

Fairfield
INN & SUITES
BY MARRIOTT

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Fairfield Inn & Suites Harrisburg International Airport

In it for the long haul with REHAU windows
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REHAU windows support hotel's long-term investment strategy

Fairfield Inn & Suites at Harrisburg International Airport (HIA) is a 123-room, Marriott-branded property located directly adjacent to Pennsylvania's third largest airport. With gate areas only a short walk away, the hotel is a welcome addition to the airport, which serves more than 1.2 million travelers each year.

"When we were first approached with this project, we knew it was a great opportunity to offer convenience and value to air travelers in need of overnight accommodations," said Bill Hoy, vice president of design and construction at owner/operator Shaner Hotels. "But with the hotel being built in close proximity to the runway, noise infiltration was one of our biggest concerns. We had to be absolutely certain the rooms would be quiet enough for guests to get a good night's sleep."

In addition, because Shaner Hotels employs a long-term investment approach with its 51+ properties, the company doesn't compromise on quality. Hoy needed to ensure the building systems he specified would last long past the sparkle and excitement of the hotel's grand opening.

"We don't build and sell our properties; we're in it for the duration. When it comes to building systems, the cheaper alternatives can really hurt long-term profitability," Hoy said. "That's why we chose REHAU windows for this property."

A Robust Window With Seamless Fabrication

As an architect, Hoy was already familiar with the fact that 90 percent of environmental noise seeps through and around window frames in the building envelope. Having worked with REHAU earlier in his career, he drew on his experience with the System 4500 fixed window design. "First, I knew we'd be able to get the noise abatement properties we needed from the system, but it's also one of the most energy-efficient window designs on the market," he said. "That's a big bonus when utility bills are one of the most costly aspects of hotel operation."

Each of the exterior rooms – those on the opposite side of the runway – have a through-the-wall packaged terminal air conditioner (PTAC) installed at the window opening. "System 4500 was ideal as it accommodates the PTAC unit. In addition to excellent sound insulation and energy performance, there's now only one opening for both the window and the PTAC unit. Where the building envelope is concerned, the fewer openings the better," Hoy said. On the windows facing the runway, fixed 4500 windows without integrated PTACs were used instead. The hotel also installed a vertical VTAC unit inside a small corner interior closet to help mitigate the runway noise.

"It's one of the most robust systems we offer," said Carl Ballard, vice president of operations at Kohltech Windows. "Not only is it a high-performance window, but because (PTAC) louvers can be incorporated in different configurations, fabrication and customization of the units is a fairly seamless process. Also, the louver colors are matched very well to coordinate with both the window and the building design, which is important for aesthetics."



A Win for Travelers, the Airport and Shaner Hotels

With the completion and opening of the hotel in August 2018, quiet and comfortable accommodations are now available just steps from the gates, making HIA a more attractive option for air travelers.

Shaner Hotels is also pleased. "There's a peace of mind knowing that we don't need to be concerned with the expense or hassle of having to replace the windows in 15, 20, even 30 years or more," Hoy said. "That fits right in with our long-term strategies."

As far as noise from plane traffic, hotel guests confirm they're resting peacefully. As one guest commented in the online reviews, "Although the hotel is right at the airport, I rarely noticed any noises or planes coming/going." It's a win all the way around.

Project: Fairfield Inn & Suites Harrisburg International Airport, Harrisburg, PA
Construction Type: Hotel, constructed in 2018
Project Scope: 134 windows; 59 with PTAC louvers
Architect: Baskervill
Developer: Shaner Hotels
Window Manufacturer: Kohltech Windows & Entrance Systems
REHAU systems used: System 4500 fixed window

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