



Karndean
Designflooring

Commercial

UpValley Inn & Hot Springs

Calistoga, CA

"You can replace a plank in 30 seconds
- that's the biggest peace of mind."

Amar Patel, Managing Member, The Anvaya Group



UpValley Inn & Hot Springs



What began as a Comfort Inn in the late 1980s in the Napa Valley region of California has evolved to become a sprawling upscale hotel, comprised of 55 rooms across six buildings, matching the competitive hospitality landscape of the area. "In Napa Valley, the expectations are very high. We had to renovate our property to compete with the rising rates and increased competition," UpValley Inn & Hot Springs Owner and Managing Member of The Anvaya Group Amar Patel said. Now that renovations are complete, Patel can offer guests a boutique hotel feel and the ability to retain their hotel perks and points.

New flooring was a key component of the updates. In the early planning stages, Patel knew there was one type of floor covering he did not want - carpet. "Carpet was our enemy. To replace it, you must have the exact style on-site and an installer has to come out. It's a hassle." Instead of carpet, Patel knew he wanted a wood-look product that would be easy to replace and maximize acoustics as sound transference had been a past problem. "Bedding gets changed, fixtures get changed, but we needed the flooring to last," Patel said.

With these requirements in mind, Patel attended the 2015 Hospitality Design (HD) Expo in Las Vegas where he saw Karndean Designflooring for the first time. Patel walked past the booth as a Karndean LooseLay demonstration showed how planks could be quickly, easily and individually replaced. "Karndean LooseLay blew me away," Patel said. After speaking on-site with a Karndean representative about the product's ease of maintenance, durable 20 mil wear layer, IIC score of 56 (Δ IIC 16) and 15-year commercial warranty, Patel was ready to move forward with choosing a Karndean LooseLay design for a model room on the property.

The property's aesthetic is a rustic and modern combination, with rough-sawn timber headboards and complementary modern case goods. "We knew that the flooring needed to be darker to carry the rest of the room," Patel said. He and his team landed on Hartford, a bold weathered visual.

Hartford was installed in all 55 guest rooms between November 2016 and July 2017.

While so far not a single plank has been replaced, Patel is not dreading the day when one will need to be. "The floor is the least of my worries now. You can replace a plank in 30 seconds - that's the biggest peace of mind." And with three Karndean Designflooring US-based warehouses that house unparalleled stock levels, Patel doesn't need to keep a significant amount of replacement planks on-site, as he did with carpet.

Despite initial concerns about how housekeeping staff would take to the new flooring, according to Patel, "The cleanliness factor is worth the extra time (compared with carpet). Guests feel the cleanliness coming through."

Now thanks to the new upscale look, UpValley Inn & Hot Springs can compete with other premier accommodations in the area. Says Patel of the end result, "We love it, the guests love it. Guest satisfaction is high."

[View examples of previous case studies here](#)



Client:

UpValley Inn & Hot Springs

Location:

Calistoga, CA

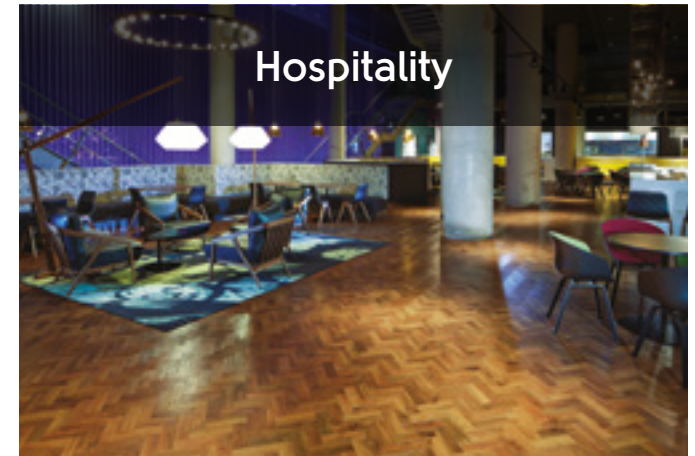


Owner:

Amar Patel,
The Anvaya Group

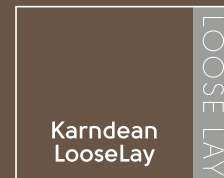


Hospitality



Products

Hartford **LLP112**



Area:

22,000 sq.ft.



Products Specified

Product: Hartford **LLP112**

Karndean LooseLay

Thickness: 4.5 mm

Wear Layer: 20 mil (0.5 mm)

Bevel: No

Warranty: 15 Years

Acoustic Impact Noise Reduction/Result:

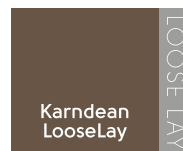
ASTM E2179-09 - Δ IIC = 16 dB

ASTM E492-09 - IIC = 56 dB (6" concrete slab w/drop ceiling)

IIC = 71 dB (6" slab w/drop ceiling + QuietChoice)

Slip Resistance/Result:

ASTM D2047 - Pass (Dry 0.92)



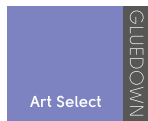
[View the full technical data sheet](#)



Hartford **LLP112**

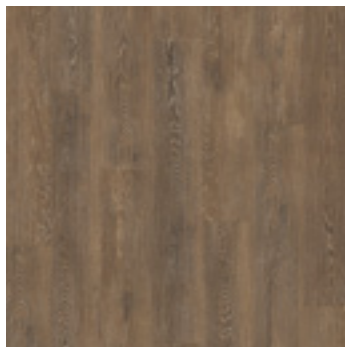
Get the look

Create the same look as UpValley Inn & Hot Springs for your space. We have a variety of products to match within our ranges, featuring multiple installation methods.



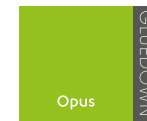
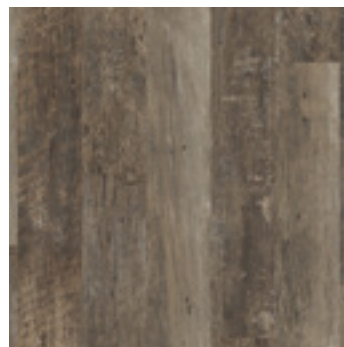
Dusk Oak
HC03

Thickness: 3.0 mm
Wear Layer: 30 mil (0.7 mm)
Bevel: Standard
Size: 36" x 6"
(915 mm x 152 mm)
Installation Method: Gluedown
Warranty: 20 Years
Slip Resistance/Result:
ASTM D2047 - Pass (Dry 0.92)



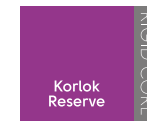
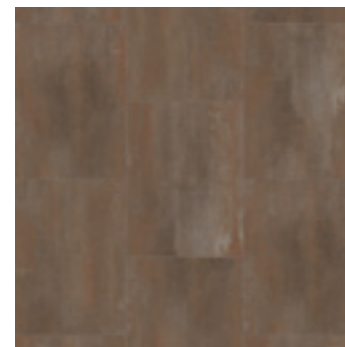
Reclaimed Redwood
VGW99T

Thickness: 3.0 mm
Wear Layer: 20 mil (0.5 mm)
Bevel: Micro
Size: 48" x 7"
(1219 mm x 178 mm)
Installation Method: Gluedown
Warranty: 15 Years
Slip Resistance/Result:
ASTM D2047 - Pass (Dry 0.89)



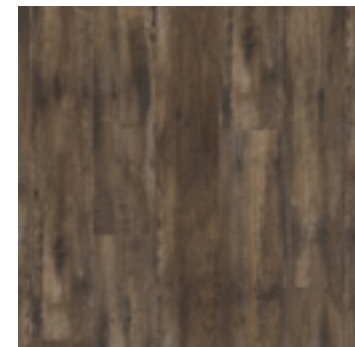
Ferra
SP215

Thickness: 2.5 mm
Wear Layer: 20 mil (0.5 mm)
Bevel: Micro
Size: 18" x 24"
(457 mm x 610 mm)
Installation Method: Gluedown
Warranty: 15 Years
Slip Resistance/Result:
ASTM D2047 - Pass (Dry 0.89)



Charred Weathered Pine
RCP6539

Thickness: 6.5 mm
Wear Layer: 20 mil (0.5 mm)
Bevel: Micro
Size: 48" x 7"
(1220 mm x 179 mm)
Installation Method: Rigid core
Warranty: 15 Years
Slip Resistance/Result:
ASTM D2047 - Pass (Dry >0.8)





■ VGM19T ▽



■ WJP414 ▽



■ RKP811 ▽



■ ST16 ▽



Why not consider a feature design,
you can even design your own.



■ EW22 ▽



■ LLP306 ▽



■ RKP8217 ▽



■ LM03 ▽

