Learning Objectives

Upon completion of this unit, students should be able to:

1. List typical reasons for renovating a hotel, summarize the life cycle of a hotel, and describe types of renovation.
2. Discuss how a renovation plan is created and implemented, including the design and construction phase.
3. Discuss issues that must be addressed after a renovation project is completed.

Unit Summary

This final unit offers detailed information concerning renovation and capital projects in hospitality operations. In Chapter 14, you will explore why hotels should renovate and discuss the life cycle of a hotel. You will gain an understanding of different types of renovation and the planning, design and construction phases of the renovation process. Renovation of lodging facilities is an enormous undertaking. It is estimated that the annual volume of renovation work in the United States exceeds $6 billion per year. Virtually every hotel undertakes an annual renovation plan; using typical renovation cycles, approximately 750,000 guestrooms are renovated each year. Given the competitive nature of the industry, renovation is necessary to maintain and enhance business volume and hence the financial health of individual hotels.

Renovation is the process of renewing and updating a hospitality property, usually to offset the ravages of use or modify spaces to meet the needs of changing markets. Renovation freshens the look and feel of interior spaces; it provides a means to update and modernize the engineering systems that provide a safe, comfortable, and convenient interior environment; and it allows managers to change the mix and type of services and facilities offered to the public.

As a property ages, the renovation strategy needs to change. Maintaining the original design is important in the early years; making extensive changes to meet changing guest needs and expectations becomes important in later years. It is tempting to accelerate the process, but few facilities can justify speeding up major changes on a return-on-investment basis.

The “Engineering Principles” Appendix discusses several of the key concepts of physics and chemistry and their practical application to commonly encountered situations in the design and operation of buildings.