



HILTON GARDEN INN/ MIDTOWN

This hotel was the first of two Hilton projects planned for a 3.1 acre site in the Midtown area of Savannah. The second, a 120-unit, seven-story, Hampton Inn & Suites with a three story parking deck was built in 2009, completing the 252-room development. The hotel is near a regional mall, Ft. Stewart, a community college and a dense business / residential area. Because of the odd shape of the property, an end-loaded HGI was used, with the Porte Cochere and the Pavilion fronting the busy Abercorn Street.

The Pavilion is very much in keeping with the brand prototype, but has a custom color set, reflecting some of the mellow, authenticated historic Savannah colors. Since the site was too narrow for the normal side patio and landscaped lawns, compact walled gardens, typical to the old residential areas of Savannah, were effective in providing the same functions. The exterior is stucco, in a very relaxed pallet of grayed rose Savannah colors.

The hotel offers a suite of meeting rooms that can be broken into small spaces or used as a 3,100 square foot ballroom. The pre-function space opens onto a pool / garden deck for breakout use, and is adjacent to the four-bay hospitality suite. A rear service corridor was provided to allow delivery of service products, and discreet movement of banquet and room services. An enlarged fitness area, a business office and Market complete the amenity package. The laundry was planned for extra equipment, to support the second phase Hampton Inn & Suites next door.

The room mix includes standard kings, king-sofa rooms (one foot longer), king spa rooms and double-queens. Unlike the prototype, this hotel contains 15 shot-gun suites, with vertical PTAC's. The hospitality suite doubles as a honeymoon suite.

The structure is block and 8" hollow-core planks with steel truss pitched roof, supported concrete caisson piers. Due to high seismic and wind loads, the exterior walls are all concrete block, to provide the extra shear resistance and impact resistance. Ten inch planks were used to get the wider spans over the meeting rooms, to avoid columns in those spaces.



The rooms are conditioned with PTAC's, and the public areas with split system fan coil units. Corridors are pressurized with 100% conditioned, de-humidified air, to combat mildew and other humidity related problems common to these southern coastal areas. The project was negotiated and awarded under a lump sum contract.

architecture

L

engineering

P

interiors

B

C

SAVANNAH, GA

Units
132

Gross Square Foot
78,859

Construction Cost
\$9,370,000

Cost/Square Foot
\$118.82

Cost/Unit
\$70,985

Gross Square Foot/Unit
597

Acreage
2.0

Construction Start
May 2006

Construction Time
16 Months

Contractor
Pinkerton & Laws

Owner
North Point Hospitality Group

