



## Marriott Courtyard and Residence Inn L.A. LIVE to Receive Q Award



The Alliance for Quality Construction's 2015 Q Award recipient Marriott Courtyard & Residence Inn Los Angeles L.A. LIVE. (Photo: Business Wire)

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LOS ANGELES--(BUSINESS WIRE)--The Alliance for Quality Construction (AQC) has selected the newly built Marriott Courtyard & Residence Inn Los Angeles L.A. LIVE to receive the prestigious 2015 Q Award. The presentation event will be held on June 16, 2015 at the Los Angeles Marriott site. Located in the vibrant Los Angeles Downtown area at L.A. LIVE, this Marriott branded property was built with union craftsmen and women. Receiving the award will be the property owner and developer 901 Olympic Blvd., LC, a partnership controlled by American Life, Inc. of Seattle, WA, and Williams & Dane Development of Portland, OR.

Leading the construction of the 23-story hotel with its 393 spacious guest rooms and suites was SODO Builders (Seattle, WA), GBD Architects (Portland, OR), and interior designers Degen & Degen (Seattle, WA). Construction began in May 2012 with the grand opening in May 2014. Approximately 20 percent participation in the hotel's construction were MBE/WBE/DBE companies combined.

The project utilized nearly 1 million on-site man-hours, and was union built with 24 percent of the labor comprised of apprentices. Construction included 5 million pounds of steel, 1 million square feet of drywall, 540,000 square feet of paint, 500,000 feet of wiring, 245,000 square feet of carpet, and 18,000 cubic feet of concrete. The total land use is 35,000 square feet and the building is 371,000 square feet. The building is expected to be LEED Certified Silver.

Equity for the project was provided through the Regional Center Management Los Angeles, a USCIS-designated EB-5 regional center managed by American Life. According to CEO Henry Liebman, the forward-thinking EB-5 financing program provides green cards for foreign nationals who invest a minimum of \$500,000 for job-creating projects in Targeted Employment Areas. The project also received a small loan from Washington Capital Management, Seattle, WA.

“The Courtyard and Residence Inn L.A. LIVE was financed by 333 immigrant investors from 14 different countries,” Liebman said. “These Marriott projects are a true success story – offering clear evidence that EB-5 brings economic growth and can successfully create transformative projects using capital to impact areas that need it.”

AQC Chair, Pam Ackrich said, “The beauty and size of this building is remarkable considering its small footprint. Labor and management should be proud of their ability to orchestrate and provide craftsmanship at the highest level within such a challenging space.”

The combined double branded hotel includes 10,800 square feet of meeting space, a theatre/library in the lobby, a 24-hour business center, a 24-hour state-of-the-art gym, third floor pool deck, a bar/café, and a hotel store. Advanced technology of the building includes a distributed antenna system (DAS) for enhanced cellular reception, Samsung smart TVs in every room, fully integrated wireless connectivity with Samsung TVs and smart devices, and a state-of-the-art wireless Internet system with increased bandwidth in all areas of the hotel.

Williams & Dame Development led by Homer Williams and Dike Dame has an organic approach to urban transformation, collaborating with public and private partners to create unique neighborhoods that blend quality housing, vibrant street life and new business opportunities. The firm led the redevelopment of the “South” neighborhood, a new high-rise community in South Park in downtown Los Angeles.

AQC’s Q Award is given annually for outstanding contributions toward the attainment of quality construction within the building industry of Southern California. The recipient is selected by the Alliance’s membership from quality union construction projects completed in the previous year. Previous recipients include Cathedral of Our Lady of the Angels, Renée and Henry Segerstrom Concert Hall in Orange County, The Walt Disney Concert Hall, Nokia Theatre at LA LIVE, and others.

For information to attend the 2015 Q Award presentation and luncheon at the Marriott Courtyard & Residence Inn Los Angeles L.A. LIVE, call the AQC at 909-224-5749 or by email [info@allianceqgc.org](mailto:info@allianceqgc.org).

## **ABOUT AQC**

The Alliance for Quality Construction is a Southern California association of union contractors and building trades unions dedicated to promoting industry awareness of the value, quality and integrity provided by union contractors and their skilled craftsmen.

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