



HOMEWOOD SUITES

The third of three hotels brought to Avion Park near the Tampa Airport and Raymond James Stadium, the Homewood Suites sports a surprising new look. Not as traditional as the prototype design, this Homewood is spiced-up a bit, to keep pace with its nearby sister hotels. It is compliant with the Avion Design Standards – having a high-tech, Floridian look to it – and is at the same time responsive to the residential feel that extended-stay hotels ought to express. The hotel is nestled into the embrace of a few Grand Oaks, giving the impression that the hotel may be been there for years. The exterior materials are faux, cut coral stone at the first two floors, banded to suggest rustication, and stucco on the upper levels, in comfortable shades of beige. Curtain wall areas at both ends of the building bring back the sleeker feel found in the other buildings in the Park. Plantation awnings are used to accent the façade and provide shade from the sun. An adjacent garage provides necessary parking.

The Homewood lobby is very prototypical, except that it is tucked under the hotel tower, to conserve land use. Upon entering the lobby, one sees by the fireplace, through the lobby to the patio area, fire pit and pool beyond. The registration, shop and dining/buffet are to the left, and meeting, toilets and elevators to the right. Extra meeting space is on the second floor, and well as an enlarged fitness space discretely overlooking the lobby. The 144 rooms are a mixture of Studios, King One-Bedroom, and Two-Bedroom units.

The building has a post-tensioned structure with shallow spread footings. Exterior walls are all non-load bearing masonry, based on a suggestion by the contractor to better deal with impact-resistance requirements and prevention of moisture intrusion. Windows and PTAC grills are separated, to allow for

enhanced water sealing. The roofing is a TPO (plastic) single-ply membrane on insulating, sloping, light-weight concrete, on the structural roof slab. Windows are detailed as 5' by 5' square openings, divided into four smaller square lights, for a clean, contemporary feel.



The project was negotiated and a GMP contract was awarded.

architecture

L

engineering

P

interiors

B

C

TAMPA, FL

Units
144

Gross Square Foot
110,803

Construction Cost
\$14,695,646

Cost/Square Foot
\$132.63

Cost/Unit
\$102,053

Gross Square Foot/Unit
769

Acreage
1.212

Construction Start
August 2007

Construction Time
14 Months

Contractor
Pinkerton & Laws

Owner
McKibbin Hotel Group



HOSPITALITY