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CASE STUDY

Client
Virginia Guesthouse Hotel & Conference Center

Property Type
New Build Hotel & Conference Center

Location
Charlottesville, VA

Scale
214 Guestrooms, 2 Restaurants, Public Space, Conference Center

Timeline
May 2025 – March 2026

Logistics

Hospitality FF&E

Virginia Guesthouse Hotel & Conference Center

Coordinating a fixed-date hotel opening through phased installation and in-field adjustments.

Overview

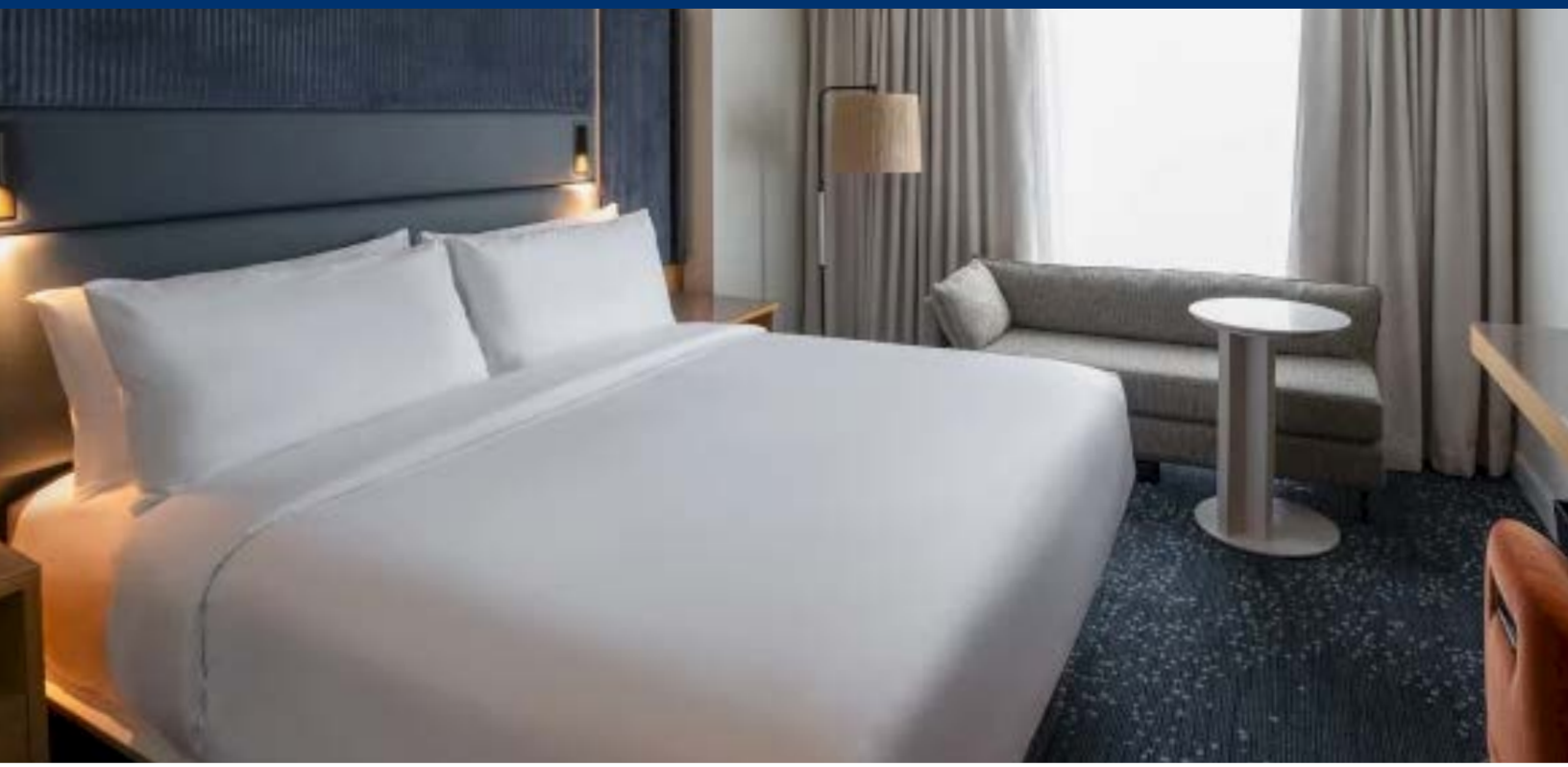
The Virginia Guesthouse Hotel & Conference Center is a new-build, 214-room hotel and conference center in Charlottesville, Virginia. Developed jointly by the UVA Foundation and the University of Virginia, the property includes guestrooms, two restaurants, public space, and a conference center.

The project required careful coordination from the start because of its fixed opening date, custom FF&E package, and tight construction schedule.

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Model room input, phased installation, and in-field adjustments helped support an on-time opening for this highly custom university hotel project.

Project Challenge

The project faced a compressed installation window, highly custom FF&E, and severe weather near the end of the schedule that affected site access. Keeping the work moving required close coordination across delivery, installation, and punch-list completion.

Hilldrup's Approach

Hilldrup supported the project from model room completion through final installation. Early in the process, the team helped provide input on production so the custom FF&E package stayed aligned before full-scale delivery began.

As installation got underway, Hilldrup coordinated delivery and sequencing floor by floor, managed room-by-room punch lists, and handled FF&E modifications in the field. When severe weather affected access late in the schedule, the team adjusted sequencing to help keep the work moving toward the opening date.

Results

Virginia Guesthouse opened on time and within budget. The project was completed to support a new university hotel and conference center that required a high level of coordination and quality control.

Services Provided

Freight Coordination • Receiving • Warehousing • Inventory Management • Delivery • FF&E Installation • OS&E Handling • Project Management

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