

HOTEL SERVICES, INC.
CONSULTANTS ~ RENOVATORS

Services

- Certified General Contractors & Renovators to the Hospitality Industry
- Project Management
- Scheduling & Budgeting
- Purchasing & FF&E
- Hurricane & Disaster Recovery
- Brand Conversions
- Mold & Mildew Remediation
- Cosmetic Upgrades for Distressed Properties
- Custom Furniture Conversions
- Eco-Friendly Products & Services
- Minimum Impact to Operations & Revenue
- Consultation Services
- Hotels, Resorts, Time-Shares, Condos
- Skilled Specialty Craftsmen
- Licensed GC in Florida & California; reciprocity with Arizona & other states
- Offices in Central Florida & Southern California
- Working Nationwide
- \$2MM Liability, Full Workers Compensation
- Equal Opportunity Employer
- Top Quality Work Delivered On Schedule & On Budget
- Family Owned & Operated





Who We Are

Hotel Services, Inc. is a certified general contractor specializing in full-service renovations for the hospitality industry including hotels, resorts, condos and time-shares. HSI holds GC licenses in Florida and California, has reciprocity with Arizona and several other states, and is fully insured to protect both the owner and our staff with full worker's compensation coverage and a \$2MM liability policy. HSI is also proud to be an equal opportunity employer offering top quality employment to the best craftsmen and managerial staff in the business.

We are a privately held family owned and operated firm with offices in central Florida and southern California to serve your needs nationwide. Our management team has a combined 50 years of experience in the hospitality renovation industry.

Our greatest strength is the ability to deliver a top quality product on schedule, on budget, and with minimal impact to your ongoing operation. After numerous years in the business and hundreds of projects completed, we understand how to renovate in a hospitality environment. We exercise the right amount of finesse required to keep your guests and staffs' lives as uninterrupted as possible, therefore ensuring revenues remain at their maximum levels.

What We Do

We stay abreast of the current brand standards for major chains such as Hilton, Starwood, and InterContinental in an effort to help the owner remain compliant with the ever-changing industry requirements.

During the planning stages and throughout the job, our firm works closely with not only the owner, but also the project manager, facility general manager, architect, designer, and director of engineering. HSI will provide a proposed schedule at the pre-construction meeting for review, comment and approval by the whole renovation team.

Full-Service Team

We can do as little as consult with you regarding scope and budget as you begin planning your renovation, or we can do a complete overhaul of your guest rooms, public spaces and exterior areas. Tell us what you need. We have the resources to get the job done.



Purchasing

Purchasing is another of our strengths. We buy in volume and secure competitive pricing to save you money on your project. We also offer quality furniture refinishing that can extend the life of casegoods, not only saving money, but also reducing delivery and turnover time on your project.

Green Initiatives

Like the rest of the hotel industry, HSI recognizes the importance of being environmentally friendly. We incorporate energy efficient products, use natural resource materials, hire local vendors and providers, and recycle as many of our post renovation products as possible. We are dedicated to working with hotel owners and operators to achieve your eco-friendly goals.

Innovation

Hotel Services, Inc. was one of the first companies in the country to offer armoire conversions to accept flat screen TV's. Our process for conversion is streamlined so rooms can be returned to housekeeping the same day. We can also create custom furniture items such as valet stations in each room. We use granite manufactured here in the U.S. for optimum turn-around time on your project.

Construction Management

Sometimes hotel owners simply need an oversight team to make certain their contractor is staying on schedule and on the established budget. We can do this through site visits and punch lists that insure every item will be completed. HSI will create a comprehensive package of construction management services for your particular situation.

Our Promise

Hotel Services, Inc. has worked on projects of all sizes. Large or small, we show the same dedication to detail and craftsmanship. We have extensive experience in hospitality renovations whether from storm damage or just normal wear and tear. We will deliver top quality work, on schedule and on budget. Because we are family owned and operated we can assure you the flexibility to tailor any project to suit your hotel's specific needs.





Renovation Projects

Hotel Services, Inc. holds licenses in several states. Here are just some of the projects we've completed:

California Embassy Suites

Renovation of guestrooms, outside corridors, public space including restaurant, bar, lobby and restrooms. Demolition of existing walkway and built new 50' exterior ADA compliant bridge.

Embassy Suites

Complete interior renovation of 6 buildings. All suites converted to textured walls using 14 colors of paint and texture in each. All corridors, public spaces, restaurant, lobby, back of the house and gift shop were completely renovated.

Florida Hilton Hotel

Complete exterior and interior renovation of this 300+ room hotel. Dramatic changes on the exterior and complete demolition of the entire first floor. New hospitality suites, 1400 sq ft fitness center and spa, new business center, boardroom, gift shop, new restaurant, lobby and public space, and rental car area, guest room corridors, lounge and concierge area.

Holiday Inn

Damaged by 2 hurricanes, this 503-room hotel was completely closed. Within 90 days half the hotel was open for guests. The remainder was open in another 45 days. This included interior, exterior, roofing, mold mildew remediation, and landscaping.

Holiday Inn Select

Major renovation of guest rooms, corridors, public restrooms and replacement of guest room entry doors.

DoubleTree

Major guest bath renovation. Corridor renovation included replacement of most metal framing. Mold and mildew remediation. New framing, insulation, drywall and vinyl wall covering.



Embassy Suites

Guest room renovation included complete demolition of suites including built in FF&E. All new texture and paint. New carpet. New granite covered bar. Extensive renovation of existing restaurant converting it to an Omaha Steak House. Public space included total demolition and installation of tile floor throughout complimentary breakfast area including FF&E, which was completed in 6 days.

Hilton

199 armoire conversions to allow installation of flat screen TV's. Project completed in 7 days.

Crowne Plaza

200 armoire conversions to allow installation of flat screen TV's. Project completed in 7 days.

Missouri Embassy Suites

Complete renovation of all guest suites, corridors and handrails. Renovation of lobby ceiling 13 stories above the lobby floor.

New Jersey Hilton Garden Inn

120 granite top armoire conversions to allow installation of flat screen TV's. Project completed in 5 days.

Tennessee DoubleTree

Complete renovation of 198 guest bathrooms including conversion of several baths to showers only. Project also included renovation of all corridors and main stairwell.

Hilton

192 granite top armoire conversions to allow installation of flat screen TV's. Project completed in 7 days.



References Gladly Available Upon Request



Company Bios

Robert Hennessey

Robert Hennessey has over 35 years of experience in the hospitality renovation industry. He has worked on hotels throughout the US and has been responsible for several high-profile projects including The Beverly Hilton in Los Angeles, CA.

Overseeing every aspect of each project and acting as on-site manager, Robert Hennessey has a reputation for delivering results. He is known for his ability to take over projects that are in trouble and turn them around, always finishing on schedule. With a strong background in all areas of hospitality renovations, his experience and expertise insure the highest quality product will be the end result of each renovation.

Mr. Hennessey's renovations in California include: Embassy Suites hotels in Napa, Burlingame, South San Francisco and Milpitas; Holiday Inns at Union Square and Fisherman's Wharf in San Francisco. In Florida: Holiday Inn International Drive and Holiday Inn Select in Orlando; Embassy Suites and the Hilton Hotel, both in Altamonte Springs. Other projects include: The Sheraton at Tyson's Corner, VA; Embassy Suites in Kansas City, MO; the DoubleTree Hotel in Murfreesboro, Tennessee; and the Hilton Garden Inn, Rockaway, NJ.

Joseph Hennessey

Joseph Hennessey has over 20 years of experience in renovation and construction and currently holds licenses in Florida, California, Arizona and several other states. He has worked extensively throughout the US in both home building and hotel renovation.

In addition to his extensive construction and renovation abilities, Joseph Hennessey oversees all scheduling, purchasing, contracts and operations for Hotel Services, Inc. His attention to detail combined with his comprehensive mastery of the individual components of hotel renovation makes him invaluable to each project.

Mr. Hennessey's hotel projects in California include: Embassy Suites in Mandalay Beach, Covina and Palm Desert; the Holiday Inn, Santa Barbara; DoubleTree Dana Point, and The Beverly Hilton in Los Angeles, CA. In Florida: the DoubleTree Rocky Point in Tampa; Sheraton Suites Fort Lauderdale; the Holiday Inn International Drive and Holiday Inn Select in Orlando; the Embassy Suites and the Hilton Hotel both in Altamonte Springs. Other projects include: The Sheraton 4 Points, Niagara Falls, NY; Embassy Suites hotels in Overland Park, KS and Kansas City, MO as well as the Holiday Inn Austin Town Lake and Embassy Suites Dallas/Ft. Worth, TX.

Hotel Services, Inc. supports several charities and is particularly proud of its support of The Smile Train.

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A Hennessey Family Business

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