

## Commercial Real Estate Case Study: The Dearborn Inn



### **Project Details**

Main Inn, two colonial lodges, five historic homes, 212 guest rooms, meeting rooms and the main ballroom

Exquisite historic finishes with modern amenities for the discerning guest

Occupancy: December 2008

### **Client**

The Dearborn Inn is a National Historical Site built in 1931 by Henry Ford as the world's first airport hotel. The building is owned by Ford Land and managed by Marriott.

### **Challenge**

Plan and execute the renovation of the main ballroom, meeting rooms and 212 guest rooms with 23 unique layouts located in three buildings.

Manage the extensive logistical planning required due to limited staging and storage areas along with materials and furnishings that were sourced from multiple vendors around the globe and delivered on a just in time basis.

Meet the client's objective to maintain the historic nature of the building, update the amenities to meet the expectations of today's customers, and to complete the renovation with minimum impact to hotel guests as The Dearborn Inn remained open during construction.

### **Solution**

Ford Land managed a full service team of designers, construction experts, and suppliers to complete the project. The Ford Land team worked closely with Marriott to achieve a consistent design for the 23 room configurations; with several rooms fully constructed to validate the design, optimize value, and set the standard for quality.

Ford Land executed the project in 7 phases to maximize the hotel's opportunity for occupancy during special events and holidays. Critical to the success of the project was the ongoing planning, coordination and communication with Marriott to manage construction progress and maintain total guest satisfaction while hotel operations continued throughout the construction period.

### **Ford Land Commitment**

The Ford Land team is committed to providing our clients with high value facility solutions. This project demonstrates Ford Land's unique capability to leverage its internal team of cross functional experts as well as our established relationships with our alliance partners to deliver a solution that satisfies aggressive time, cost and quality requirements.