

# COURTYARD BY MARRIOTT

## LOS ALTOS, CALIFORNIA

The KSD Group managed the construction of the Courtyard by Marriott Hotel in Los Altos, which was started in October 2000 and completed in November 2002.

The Mediterranean-style hotel is built over an underground parking structure and consists of 190 guest rooms, including meeting rooms, offices, a restaurant, kitchen, exercise room, swimming pool, two spas and a 76,000 square foot underground garage. The 101,000 square foot hotel is equipped with state-of-the-art computer hookups in all guest rooms and meeting rooms and a satellite television system.

KSD was retained by the franchisees to manage both the preconstruction and construction phases, including providing value engineering input, scheduling and cost management, bidding and contract award, coordination of the general contractor and consultants, approving and writing change orders, and monitoring and reporting the construction activities for the Owners.

In order to secure favorable financing, the Owners were forced to close on a construction loan prior to completion of the design for the hotel superstructure. KSD implemented fast-track management wherein portions of the project were bid, negotiated and awarded in distinct phases as working drawings were completed. The first phase, underground excavation and shoring, was awarded to L.E. Wentz Company in October 2000, and the second phase, the underground parking structure, and third phase, the hotel structure, were awarded to S.D. Deacon Corporation in December 2000. The above-ground hotel structure and sitework were negotiated with S.D. Deacon, a process wherein KSD jointly analyzed subcontractor bidding with the general contractor, negotiated final awarded prices and authorized the work to be added to the prime contract by change order. The project was completed in the fall of 2002.



*Location:*

4320 El Camino Real, Los Altos, CA

*Client:*

Four Seasons Associates, LLC, Los Altos,

CA

*Architect:*

Law-Kingdon, Inc., Wichita, KS

*General Contractor:*

S.D. Deacon Corp., Citrus Heights, CA

*Completion:*

November 2002

*Constructed Value:*

\$24.5 Million