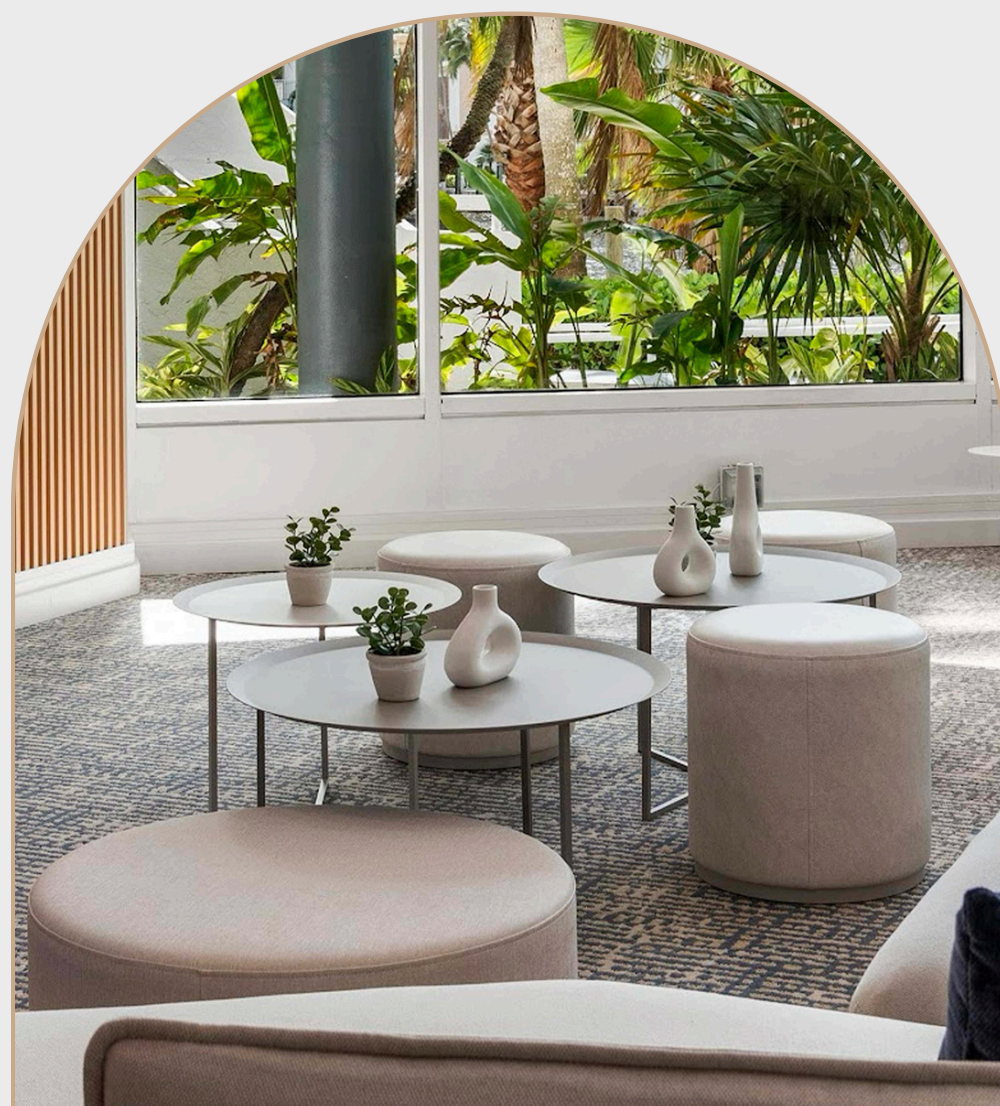
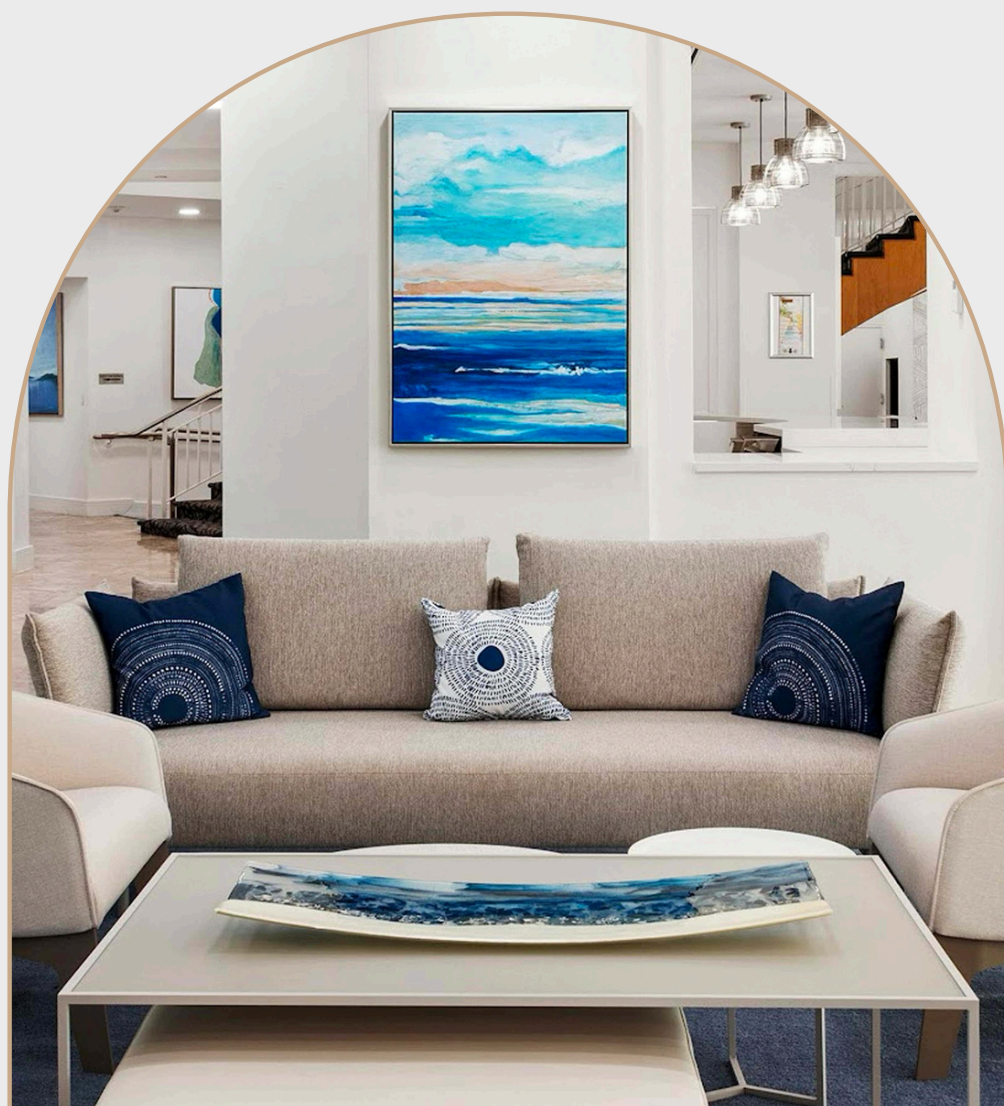


The renovation of GALLERYone's two-story common areas required strategic coordination and precise execution. With the hotel fully operational during construction, timing was everything. Crews had to work around guest activity, often completing major tasks during off-hours to minimize disruption.

One of the early steps involved aligning the new finish palette with existing elements, including the current flooring. Inspired by the natural surroundings, the updated colors supported a more calming and inviting atmosphere. Meanwhile, construction teams worked in tandem with delivery schedules to ensure that as outdated furniture and fixtures were removed, new elements were installed immediately after—keeping the spaces functional and welcoming throughout the process.

Ownership requested the creation of a sports bar-style area for guests to enjoy on game days. To bring that vision to life, the construction team moved quickly and efficiently, installing custom-built elements and managing trades to keep the project on track and on time.





Upon entering the hotel, guests are now welcomed by a newly constructed front desk area, designed to enhance both functionality and visual appeal. The backdrop features installed textured wallpaper that adds warmth, while custom wall elements evoke movement and connection to the waterfront location. To the left, the lobby opens into a freshly updated seating area. Construction teams carefully installed built-in seating arrangements, including window-lined nooks outfitted with Le Beaumont Chairs—perfect for relaxing or people-watching. Coordinated furniture pieces, including sofas and poufs, were brought in and arranged to create a seamless, beach-inspired atmosphere. A vibrant blue rug anchors the space, giving the impression of the ocean gently flowing indoors. Framed artwork, professionally installed throughout the lobby and common areas, adds bright accents that reinforce the coastal contemporary feel and tie together the refreshed interiors. All upgrades were completed while the hotel remained operational, requiring careful scheduling and expert execution from the construction crew.





**The bar area** at GALLERYone underwent a major transformation to create a brighter, more inviting space for guests. The construction team began by removing a bulky overhead structure that had made the space feel confined and outdated. This demolition opened up sightlines and created a more welcoming atmosphere. Crews refaced the existing bar, updated finishes, and installed new lighting—including bright Schema pendant fixtures—to enhance visibility and ambiance. Multiple televisions were mounted to create a dynamic game-day experience. New entertainment features like a shuffleboard table and pool table were added, along with newly assembled seating areas featuring the Le Cournoyer Sectional and Day Barstools. The result is a vibrant, multipurpose space where guests can relax, socialize, and enjoy the energy of the updated bar—all while construction was completed swiftly and with minimal disruption to hotel operations.





**The Coffee Bar** received a full renovation aimed at modernizing the space and improving guest flow. Construction crews reconfigured the layout to introduce multiple seating zones, creating a more functional and welcoming environment for guests to enjoy their morning routines.

Handcrafted Damien Lounge Chairs featuring abaca rope detailing were installed alongside Astoria Coffee Tables, forming cozy nooks throughout the area. Flooring, electrical, and lighting adjustments were made to support the updated layout, with careful attention to detail ensuring every element was installed to specification.

The result is a refreshed Coffee Bar that feels both relaxed and refined—an ideal spot to sit back with a cup of coffee in a space built for comfort and connection.





The restaurant at GALLERY one underwent a complete overhaul to enhance both functionality and guest appeal. The original layout and finishes were outdated, overshadowing the restaurant's most valuable asset—a spectacular waterfront view. Construction efforts focused on reconfiguring the space to open it up, optimize flow, and draw attention to the scenery.

The team installed new Cubo Tables and Sara II Dining Chairs, selected for their durability and comfort in high-traffic environments. Custom wallpaper and artwork were mounted to add visual interest, while the buffet bar and waitstaff station were rebuilt to improve service efficiency. Every aspect of the renovation was completed with careful coordination to maintain hotel operations and guest comfort.

Commercial renovations like this require a deep understanding of brand standards, heavy-use requirements, and overall space planning. Materials were sourced not only for aesthetics but also for long-term wear and ease of maintenance. Thanks to established vendor relationships and experienced construction management, the project was delivered on time and within budget—ready to serve guests from breakfast to dinner in a refreshed, welcoming environment.





To elevate the guest experience outdoors, **the exterior bar** at GALLERY one was completely reimagined and rebuilt with durability and style in mind. The construction team laid the foundation for a space that balances hospitality with function—creating an open-air destination that complements the hotel’s waterfront setting.

New surfacing and structural enhancements were implemented to withstand the elements, including custom bar framing and weather-resistant finishes. The bar itself was refaced and topped with materials chosen for their resilience and easy maintenance in Florida’s climate. Electrical work was integrated seamlessly to support lighting, refrigeration, and service stations. A full seating arrangement was installed to create a laid-back atmosphere perfect for sipping cocktails under the sun or enjoying evening views by the water. With thoughtful execution and a focus on longevity, this outdoor bar stands as a stylish and functional extension of the hotel’s hospitality offerings.



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