



HAMPTON INN & SUITES / MIDTOWN

This 3.1 acre site was master planned for two mid-rise hotels, the first of which was an LPB-designed 133-room Hilton Garden Inn opened in 2007. This second phase, a 120-room Hampton Inn & Suites, occupies 1.1 acre of the overall parcel, and includes a 3-story, 111-car parking deck. The hotel is located about 5 miles south of downtown Savannah on Abercorn Street in an area rich with residential, business and shopping. The developer wanted a building that would make a clear ‘Savannah’ statement. LPB used a combination of traditional building details including rustication on the lower levels, window casing and decorative ‘ogee’ bands and cornice. The exterior stucco colors – a family of soft yellows – set a distinctive tone for the property.

Because of the tight site constraints, an end-entry building configuration with a drive under Porte Cochere was chosen. Upon entering the hotel, a dramatic two-story space opens up to the “Make It Hampton” lobby and dining area. Other amenities include a business office, market, board room and a large suite of meeting spaces on the second floor. Since the sister hotel next door has a large, outside garden pool, the Hampton pool and spa was designed for inside use. Laundry functions are taken care of in the adjacent hotel, but this hotel’s laundry utilities are roughed-in, in case needed in the future.

As part of the site approval process, the open parking deck was required to be ‘dressed’ to be more than a plain deck. Corner towers with clay tile roofs and accent decorative arches were used. The deck is a pre-cast concrete frame with concrete topped double tee’s, in which the structural design was optimized using a design-built contract within the general contract. The pre-cast supplier was able to bring significant savings to the project by employing methods they were most comfortable with.

The hotel structure also used pre-cast concrete, with a hollow core floor / room system. Weak soils and high wind / seismic loads in the area combined to require enhanced lateral and foundation designs. The building uses PTAC’s for guest rooms and split-system fan coil units for public area. Special A/C equipment was used for corridor conditioning – to achieve positive pressurization – and for pool area dehumidification. The project was competitively bid and awarded under a lump sum contract.

architecture

L

engineering

P

interiors

B

C

SAVANNAH, GA

Units
120

Gross Square Foot
73,724

Construction Cost
\$10,865,000

Cost/Square Foot
\$147.37

Cost/Unit
\$80,542

Gross Square Foot/Unit
614

Acreage
1.163

Construction Start
November 2008

Construction Time
14 Months

Contractor
Kellogg & Kimsey, Inc.

Owner
North Point Hospitality Group, Inc.