



## SPRINGHILL SUITES

This SpringHill Suites hotel is located in one of the trendiest areas of Richmond. Positioned just off Gaskins Road between I-64 and Broad Street, the 2.9 acre site is conveniently located near Short Pump Town Center. Business travelers also enjoy easy access to the Innsbrook Corporate Park, West Creek Business Park and a short trip down Broad Street to Downtown Richmond.

The hotel is the third of three similar SpringHill Suites by LPB and this developer, each a refinement of the previous. As each hotel opened, Value Engineering options - caused by Change Orders, code challenges, missed Brand requirements and operational areas for improvement - were all organized, and incorporated into the next hotel.

The plan followed the SpringHill Suites Gen 3 prototype, but with minor improvements defined by the developer. The open lobby welcomes guests to the registration area, from which they see the lounge, library and dining / buffet areas. Meeting rooms, a business office, market and an interior pool / spa with an outside private sun deck are also on the first floor.

The four-story, 103-room building is detailed with a brick first floor and stucco upper levels, with accent projecting masses that align with standing seam metal roof elements. Colors are a blend of earth tones that lead to a natural look. LPB conceived a unique arrival canopy made of steel and translucent plastic panels. The canopy cantilevers across the drive, since the narrow site did not allow for a traditional drive-under canopy



The structure is a load bearing wood frame with TJI floors and truss roof. Floors are topped with light weight concrete and suspended ceilings to isolate sound. Guest rooms are conditioned with PTAC's and public areas with split system fan coil units. Corridors are conditioned with 100% outside air units. The project was competitively bid, and awarded under lump sum contract.

architecture

L

engineering

P

interiors

B

C

## RICHMOND, VA

Units  
103

Gross Square Foot  
59,303

Construction Cost  
\$7,200,000

Cost/Square Foot  
\$121.41

Cost/Unit  
\$69,903

Gross Square Foot/Unit  
576

Acreage  
2.9

Construction Start  
February 2007

Construction Time  
12 Months

Contractor  
KBS General Contractors

Owner  
McKibbin Hotel Group

