Fishers Inn & Suites Redesign

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[Signature]
Abstract

The Interior Design department has worked to educate students on the design process it takes to complete a project. This redesign shows all processes undergone in order to complete a project and get it ready for construction. The Hampton Inn & Suites is redesigned to incorporate new trends and ideas in hospitality design. The project started with programming, research, and space analysis. Then schematic designs began to form ideas for the project. Finally, the finished project consists of complete construction documents for building; manuals for finishes, furniture, and lighting; schematics; and presentation boards. This overall interior design project gives an example of all of the work required to get an interior design project ready for construction and presentation ready for the client.
Acknowledgements

- I want to thank Janet Fick for all of her help and inspiration for the development of my skills as an interior designer.

- Thanks to Thelma Lazos-Flores for her work in stretching my interior design concept and making this project come full circle

- Thanks to Lee Miller and Jason Southwell for being there to double check and bounce ideas off of.
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The Fishers Inn & Suites redesign will focus on creating a multi-functional space. Similar to a cruise ship environment, I plan to break the spaces down by territories and zones with adequate square footage for each intended use, and to make the spaces customizable and flexible so that it can be modified for various future functions.

Introduction

The senior thesis project I completed was a year long study of all elements of an interior design program and process in order to complete a project. I found an interior design project on my own and worked through the entire design process to complete a renovation of an existing building. The project was the Hampton Inn & Suites, located in Fishers, Indiana. This project allowed me to take into consideration many different areas and cover a wide variety of design elements. Fall semester was spent in the programming phase, where much research was conducted on hotel design and new trends in the hospitality industry. Through this research and observations of my building, I began to formulate the design elements that I wanted to incorporate into this facility. Then, spring semester developed all of the research and ideas into schematic designs and a complete design project ready for construction.

The Facility

The Hampton Inn & Suites is located on the northeast side of Indianapolis, off of I-69 at 116th Street. I worked with Lisa Wiggers, who is the General Manager of the facility. She has worked in several different hotels, including multiple Hampton Inn & Suites locations, throughout her career. Lisa currently runs and operates the entire Fishers facility, including all
employees and the 127 guest room hotel, as well as all amenities involved. Lisa and I worked together to uncover many areas that she saw needed improvement within the facility and have come to agreement on many design elements to incorporate into the new design. Her input was very helpful since she works within the space every day and sees where there are flaws in the functionality of the space. Initial items of discussion included a lack of storage space, commercial grade equipment for food preparation and storage, and individual workspace for all managers.

The Project

The parameters for the redesign include the entire first floor of this four story building. This space is approximately 16,500 square feet, with an additional 2,200 square foot pool and exercise area located in the rear of the facility. After the initial programming phase, these are the areas that were included in the redesign:

- Offices for mgt. employees
- Reception desk
- Seating area
- Conference room
- Multi-purpose room
- Restrooms
- Dining area
- Kitchen
- Laundry facilities
- Employee break room
- Several guest rooms
- Business center
- Cocktail/coffee bar

The original construction of this building incorporated all of the elements of the Hilton standards for a Hampton Inn & Suites. This renovation will move the interior of this building away from those requirements and will facilitate a more user friendly outcome. This design project is a hypothetical renovation, so the redesign considers Lisa Wiggers to be the new owner.
and operator of the hotel. Therefore, after the redesign, the space is now named the Fishers Inn & Suites.

Initial design schematics concentrated on the public areas and employee areas that currently exist. However, upon further research and discussion, the project has expanded to include an addition of a bar and business center, and expansion of several areas, including the kitchen and seating area. Based on extensive research on current trends in hotel design, I have found that many hotels are trying to pull more guests into the common areas on a regular basis. This is achieved by having more attractive features and amenities available, such as a bar or some sort of food, as well as small groupings of seating. The business center will also be in place to allow guests to utilize computers without being stuck in their room. Similar to the zoning layout and designs of cruise ships, the rooms in this hotel may be smaller in order to draw more guests away from seclusion and into the public sectors. Also similar to cruise ships, the finishes and atmosphere of the hotel will attempt to incorporate liveliness and community. An open feel between most areas will allow for guests to view the activities going on at all times and to see the different areas available to them. By keeping the larger part of the first floor visible, guests of the hotel will be drawn to the various activities and amenities.

Programming

The first half of this project concentrated on research and programming to determine the needs of the users of the space and trends in hospitality design. This helped to give me a focus for the project and to find a direction for my design. Influential designs that I took inspiration from included the Sheraton Tampa Riveralk in Tampa, Florida, and the Doubletree Metropolitan Hotel in New York, New York. These both incorporate the amenities and trends that I found to be important in hotel design. More information on these can be found in the program document.
following this reflection. Also, both Carnival and Royal Caribbean Cruise Lines allowed me to hone my design to the lively cruise ship feel. My goal was to incorporate vibrant colors and natural light into the space. Also, I saw that many cruise ships had dynamic and unique ceiling types and seating arrangements that allowed for communal spaces. These elements were then utilized in my design of Fishers Inn & Suites.

Keywords used to impact my design were “modern luxury,” “lifestyle brands,” “convenience,” “customization,” and “layer of luxury.” These words encompassed the mix of fun and lively environment as well as an upscale hotel. Trends showed that people preferred to stay in a hotel that was different that the everyday that they lived in at home and that by making the hotel design more luxurious and convenient, the hotel could draw additional clients in. Lifestyle branding focused on making the hotel resemble the kind of life people aspire to live, rather than the life that they live every day. These elements helped to direct my design in a fundamental way and brought cohesive ideas together.

Design Issues Addressed

Besides a general overhaul of the facility to incorporate the elements I found in my research, there were several design issues that became the focus of my work. These issues were troublesome for the guests and staff alike and made the space less usable. The following is a brief overview of the elements that I found most important and in most need for improvement as I worked on this project:

1. Space Utilization: Zoning was not clear in all spaces of the hotel. For example, the break room and laundry room have overlapping uses and do not allow for enough space for the tasks that should be assigned to each room. Extra counter space needed to be added in the laundry room, and an area to relax and remove one’s self from work was needed in the
break room. Also, the kitchen in the break room was inadequate and the desk space assigned to managers in the office was not properly proportioned or utilized.

2. Lack of amenities/attraction: In the old plan, there were no amenities to speak of besides a dining area for a continental breakfast. As previously stated, amenities are important to liven up the common area and draw people from their rooms. There was limited seating in the lobby and only a small area for guests to congregate.

3. Storage proximity/aesthetics: Storage was severely lacking throughout the facility. Storage in the office was located in plastic tubs under the desks, and on plywood shelving. Also, temporary carts are parked throughout the office to give more storage. At the end of each hallway is storage closet, which put much of the linens and other items needed at a far distance from those who needed to access them.

4. Commercial Equipment: The kitchen did not have any commercial appliances or storage and usable equipment for serving a very large number of people. The amount of food that could be provided to guests was very limited based on their kitchen space.

5. Assigned Office Space: The managers were not assigned to their own desk and space which did not allow for a productive work day. Calls were missed and computers were shared because a limited number of desks meant shared space for everyone working in the office.

6. Safety of Guests: Items such as the dining chairs were not adequate for small children or disabled. This and other areas needed to be considered for the safety of the guests staying in the hotel.

Schematic Designs
This process was a relief to get started after all of the work that had been done to research and find improvements to be made to the design. This was the first step in deciding what the final design would look like. Some initial furniture pieces were picked out as well as some basic finishes. The color scheme was developed during this initial schematic phase. I found inspiration in several different ceiling types and varieties of finishes to pull my design together. Light shelves were incorporated into the seating area, which allow much natural light in without the glare of it coming in directly. The light bounces off the shelves and up onto the ceiling which disperses it more adequately throughout the space. Interior windows were included in the conference room and business center for two reasons. One, it allowed natural light into those rooms, and two, it gave other guests and opportunity to all of the functions of the space and the life that was brought to the area through the activities in those rooms. A resin panel was used, which was frosted, to allow some privacy and still give the open feel. Also, half walls were used to divide the seating area from the rest of the hotel. This gave a delineated space but also kept the lobby area open and allowed light to flow through all areas.

An extensive kitchen was added to service both the breakfast area and the cocktail and coffee bar. A more extensive menu could be added to the hotel and have a greater draw for those looking for a unique location to stay at. For breakfast, a moveable wall is opened for the coffee bar to become a part of the dining area. This allowed for extra seating. Varieties of food and drink could be served, with the possibility of even having a full service menu and wait staff available. The kitchen is adequate enough to serve such a purpose. At night however, the moveable wall could be shut and the coffee bar would turn into a cocktail environment. Drinks could be served and the area is closed off for only those of legal age. The lights could be dimmed and the mood of the space could change drastically to allow for the space to be multi-functional.
The multi-purpose room is now extremely multi-functional as well. Round tables and square tables are both provided for a variety of set-ups in the space. Corner units also allow for large scale conference meetings and banquet tables as well. This allows for the clients using the space to set it up in any way that would work for their function.

Way-finding was incorporated in different ways to allow guests to feel comfortable in the space. A broadloom carpet with an eight foot repeat was used in the hallway to add variety. Also, a kiosk with a changeable screen is in the main lobby, so direction to what events are being held in what rooms can be displayed for easy access to all areas. Also, varying ceiling heights and styles are helpful in delineating spaces and the open floor plan allows guests to see most of what they would need easily upon entering the building. The reception desk now curves out into the lobby so that it is easily viewed upon entering.

Final Design Process & Construction Documents

The final design stemmed from further development of the schematic designs. A complete set of construction documents was finalized. These documents would be given to a contractor in order to completely build the design. To begin with, the contractor is given an existing floor plan and demolition plan. The demolition plan shows everything that needs to be removed in the space in order for the new design to be constructed. This includes any build in cabinetry or specialty equipment, as well as flooring, finishes, doors, and walls that need to be removed. Then the construction document has a floor plan of the revised building. This would be used to construct all of the interior walls. Wall section types are provided to show how to build each wall, and symbols are included to show each elevation and section that is included in the construction document. Dimensions show how to construct all elements of the project. Also included in the construction documents are detail drawings of all custom built pieces. In my
design, there are detail drawings of the custom reception desk and cocktail/coffee bar. Both of these elements are curved and would have to be custom built to fit the dimensions of the space.

This is a complete list of all construction documents that were completed:

A1 Cover sheet and Site Plan
A2.1 Existing Plan – East
A2.2 Existing Plan – West
A3.1 Demo Plan – East
A3.2 Demo Plan – West
A4.1 Construction Plan – East
A4.2 Construction Plan – West
A5.1 Enlarged Plan
A5.2 Enlarged Plan and Elevation
A5.3 Elevation
A5.4 Elevations
A5.5 Elevations
A5.6 Elevations
A6.1 Interior Section
A6.2 Interior Section
A6.3 Interior Sections
A6.4 Interior Sections
A7.1 Interior Detail
A8.1 Window Schedule/Door Schedule
A9.1 Schedule
A9.2 Finish Plan – East
A9.3 Finish Plan – West
A9.4 Floor Pattern Plan – East
A9.5 Floor Pattern Plan – West
E1.1 Reflected Ceiling Plan – East
E1.2 Reflected Ceiling Plan – West
F1.1 Furniture Schedule
F1.2 Furniture Plan – East
F1.3 Furniture Plan – West
F1.4 Additional Layouts of Multi-Purpose Room

Also included in the final design process are presentation boards which would be used to sell the design to a client. These show a final floor plan and concept statement as well as perspectives that show highlighted parts of the building in 3D. 3D is the best and easiest way to get the client to understand and picture what the space will look like in the end. These boards encompass all that the design focuses on and highlight selected areas.
Finish and furniture manuals are also included in the interior design process. These binders show all of the furniture and finishes that were selected for use in the space. These can be used for the contractor to verify that they are using the right furniture pieces and finishes in the space and for the designer or project manager to easily walk through the space upon completion to verify that everything is correct. By having a binder with pictures and samples of the finishes, it is easy to compare the installed pieces to the original specifications. Because of the unique nature and variety of space in the hotel, the furniture and finish selection for this project was extensive. Different spaces needed unique finishes and equipment for each function.

**Conclusion**

This project was an extensive display of the work that is done by an interior designer on any one project. While it was an amazing learning experience and a proud display of the knowledge I have learned throughout my schooling, it was a hard project to complete. For an actual design project, there would have been many more people working on such an immense project, and probably for a longer period of time. Despite the limitations of expertise one person has and the amount of research done to complete the project, I feel that this project is an adequate representation of the work and experiences that I have had during my time here at Ball State University. This project gave me a chance to study how the human uses a space and functions within it and led me to find ways in which I could enhance the human experience within a building. This is the core of what I believe design is and should be: working with a client and with users of spaces in order to allow for higher productivity and functionality, and if it is aesthetically pleasing in the end, that is only a bonus. The Fishers Inn and Suites is a prime example of how improved designs can allow for better functionality in a space and a user friendly environment.
Program Document
Program Addendum

Fishers Inn & Suites
FCSMR 484.03
Thelma Lazo-Flores
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Redesigning the Hampton Inn & Suites in Fishers, Indiana, will take into consideration many different areas and cover a wide variety of design elements. The facility is located on the northeast side of Indianapolis, off of I-69 at 116th Street.

I am working with Lisa Wiggers, who is the General Manager of the facility. She has worked in several different hotels, including multiple Hampton Inn & Suites locations.

Lisa currently runs and operates the entire Fishers facility, including all employees and 127 guest rooms. Lisa and I have discovered many areas that need improvement within the facility and have come to agreement on many design elements to incorporate into the new design.

The parameters for the redesign include the entire first floor of this four story building. This space is approximately 15,500 square feet, with an additional 3,000 square foot pool and exercise area located in the rear of the facility. Encompassed on the first floor are the following areas:

- offices for mgt. employees,
- reception desk,
- seating area,
- business center,
- conference room,
- multi-purpose room,
- restrooms,
- cocktail/coffee bar,
- dining area,
- kitchen,
- laundry facilities,
- employee break room,
- several guest rooms

All other floors of the building have guest rooms of a variety of sizes as well as small storage closets.
Initially, this building was designed to incorporate all of the elements of the Hilton standards for a Hampton Inn & Suites. This renovation will move the interior of this building away from those requirements and will facilitate a more user friendly outcome.

Initial designs schematics concentrated on the public areas and employee areas that currently exist. However, upon further research and discussion, the project has expanded to include an addition of a bar and business center, and expansion of several areas, including the kitchen and seating area. Based on extensive research on current trends in hotel design, I have found that many hotels are trying to pull more guests into the common area on a regular basis. This is achieved by having more attractive features and amenities available, such as a bar or some sort of food, as well as small groupings of seating. The business center will also be in place to allow guests to utilize computers without being stuck in their room. Similar to the zoning layout and designs of cruise ships, the rooms in this hotel may be smaller in order to draw more guests away from seclusion and into the public sectors.

Also similar to cruise ships, the finishes and atmosphere of the hotel will attempt to incorporate liveliness and community. An open feel between most areas will allow for guests to view the activities going on at all times and to see the different areas available to them. By keeping the larger part of the first floor visible, guests of the hotel will be drawn to the various activities and amenities.
Above: Existing Photo of Dining area and some seating in the lobby.

Right Above: Conference Room

Right: Seating in the lobby of the hotel
**Existing Site Photos**

Entryway and reception desk in hotel

Left: Serving area for breakfast served

Right Above: Vending/Convenience shop adjacent to reception desk

Right: Guest room
**Space Utilization**
The break room and laundry room of the hotel facility do not currently have properly assigned space allotments. Activities to take place in both spaces overlap and there is not proper counter space or relaxation space for the activities intended for each area.

Below: Limited counter and storage space in the laundry room, has impermanent storage because there is not adequate space for storage in close proximity.
Right: Kitchen for employee and breakroom does not inspire relaxation, taken over by laundry equipment.

**Lack of attraction/amenities**
Currently, the facility has no particular amenities to draw guests to the hotel, and there is no draw to bring hotel guests out of their room in order to liven up the public spaces and to socialize. Small seating area doesn’t give much room for guests to congregate in the lobby. Also, only 2 groupings of seating don’t give variations to the seating or areas for each group to congregate.

Right Top: Television seating area is adjacent to the dining area seating.
Above: Entryway seating is spread out and not conducive to socializing.
Storage proximity/aesthetics
Most storage is located at the far ends of each hallway. Therefore, there is not adequate space in proximity to the needed areas, such as behind the counter, the offices, and the laundry facilities. Little permanent, built in storage was designed into the space; therefore, temporary storage racks and carts fill the offices, laundry rooms, and kitchen.

Far Left: Storage of Linens in the laundry rooms. Same items are stored on other floors as well.
Middle Top: Office storage consists of many Tupperware stacks because there is little permanent storage provided.
Middle Bottom: Reception desk paperwork is stored in temporary carts because there is not enough drawers and counter space to hold all that is required.
Above: Pantry items in the kitchen are openly displayed on shelving, gives a cluttered and unprofessional look
Commercial Equipment
The kitchen facilities currently in place do not contain commercial grade appliances and enough space to allow for the volume of service that could be provided. In order to accommodate a more full service dining experience, the hotel will require better quality and variety of equipment.

Above: the kitchen has no stove, a small oven, and minimal cooking and service equipment. The sink is tucked behind the refrigerators and is hard to access.

Above: Employee breakroom kitchenette provides only minimal equipment for them to utilize.
Assigned office space

The offices currently don’t provide adequate space for each manager. Multiple people share desks, which doesn’t allow for them to complete their work timely and accurately.

Below: Desk area is shared by storage of supplies and cluttered with different employees equipment
Right: This desk is shared by 2 employees, no individual phone lines or computers for each manager to complete tasks

Safety of Guests

All guests, but especially children and disabled guests must be safe throughout the facility.

Right: Wayfinding is key to the safety and ease of use for the guests
Above: Seating in the dining area is not conducive to young children. Could be dangerous to them falling through or getting stuck in the back.
# Client Needs

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<th>NEEDS</th>
<th>WANTS</th>
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<tr>
<td>Desk Staff</td>
<td>organizable front desk, slots and drawers for all paperwork</td>
<td>Higher counter height, ergonomic and comfortable for employees</td>
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<td></td>
<td>convenient storage for easily accessible items for guests</td>
<td>easy access to rest of lobby and hotel areas</td>
</tr>
<tr>
<td>Managerial Staff</td>
<td>separate desk for each manager</td>
<td>Extended storage for office supplies</td>
</tr>
<tr>
<td></td>
<td>secure area to store confidential information</td>
<td></td>
</tr>
<tr>
<td>Housekeeping Staff</td>
<td>designated spaces for large items: i.e. housekeeping carts, rollaway beds</td>
<td>more counters/workspace in proximity to the spaces needed, especially for laundry facilities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>better layout, counters by appliances</td>
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<tr>
<td>Kitchen Staff</td>
<td>commercial grade appliance</td>
<td>adequate lounge seating, zoned for socializing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>more extensive food provided</td>
</tr>
<tr>
<td>General Customers</td>
<td>ADA compliant rooms</td>
<td></td>
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<tr>
<td>Business Clients</td>
<td>flexible multipurpose room, for tables, chairs, various needs</td>
<td>technology oriented meeting space</td>
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<td>computer labs</td>
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## Information Index

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<th>Problems</th>
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<tr>
<td>Mission: facilitate a lively and inspiring social environment based on the needs of employees and guests of the facility</td>
<td><strong>Function</strong></td>
<td><strong>Meeting Room: Seating for 125</strong></td>
<td>Area: 1428 sq. ft.</td>
<td>Service grouping</td>
<td>Provide multi-purpose room with seating for 100 guests downstairs, and design guest rooms to make them inviting to the downstairs public areas</td>
</tr>
<tr>
<td>Privacy for employees, secure information</td>
<td><strong>People</strong></td>
<td><strong>Lobby: Interaction throughout all areas</strong></td>
<td></td>
<td>People grouping</td>
<td>Parking surrounding building, with 4 ADA spots in front</td>
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<tr>
<td>Allow for space for employees to efficiently complete all work tasks Checking in, socializing, eating, drinking, conferencing, meeting, business tasks, laundry, Provide space for ADA guests to access the Keep information behind the desk secure and away from any non-essential information</td>
<td><strong>Activities</strong></td>
<td><strong>Sequential flow</strong></td>
<td></td>
<td>Security controls</td>
<td>Close off private rooms, while allowing guests to see there are activities going on in various rooms of the lobby</td>
</tr>
<tr>
<td>Relationships</td>
<td><strong>Relationships</strong></td>
<td><strong>Mixed flow</strong></td>
<td></td>
<td>Communication</td>
<td>Not have need for people to be in guest room area unless they are going to their room</td>
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<tr>
<td>General Manager needs private office, other managers need desk space</td>
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<tr>
<td>Form</td>
<td>Provide physical comfort for guests gathering in the lobby</td>
<td>Interstate is directly West of facility</td>
<td>Enhancement</td>
<td>Keep sound from exterior to a minimum</td>
<td>Building is all blocked off and square, incorporate dynamic elements while tying into existing building</td>
</tr>
<tr>
<td>Site</td>
<td>Provide physical comfort for guest rooms in the facility</td>
<td>Climate: 4 complete seasons; sensitive to rain and snow needs</td>
<td>Special Foundations</td>
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<tr>
<td>Environment</td>
<td>Provide gathering spaces for socialization; give determinant area for food, i.e. a bar, give a modern, semil clean and minimal Atmosphere: an experience out of the norm for clientele, a modern cut above the norm</td>
<td>Starbucks, Target, many restaurants in proximity</td>
<td>Density</td>
<td>Environmental Control</td>
<td></td>
</tr>
<tr>
<td>Quality</td>
<td>Provide the latest and greatest in technology afforded to the industry if for the greatest good and Kiosk check in is a big advancement in the recent years</td>
<td>Home base</td>
<td></td>
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<tr>
<td></td>
<td>Allow openness of spaces to provide access to the greatest number of guests</td>
<td>Accessibility</td>
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<td>Character</td>
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<td>Quality control</td>
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<td>Economy</td>
<td>Increase profits through new avenues of revenue, such as increased food and drink profit provided by the bar</td>
<td>600% population growth over last 10 years</td>
<td>Cost Control</td>
<td>Efficient Allocation</td>
<td>Keep operating costs at a moderate level, but provide extended services worth paying a premium for</td>
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<td>Initial Budget</td>
<td>Implement new equipment and lighting</td>
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<td>Multi-function</td>
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<td>Operating Cost</td>
<td>Increase life cycle cost by installing more sustainable finishes</td>
<td>Implement new equipment and lighting</td>
<td>Merchandising</td>
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<td>Life-cycle Cost</td>
<td>Utilize finishes specified for LEED points or sustainable options</td>
<td>Increase life cycle cost by installing more sustainable finishes</td>
<td>Energy</td>
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<td></td>
<td></td>
<td>Conservation</td>
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<td>Make environment luxurious and also price conscious</td>
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<td>Time</td>
<td></td>
<td></td>
<td>Adaptability</td>
<td>Make spaces changeable, easily functional</td>
<td>Changing the entire environment of the hotel while proving to loyal guests the benefits of the redesign</td>
</tr>
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<td>Past</td>
<td>Facilitate dynamic activities taking place in the lobby regularly in order to liven up the November 2008</td>
<td>activities: board meetings, receptions, corporate luncheons</td>
<td>Tolerance</td>
<td>Keep all aspects that current loyal customers are accustomed to</td>
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<tr>
<td>Present Future</td>
<td></td>
<td></td>
<td>Convertibility</td>
<td>Make space adaptable for new future uses and trends</td>
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<td></td>
<td></td>
<td></td>
<td>Expansibility</td>
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<td></td>
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Information Index
## Criteria Matrix

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<thead>
<tr>
<th>Rm</th>
<th>Location</th>
<th>Original Square footage</th>
<th>Renovated Square Footage</th>
<th>Adjacencies</th>
<th>Public Access</th>
<th>Daylight/View</th>
<th>Privacy</th>
<th>Plumbing</th>
<th>Special Equipment</th>
<th>Furniture/Equipment</th>
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<tr>
<td>1</td>
<td>Lobby</td>
<td>472 sq. ft.</td>
<td>590 sq. ft.</td>
<td>2, 9, 12</td>
<td>yes</td>
<td>yes</td>
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<td></td>
<td>side table, brochure</td>
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<td>2</td>
<td>Reception Desk</td>
<td>198.5 sq. ft.</td>
<td>230 sq. ft.</td>
<td>2, 5</td>
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<td>yes</td>
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<td>Kiosk Check-In</td>
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<td>3</td>
<td>General Offices</td>
<td>304 sq. ft.</td>
<td>675 sq. ft.</td>
<td>2, 4, 5</td>
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<td>yes</td>
<td></td>
<td></td>
<td></td>
<td>4 desks, 4 desk chairs, storage, computers, printers, phones</td>
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<td>4</td>
<td>Manager office</td>
<td>206.25 sq. ft.</td>
<td>164.5 sq. ft.</td>
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<td>1 desk, 1 desk chair, 1-2 side chairs, file storage, computer, printer</td>
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<tr>
<td>5</td>
<td>Employee Breakroom</td>
<td>340 sq. ft.</td>
<td>410 sq. ft.</td>
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<td>yes</td>
<td></td>
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<td></td>
<td>sink, counter, refrigerator, microwave, possible stove/oven, 1 table, 6 side chairs</td>
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<tr>
<td>6</td>
<td>Laundry Room</td>
<td>602 sq. ft.</td>
<td>1030 sq. ft.</td>
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<td></td>
<td></td>
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<td>commercial grade washer and dryers</td>
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<td>7</td>
<td>Multi-Purpose Room</td>
<td>1450 sq. ft.</td>
<td>1428 sq. ft.</td>
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<td>if possible</td>
<td></td>
<td></td>
<td></td>
<td>room for seating for 200, table and chairs to</td>
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<tr>
<td>8</td>
<td>Conference Room</td>
<td>342 sq. ft.</td>
<td>322 sq. ft.</td>
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<td>yes</td>
<td>yes</td>
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<td>projector and screen</td>
<td>Conference Table, 12 desk chairs, credenza, projector, screen</td>
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<tr>
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<td>Sitting Area</td>
<td>810 sq. ft.</td>
<td>1494 sq. ft.</td>
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<td></td>
<td></td>
<td>2 sofas, 6 lounge chairs, coffee table x2, side table x2, magazine rack</td>
</tr>
<tr>
<td>10</td>
<td>Dining area</td>
<td>810 sq. ft.</td>
<td>627 sq. ft.</td>
<td>9, 11</td>
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<td></td>
<td>table and side chairs for 25-30, counter space, commercial oven, stove, refrigerator, counter space, sink, pantry storage, cabinet storage</td>
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<tr>
<td>11</td>
<td>Kitchen</td>
<td>336.25 sq. ft.</td>
<td>689 sq. ft.</td>
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<td>counter, sink, wc, trashcans, storage</td>
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<td>12</td>
<td>Public Restrooms</td>
<td>330 sq. ft.</td>
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<td>Business Center</td>
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<td>240 sq. ft.</td>
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<td>yes</td>
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<td></td>
<td>computers, printers, scanner, fax, desk, office chairs</td>
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<tr>
<td>14</td>
<td>Cocktail Bar</td>
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<td>742 sq. ft.</td>
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<td>if possible</td>
<td>no</td>
<td></td>
<td></td>
<td>fountain drinks, ice maker</td>
</tr>
</tbody>
</table>

Hotel Renovation Program
Studio 6
Amanda Porter
Sheraton Tampa Riverwalk
Tampa, FL
www.starwoodhotels.com/sheraton

Lobby is colorful with grouped seating. Dynamic ceiling. Accessorized.

Business Center Set up for various purposes, formal, but usable.

Dining Room open. Lines give luxurious appeal.

Guest room: Solid colors, modern lines, sofa and bed.
Design Benchmarks

Doubletree Metropolitan Hotel, New York, NY
www.doubletree.hilton.com

Lobby focuses on grouped seating areas, delineated by floor pattern. Infused with dynamic furniture and lighting.

Welcome lobby is combination of comfort and style, exemplary of the experience guests will find throughout the hotel.

A second seating area is dynamically different from the first, and yet gives the same groups of seating and unique atmosphere.
Design Benchmarks

Doubletree Con’t
(Previous page) Dining area provides linens and unusual furniture. This gives the feeling of an upscale and social environment.

Facilities have a bar at which guests can socialize and congregate.

Conference room is professional and yet modern, technology integrated.

Guest rooms are clean and modern. Continuation of lines and simple finishes make the guest rooms inviting.
This cruise ship guest room is small in size, but maintains a luxurious feel through the clean finishes and simple color scheme. The draperies and crown moulding also add to the modern luxury feel.
All ceilings have dynamic design that is also cohesive throughout. While finishes vary, the style and type bring all areas together.

Meeting areas have technology integrated with expansive seating for a variety of uses.

Seating is grouped in a variety of ways in multiple seating areas. The bulk of seating provided is chairs. This is to allow more strangers to socialize while still maintaining their own personal area.

Business center is provided on the cruise ship. This business area provides personal spaces for each person to work with complete technology integration.
Schematic Boards
Client

Lisa Wiggers is the General Manager of the Hampton Inn & Suites in Fishers, Indiana. She runs and operates the facility, including all employees, as well as 127 rooms. She has recently bought out this facility from the Hilton Corporation, and now wants to redesign and re-organize areas to her own standards, not to Hilton's specifications.

City of Fishers

Fishers, located in Hamilton County, Indiana, is a town of population 52,296. Fishers was ranked the 24th best place to live in America by CNN Money magazine in 2005, and 33rd in 2006. Both years it was the best in Indiana. Fishers’s increase in population has brought about an increased demand for entertainment. Fishers offers a growing number of hotels with nearby essentials for tourists. One of the main attractions of Fishers is Great Reserves, offering attractions from fishing to waterskiing. There are also many golf courses around the town. Fishers hosts the living history museum Conner Prairie.

Typical Clients

Business persons  
Companies  
Wedding Parties  
Families  
Interstate Travelers  
Tourists of Indianapolis

Focus of Work

The main areas I will be focusing on are the public and employee areas of the space. This will include the lobby area, front desk and office area, break room, laundry facilities, storage facilities, conference room, multi-purpose room, and hallways. I will also work on a prototypical guest room layout.

Major areas of interest that have been brought up through conversations with the client and observation of the space include increased storage, commercial appliances, individual desk space for all key staff members, contemporary finishes, and uncluttered public areas.
Mission Statement: The hotel experience is one that must relate to a variety of clientele and be able to fulfill a variety of needs for all guests staying in the facility. The redesign of the Hampton Inn will focus on meeting the needs of all clients as well as the needs of the employees who utilize the space every day. The focus of the redesign will be to make a comfortable and homey atmosphere in which users feel at ease and safe, as well as allowing the employees to comfortably complete their work tasks. By providing a fun and invigorating feel throughout the space, I hope to liven up the facility and awaken the clients and employees to create an intermingling of people, activities, and interaction throughout the space.
I admire the three lobby areas above and to the right because of their use of light and color. They look like exciting and inviting spaces where guests could hang out. However, the lobby to the right is the opposite of my vision for my design. This space is dark and very formal looking. The furniture looks somewhat uncomfortable and stuffy. I want to design spaces that are more alive and colorful.

The conference room to the left showcases color and style that is in line with my clients' wants and my vision for the design. While professional, it is not stuffy and formal.

The business center above and to the right are exemplary of the business facility I want to provide. A bank of computers, space to work, and some privacy are all important features.

The three ceiling designs that are shown to the right are all ideas to use in the hotel. I like the emphasizing bulkhead and plan to use it around the reception desk. Also, the blocks of tile over the open ceiling can easily be molded and used to bring the high ceiling down to create a more intimate and interesting space. These ceilings, as well as a variety of lighting will bring more to the lobby and public spaces as well as to the employees work areas. Lighting above the reception desk and built into the bulkhead can serve as task lighting as well as accent lighting.

Breakrooms:
The two breakrooms to the left are light and open. Unlike what the hotel currently has, which is cluttered and dark, these spaces would be a place where employees would actually want to hang out. Also, by moving more of the housekeeping equipment out of the area, there will be more room for employees to relax.

Guest rooms:
I want to make the guest rooms comfortable and yet unique. I want them to feel relaxing, but also to be something that all guests would not have at home already, something that would be a unique place to stay. Studies I read showed that guests liked more accessories and decorations to make the space feel less bare as well. The colors in the rooms should tie in with the rest of the spaces.
Reception Desk

Elevation of Reception Desk

Curved back dividing wall

Bulkhead with accent/task lighting

Resin panels inset in wood reception desk, backlit

Kitchen Serving Area

Pass through window into kitchen

Open ceiling covered by ceiling panels, downlighting

Amanda Porter.

FCSMR 484.

Studio 6.

Hampton Inn & Suites.
Midterm Boards
The Hampton Inn & Suites Redesign will focus on creating a multi-functional space. Similar to a cruise ship environment, I plan to break the spaces down by territories and zones with adequate square footage for each intended use, and to make the spaces customizable and flexible so that it can be modified for various future functions.

Modern Luxury

Customization

Lifestyle Brands

Convenience

Concept Statement

Tangible Goals

- Create dedicated workspaces for each manager
- Redesign the layout of the kitchen, incorporating commercial appliances, storage, and counters
- Implement a dividable and customizable meeting space that will incorporate diverse setups.
- Create a business center that incorporates needs of a typical business guest, including computer, printer, fax, scanner, and internet
- Implement an employee break room with space for lounging, eating, cooking, and socializing
- Give ample and appropriate storage in each area of the hotel
- Create zones for employee functions separate from the zones dedicated to guest functions
- Give an open feeling for the employees to be able to watch social activities, while also delineating and separating for various functions

Main Points of Research

- Reflect the way they live now—and, even better, the way they aspire to live
- Comfortable, casual, and usable lobbies
- Smaller room sizes to encourage people to go into the public spaces
- Design, convenience, and flexibility
- Multipurpose lobbies,
- Smaller—guest rooms,
- Energy management,
- More columns, and furniture arrangements that offer zones

Legend

Group Space

Employee Areas

Guest Areas

Final Bubble Diagram

Elevations and Section

Elevation A-1: Cocktail/Coffee Bar
1/4" = 1'-0 Scale

Elevation A-2: Conference Room
1/4" = 1'-0 Scale

Section A-1: South Wall
3/32" = 1'-0 Scale
Reception Desk

Lobby Seating Area

Hard Finish Selections

2x2 Translucent Ceiling
Solid Surface - Bar Countertop
Laminate - Reception Desk
Laminates - Column Treatment
Laminate - Bar Front
Wood - Bar Front
Hardwood Flooring - Lobby
Carpeting - Guest Rooms
Carpeting - Hallway
Ceiling and Beams - Lobby
Carpeting - Seating areas, Lobby
Ceiling Treatment - Hallway

Construction Documents
LIST OF DRAWINGS

A1 COVER SHEET
A2.1 EXISTING PLAN - EAST
A2.2 EXISTING PLAN - WEST
A3.1 DEMOLITION PLAN - EAST
A3.2 DEMOLITION PLAN - WEST
A4.1 CONSTRUCTION PLAN - EAST
A4.2 CONSTRUCTION PLAN - WEST
A5.1 ENLARGED PLAN
A5.2 ENLARGED PLAN AND ELEVATIONS
A5.3 ELEVATIONS
A5.4 ELEVATIONS
A5.5 ELEVATIONS
A5.6 ELEVATIONS
A6.1 INTERIOR SECTIONS
A6.2 INTERIOR SECTIONS
A6.3 INTERIOR SECTIONS
A6.4 INTERIOR SECTIONS
A7.1 INTERIOR DETAILS
A8.1 WINDOW/DOOR SCHEDULE
A9.1 FINISH SCHEDULE
A9.2 FINISH PLAN - EAST
A9.3 FINISH PLAN - WEST
A9.4 FLOOR PATTERN PLAN - EAST
A9.5 FLOOR PATTERN PLAN - WEST
E1.1 REFLECTED CEILING PLAN - EAST
E1.2 REFLECTED CEILING PLAN - WEST
F1.1 FURNITURE SCHEDULE
F1.2 FURNITURE PLAN - EAST
F1.3 FURNITURE PLAN - WEST
F1.4 ADDITIONAL LAYOUTS - MULTI-PURPOSE ROOM
1. REMOVE WALL, DOOR, AND FRAME
2. REMOVE WALL
3. REMOVE PLUMBING FIXTURES AND CORRESPONDING COUNTERS
4. REMOVE WALL, DOOR, WINDOW, AND FRAME
5. REMOVE LOWER AND UPPER COUNTER
6. REMOVE PLUMBING FIXTURE
7. REMOVE LAUNDRY EQUIPMENT
8. REMOVE KITCHEN FIXTURES
9. REMOVE EQUIPMENT
10. REMOVE DOOR AND FRAME
11. REMOVE TEMPORARY WALL AND ALL ACCESSORIES
12. REMOVE SHELVING
13. REMOVE EXISTING FLOORING IN ROOM
14. REMOVE EXISTING WALL TREATMENT
15. REMOVE EXISTING FINISH ON COLUMN
16. REMOVE EXISTING LIGHT FIXTURES

DEMOLITION FLOOR PLAN

SCALE 1/8” = 1’-0”
FISHERS INN & SUITES
PORTER DESIGN ASSOCIATES, LLC.
FISHERS, INDIANA

DEMOLITION FLOOR PLAN
SCALE 1/8" = 1'-0"

1. REMOVE WALL, DOOR, AND FRAME
2. REMOVE WALL
3. REMOVE PLUMBING FIXTURES AND CORRESPONDING COUNTERS
4. REMOVE WALL, DOOR, WINDOW, AND FRAME
5. REMOVE LOWER AND UPPER COUNTER
6. REMOVE PLUMBING FIXTURE
7. REMOVE LAUNDRY EQUIPMENT
8. REMOVE KITCHEN FIXTURES
9. REMOVE EQUIPMENT
10. REMOVE DOOR AND FRAME
11. REMOVE TEMPORARY WALL AND ALL ACCESSORIES
12. REMOVE SHELVING
13. REMOVE EXISTING FLOORING IN ROOM
14. REMOVE EXISTING WALL TREATMENT
15. REMOVE EXISTING FINISH ON COLUMN
16. REMOVE EXISTING LIGHT FIXTURES
1. ELEVATION - HALLWAY NORTH
   SCALE 1/4" = 1'-0"

2. ELEVATION - BUSINESS CENTER SOUTH
   SCALE 1/4" = 1'-0"

3. ELEVATION - SEATING AREA NORTH
   SCALE 1/4" = 1'-0"

4. ELEVATION - MULTI-PURPOSE ROOM WEST
   SCALE 1/4" = 1'-0"
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<tr>
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<th>Manufacturer</th>
<th>Style</th>
<th>Size</th>
<th>Material</th>
<th>Elevation</th>
<th>Frame</th>
<th>Finish</th>
<th>Jamb</th>
<th>Door Glass</th>
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<tbody>
<tr>
<td>1</td>
<td>Ampco</td>
<td>Solid</td>
<td>3' x 6' x 1 3/4&quot;</td>
<td>Solid Core</td>
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<td>MC-200 Wood Lamine</td>
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<td>MC-200 Wood Lamine</td>
<td>Aluminum</td>
<td>D1</td>
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**DOORS**

**WINDOWS**

**SCHEDULE**

**SCALE 1/4" = 1'-0"**
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<td>F1</td>
<td>Broadroom Carpet</td>
<td>Mannington</td>
<td>Arpeggio (ARPEG)</td>
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<td>Hallways</td>
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<td>F2</td>
<td>Armstrong Wood Floor</td>
<td>Armstrong</td>
<td>Metro Classic (MC)</td>
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<td>Lobby, Seating</td>
</tr>
<tr>
<td>F3</td>
<td>Carpet Tile</td>
<td>Mannington</td>
<td>Deep Thoughts (DEETH)</td>
<td></td>
<td>Lobby, Seating, Lobby Seating Groups</td>
</tr>
<tr>
<td>F4</td>
<td>Carpet Tile</td>
<td>Mannington</td>
<td>All About Me (AASM)</td>
<td></td>
<td>Guest Bedrooms, Elevator, Office, Business Center, Conference Room, Cafe, Conference Room, Conference Room, Conference Room, Conference Room</td>
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