



HAMPTON INN & SUITES

Orlando Gateway is a 120-acre development just north of the Orlando Airport – serving as a gateway to the city. The developer purchased 12 acres in this highly visible location for the eventual development of four hotels. The first two Hilton brand hotels were planned and approved for development, and the Hampton Inn & Suites was the first to advance. The 8-story, 180-room hotel occupies a 3.0 acre parcel of property in the Planned Unit Development.

The hotel is a variation of the “Make It Hampton” prototype, with a side entry, and see-through lobby to a pool plaza beyond. The property is adjacent to a number of restaurants, and pedestrian connection paths have been provided to accommodate access. Hotel amenities include a suite of meeting rooms (1,500 square feet combined), an enlarged fitness area, a business office and a Suite Shop. Meeting rooms have access to a large break-out patio, for fair weather activities.

The exterior is clad in stucco, colored with off-white, peach and coral with aqua accents to reflect the relaxed “Florida” feel. In response to the taller mass of the building, the base, middle and cap have been emphasized, and pilaster widths have been beefed-up. Room types include the 14’ wide king rooms, double-queens and 22’-wide suites.

The pre-cast, hollow-core, concrete planks on load-bearing masonry structure is founded on shallow foundations. The rooms are conditioned with PTAC’s and public spaces with split-system fan coil units. Corridors have 100% conditioned outside air units – to pressurize the building and prevent vapor/moisture intrusion. Plumbing includes the Solvent combination drain-waste-vent system, to save both space and cost. The project was negotiated to a lump sum contract.

architecture

L

engineering

P

interiors

B

C

ORLANDO, FL

Units
180

Gross Square Foot
107,231

Construction Cost
\$13,000.00

Cost/Square Foot
\$121.23

Cost/Unit
\$72,222

Gross Square Foot/Unit
596

Acreage
3.0

Construction Start
June 2009

Construction Time
14 Months

Contractor
Kellogg & Kimsey, Inc.

Owner
McKibbin Hotel Group