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Laguna Cliffs Marriott Resort & Spa



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Procession of vintage surf "Woodies" courtesy of the South Coast Woodie Club mark the completion of Laguna Cliffs Marriott Resort & Spa on Friday, April 30 2010.



Dana Point Mayor, Steven Weinberg (right) presents Laguna Cliffs Marriott Resort & Spa's General Manager, Jim Samuels with a certificate of recognition, marking the completion of the resort's multi-million dollar renovation.

A Message From the General Manager

Welcome to the all-new Laguna Cliffs Marriott Resort & Spa. We are proud to usher in a new era of accessible luxury at our quintessential oceanside resort.

Renovation

Following the resort's multi-million dollar renovation, the property now features the region's most updated accommodations with luxurious, ocean-inspired furnishings, new fixtures and sophisticated beach house décor in every guestroom. Along with the rooms, the property also boasts 20,000 sq. ft. of expanded indoor meeting and banquet facilities, a new porte cochère entrance and marble lobby with waterfall, a new pool and Splash Zone activity area for families and many more attractions and amenities described on the pages to follow.

Reinvention

Laguna Cliffs Marriott Resort & Spa is the epitome of the California spirit, possessing a unique blend of adventure, excitement, and casual sophistication. We are a destination unto ourselves and the base camp of your Southern California experience. With beautiful new architecture surrounded by stunning vistas of the Pacific Ocean, Laguna Cliffs Marriott Resort & Spa delivers an unforgettable resort experience immersed in the natural beauty of one of the most picturesque locales in the world.

Reputation

A renowned ocean-side resort, Laguna Cliffs Marriott has earned five consecutive prestigious AAA Four Diamond Awards... and that was prior to our recent enhancement project. With our exemplary service and world-class facilities we are proud to be a stalwart leader in the California hospitality industry, delivering exceptional customer experiences whether our guests join us for business or pleasure.

Carefully designed and meticulously executed, we have reinvented our resort from the inside out. The Southern California in your mind is right here and I welcome you to enjoy the new Laguna Cliffs Marriott Resort & Spa.

Sincerely,

Jim Samuels
General Manager
Laguna Cliffs Marriott Resort & Spa



Jim Samuels



Surf's Up At Laguna Cliffs Re-opening

Laguna Cliffs Marriott Resort & Spa recently unveiled the modern reinvention of the quintessential ocean-side resort with the completion of its full-scale renovation. The April 30 celebration began with a procession of vintage surf "Woodies" courtesy of the South Coast Woodie Club, the iconic automobiles represent the timeless past of California beach culture that has been captured by the resort.

The procession of "Woodies" was followed by a ceremonial flag-raising, a ribbon cutting and a private reception. Guests explored various aspects of the property with a culinary experience that took place at several picturesque locations throughout the resort. A beautiful ocean landscape greeted the guests upon arrival on the Del Mar lawn where they enjoyed champagne and the ocean breeze. At the main entrance of the resort a procession of vintage surf "Woodies" made its way up the drive to the delight of on-lookers.



Cornerstone Real Estate Advisors Vice President Joel Weinman (third from left) and President Dave Reilly (with scissors) join Dana Point Mayor Steven Weinberg, Dana Point City Council members and other officials in celebrating the renovation of the Laguna Cliffs Marriott Resort & Spa with a ceremonial ribbon cutting.

"With this comprehensive renovation project we have successfully recreated the entire Laguna Cliffs experience allowing us to offer our guests unparalleled luxury at an incredible value," said Jim Samuels, General Manager of Laguna Cliffs Marriott Resort & Spa. "By making this investment during a down economic period, we bring to market stunning new deliverables just at a time when demand is beginning to increase again."

Dana Point Mayor Steven Weinberg presented the property with a special commemorative plaque during the ribbon cutting ceremony. Among other dignitaries were members of the Dana Point City Council, Dana Point Chamber of Commerce, Cornerstone CEO Dave Reilly and others. With the ceremonial ribbon cutting, guests were invited into the stunning new lobby of the property that now features a dramatic water feature.

A poolside reception showcased the culinary flair with savory selections from the VUE restaurant dinner menu. As the sun set, guests enjoyed the brand new OverVue Lounge and deck for more food tasting and dessert. The water/fire feature at OverVue illuminated the evening as the festivities of the day concluded.



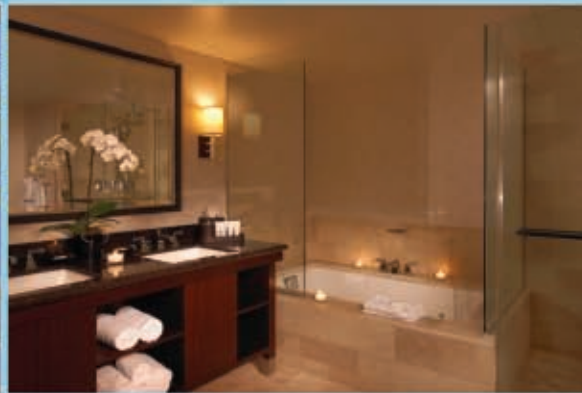
**Team-Build Congratulates
Laguna Cliffs Marriott Resort & Spa
on the successful completion of your renovation.**

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managing your renovation and look forward to
continuing a successful relationship.**



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From arrival to departure, guests enjoy the newly designed marble lobby with waterfall and outdoor OverVue Deck.

The All-New Laguna Cliffs Marriott Resort & Spa

Laguna Cliffs Marriott Resort & Spa recently completed its full-scale, multi-million dollar renovation that has transformed the venerable ocean-side resort, providing guests with a new take on California casual elegance. The ambitious project included enhancements to the interior design, exterior structure and amenities of the resort. With the completion of this project Laguna Cliffs Marriott Resort & Spa unveiled completely refurbished guest rooms, 20,000 square feet of expanded indoor meeting and banquet facilities, a new porte cochère entrance and marble lobby with waterfall, a new pool and Splash Zone activity area for families and new, lush, eco-friendly landscaping.

"Our vision was to maintain and expand the position of Laguna Cliffs as the quintessential contemporary California ocean-side resort," said Jim Samuels, General Manager of Laguna Cliffs Marriott Resort & Spa. "Today we present an encompassing array of renovations and enhancements that blend casual sophistication with luxury and adventure to capture the essence of our guests' California dreams."

Upon driving up to the porte cochère, one gets the sense that they're stepping into a brand new resort. Aesthetic and functional improvements have been made to every one of the resort's 377 rooms. Each section of the resort's four guestroom wings received new luxurious, ocean-inspired furnishings, plush new floorings and sophisticated beach house décor with a variety of amenities from new LCD television sets to technological upgrades including faster Internet access. Outside the hotel, the resort's landscape has been enhanced for more environmentally-friendly maintenance, and cosmetic and structural upgrades were made to the roof and windows.

With something to satisfy every taste Laguna Cliffs Marriott Resort & Spa offers two dining options with VUE and OverVue. The award-winning restaurant VUE has a diverse menu, giving a local flair to a number of traditional favorites. A rich and varied wine list and an elegant yet casual atmosphere complete the dining experience. Dining is available for breakfast,



Spectacular coastal view of Dana Point from the newly renovated Laguna Cliffs Marriott Resort & Spa.

lunch or dinner and guests can choose from indoor or outdoor seating.

The new OverVue Lounge and deck is perfect for cocktails, dining and entertainment in a casually sophisticated setting. The new lounge with a dramatic water and fire feature creates a warm and friendly ambience. Guests may enjoy indoor and outdoor seating, and stunning Pacific Ocean views in a breathtaking natural setting atop historic Dana Point.

In addition, the award-winning full-service destination spa and pools received a complete makeover. The Spa at Laguna Cliffs, a 14,000 square feet facility provides guests unlimited opportunity for rejuvenation and relaxation. The Spa features separate men's and women's changing areas with private lockers, whirlpool, wet steam and dry sauna rooms, and Swiss showers with 14 shower heads. The Vichy Shower is a "rain bar" that provides a gentle cascade of water used as a complement to any of our body treatments. We also offer a deluxe spa suite with private outdoor whirlpool tub, steam showers and a treatment room built for two.

The two pools have spectacular ocean views and have been upgraded to feature a new family pool with Splash Zone, water cannons, surf boards under a water curl and other family-friendly amenities.

With the corporate guest in mind Laguna Cliffs Marriott Resort & Spa also made significant upgrades to its 50,000 sq. ft. meeting and conventions facilities, making it one of the most technologically advanced group facilities in California.

"Laguna Cliffs Marriott Resort & Spa made the conscious and strategic decision to undergo this aggressive project during a down market," Samuels added. "As the economy begins to improve, we are proud to introduce a completely new Laguna Cliffs, a resort that is sure to exceed the expectations of leisure travelers and groups, and is attractive in both in terms of price as well as deliverables."

The Laguna Cliffs Marriott Resort & Spa has blended coastal elegance and a sunny décor that reflects the spirit of Dana Point. The epitome of the Pacific and the Southern California dream can be found at the new Laguna Cliffs Marriott Resort & Spa.



Laguna Cliffs Marriott Resort & Spa features luxurious renovated rooms and suites, most with ocean views.

INTRA-SPEC

HOSPITALITY DESIGN



Intra-Spec, Inc. has more than 20 years of hospitality design experience creating exciting hotel and restaurant interiors in many parts of the world. We are proud to add The Laguna Cliffs Resort and Spa to our list of unique and inspiring destinations. Congratulations to all involved with this successful and stunning renovation.

**4218 Glencoe Avenue Studio 1
Marina Del Rey CA 90292
(310) 821-0376 intra-spec.com**



architects share your hospitality

Kollin Altomare Architects congratulates Laguna Cliffs Resort & Spa by Marriott on the completion of this wonderful renovation. Kollin Altomare provides architectural & engineering services to some of the leading hotels and resorts within the United States. In addition to Hospitality projects, we create unique award-winning custom homes and commercial projects.

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A Commitment to Our Environment

Laguna Cliffs Marriott Resort & Spa is doing its part to keep the California coast clean and green. In conjunction with its recently completed multi-million dollar renovation project, the property has a comprehensive green initiative that encompasses multiple tactics within the resort.

"Being environmentally responsible is just one of many key components in which we are engaged. It is part of our total commitment to being a good corporate citizen. Not only is it the right thing to do, but we believe it also yields advantages in the structure of our business," said Jim Samuels, General Manager of Laguna Cliffs Marriott Resort & Spa. "To that end we are taking the green movement very seriously, and leveraging a substantial portion of our capital enhancement projects and using it as an opportunity to expand all green initiatives."

The green actions at Laguna Cliffs Marriott Resort & Spa are many and varied. The resort has upgraded its grounds with an installation of more than 15,000 sq. ft. of artificial turf. This action will reduce water usage, as well as help reduce the carbon footprint by eliminating the use of fossil fuel in mowers, weeders and blowers and also eliminate any fertilizers and pesticides that would be used to maintain these areas. Another exterior change was select xeriscaping of strategic areas throughout the property, which includes landscaping with plants that are not only beautiful but indigenous and require little or no watering. In addition, Laguna Cliffs reuses its organic mulch instead of sending it to disposal sites, and in areas that require watering, irrigation is regulated by a series of sensors to ensure the minimum water is used.

To increase its sustainability, Laguna Cliffs Marriott Resort & Spa has formed a "Green Team." This team, consisting of one representative from each department of the resort, meets and discusses ways to promote and increase "going green initiatives" for the property in a variety of areas. The environmental measures at Laguna Cliffs span a number of areas from the operational infrastructure of the resort, such as the "smart" cooling tower that is controlled by variable speed pump motors that reduce wasted energy during lower periods of demand, to "high-touch" tactics such as the "Green Rooms" where allergy-prone guests can enjoy featherless pillows, re-washed and detergent-free linens and towels, and dust and pollen removal via special vacuum bags.

Let There Be Light

Laguna Cliffs has installed energy efficient light bulbs through the resort, including low energy CFLs for the property in all public spaces, parking structures, back of house, offices, meeting space and all guestrooms wherever possible. The resort's exterior lighting uses photo cell sensors that adjust to control proper light levels at all times during the day while being energy efficient. Also, the public spaces and guestroom windows are all energy efficient insulated glass.



The Laguna Cliffs Marriott Resort & Spa has implemented a comprehensive green initiative which includes landscaping with plants that are not only beautiful but indigenous and require little or no watering.

Water Smart

All Laguna Cliffs' guestrooms include water flow restricting devices with showerheads and faucet aerators that are water-saver specific, ensuring great water pressure with responsible water usage. At the Laguna Cliffs Marriott pools, all pool and spa sanitizing is achieved through saline to protect the environment from harmful chlorine discharge. The pool and spa heaters have been replaced with Energy Star rated units. At the all-new Kids Splash Zone, the interactive aqua activities employ filter-purified water contained in a 4,000 gallon collection tank.

Clean and Green

Laguna Cliffs Marriott maintains a smoke free resort environment that serves to improve indoor air quality and decrease demand of air treatment systems by 30%. The Housekeeping Department has initiated a green schedule for changing sheets and towels for all guests, unless otherwise requested, and only cleaning supplies that are environmentally friendly are used. Bathrobes in the guestrooms are dry cleaned, which is less water intensive than laundering.

For guests renting a vehicle, the Laguna Cliffs Marriott rental car partner, Hertz, offers Hybrid vehicles.

Eco-friendly Meetings

The environmental practices at Laguna Cliffs Marriott extend to groups large and small, with recycling programs that include glass, plastic, cardboard and paper. For meetings, Bic ECO Solution pens and writing tablets made of recycled paper are used throughout the resort. Guests will enjoy comfortable temperatures in ballrooms and meeting space with an HVAC system that is temperature controlled by software provided by ProComm plus energy-saver system that automatically adjusts to reduce energy use.

Spa Smart

When at the Spa at Laguna Cliffs, guests will stay environmentally conscious with all natural and organic spa treatment products. These include Naturopathica skin and body products, which are the only FDA approved organic product line in the U.S., which, along with Laguna Cliffs' signature line of spa products, are made from recycled materials.

In addition to the comprehensive environmental tactics employed at the property, Laguna Cliffs Marriott Resort & Spa works with the City of Dana Point and the Ocean Institute to keep local beaches and oceans clean for future generations of guests to the community.

Laguna Cliffs Marriott Resort & Spa is located in one of the most picturesque natural surroundings in the country, so it is appropriate that the resort embody a spirit of environmental responsibility. Being a good corporate citizen, with a comprehensive program to ensure eco-friendly business practices is a hallmark of Laguna Cliffs Marriott Resort & Spa.



Enjoy indoor and outdoor seating and one of the best sunset views in Orange County at the new OverVue Lounge & Deck.

Stunning Scenery at New OverVue Lounge

Laguna Cliffs Marriott Resort & Spa is redefining the landscape of Orange County nightlife with the addition of its new lounge experience, OverVue. With its picturesque views, new menu and array of cocktails and drinks, OverVue offers the ultimate Pacific lounge experience. Seamlessly blending breathtaking vistas with a sophisticated atmosphere, OverVue delivers an ideal destination for a relaxing cocktail or meal.

The new lounge features a unique indoor/outdoor bar, a video wall, interactive LED counter-top lighting and a dramatic outdoor water and fire feature that creates a warm and inviting ambience while looking out across the finely manicured grounds of the resort to an endless stretch of blue Pacific.

In addition to an expansive wine and beer list and a myriad of inspired libations, OverVue also

features a new California-style tapas menu. Some of the new items include Caesar Fondue served with romaine, crostini and parmesan, Fiji Ahi Tuna served with wakame salad, black tobiko and yuzu sorbet, Kobe Short Rib Sliders with caramelized onions, cotija and fries, Pork Carnitas with crepe, orange supreme and pickled shallots, Olive Oil Poached Tiger Shrimp with peppers, red onion and cilantro, and Cilantro Popcorn coated with buffalo sauce, cilantro oil and chives.

For early risers, OverVue proudly serves Starbucks coffee products and breakfast pastries from a unique rotating coffee station.

OverVue is open for breakfast, lunch and dinner with hours of operation from 6 a.m. to midnight, daily. Breakfast is served from 6 a.m. to noon, lunch hours are 11 a.m. to 5 p.m., dinner is available 5 p.m. to 10 p.m. and the lounge and deck stay open until Midnight for drinks and dancing.

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Kollin Altomare Architects are the architects of record for the Laguna Cliffs Marriott Resort & Spa



Intra-Spec Hospitality Design was responsible for the new interior design of the entire resort

Laguna Cliffs Resort & Spa Selects Intra-Spec Hospitality Design and Kollin Altomare for Ambitious Enhancement Project

With a comprehensive re-invention, Laguna Cliffs Marriott Resort & Spa required a world-class architecture and interior design team. The architecture firm of Kollin Altomare Architects and the interior design firm of Intra-Spec Hospitality Design were integral to the Laguna Cliffs Marriott Resort & Spa multi-million dollar enhancement project.

Kollin Altomare is a full service planning and architectural firm servicing the east and west coast, along with the Hawaiian Islands. Kollin Altomare Architects has extensive experience and knowledge in lodging, retail, commercial, office, restaurant and residential projects. The firm has a reputation of embracing the ideas and vision of their clients' as the motivation for each project as they blend aesthetic values with operations efficiencies with breathtaking results.

"Laguna Cliffs Resort & Spa chose our architecture and design partners because of their impressive track records for creating not only beautiful spaces, but also sustainable and functional properties," said Jim Samuels, General Manager of Laguna Cliffs Resort & Spa. "This

redesign allows Laguna Cliffs to enter the next decade as the quintessential ocean-side resort in Southern California with an air of casual sophistication and modern elegance."

The renowned Marina Del Rey-based design company, Intra-Spec Hospitality Design was responsible for the new interior design of all the rooms on the property as well as corridors, lobby and public areas. Intra-Spec also reinvigorated the design aesthetics of the resort's spa, pool area and landscaping. The property's "new look" embraces the essence of California dreaming with an ocean-inspired color palette and sophisticated beach house décor. Lead by Susan Caruso, Intra-Spec Hospitality Design has been involved with the design of other notable properties such as the Hotel Argonaut in San Francisco, Hotel Solamar in San Diego and Cypress Hotel in Cupertino, CA. Winners of the AIA Chicago 2000 Design Excellence Award for its work on the restoration of the Reliance Building and Hotel Burnham, Intra-Spec is known for its commitment to excellence and the ability to propose creative solutions to unique design challenges.



An entirely new entry, complete with vintage 1940 Ford Woodie, welcomes guests with new fountains, lighting and landscaping

Team-Build Project Management: Our Name is Our Business Philosophy

An incredible experience

Team-Build is proud to have served as the Project Manager for the Laguna Cliffs Resort & Spa's complete renovation. We greatly enjoyed partnering with Cornerstone Real Estate Advisers, and thank the team members that made the project a complete success. The interior designer, Susan Caruso of Intra-Spec, and project architect, Michael Kollin of Kollin Altomare Architects, created a vision worthy of the property's stunning location overlooking the Pacific Ocean. The general contractor, C.W. Driver, delivered the construction quality that brought that vision to life. Team-Build also thanks the hotel operations team, led by Jim Samuels (General Manager) and Ernest Guzman (Director of Engineering), for all of their cooperation and assistance.

The renovation reflects the elegance of coastal living, complementing the resort's setting high on a bluff overlooking the Pacific Ocean. The lobby, bar, meeting and pool areas all have stunning ocean views; as do many of the 376 guestrooms. The entire resort has been renovated, including:

- An entirely new lobby and bar, with a full height water feature in the lobby, new furnishings and lighting throughout, new audio-visual systems including a 4 screen video wall in the bar, new kitchen to better serve guests, and an expanded deck with glass railings and fire/water feature. Even the heaters on the deck are unique, providing heat from swirling flames that rise through a tall glass tube.
- An entirely new spa entry and renovated Porte Cochere welcome guests with new fountains, lighting and landscaping.
- Two completely new pool areas. Both providing a truly relaxing environment, with designer deck furniture, heated pools, hot tubs and ocean views. The Del Mar pool also offers a kids' Splash Zone, with over 60 water jets, and children's wading pool. New poolside bars compliment the roaming servers that provide guests with refreshments. A new kids' club adjacent to the Del Mar pool provides programs for smaller children.
- 376 luxurious guestrooms and suites with all new furnishings, including large granite-topped desks, dressers and nightstands, Marriott Revive Beds, I-Home alarm clocks allowing for I-Pod charging, and warm-colored fabrics. Most have furnished decks or balconies.
- A brand new Presidential Suite featuring an option of two bedrooms, parlor dining room, library and multiple balconies with sweeping coastal views.
- More than 55,000 square feet of indoor and outdoor meeting space has been fully renovated, including a large, new deck adjacent to the main ballroom's pre-function area with views of Dana Point Harbor and the ocean. Patios were added to several of the meeting rooms to provide outdoor dining or presentation options. Two of the large outdoor venues received the latest in artificial lawns. A new business center adjacent to the meeting rooms supports guests.
- New elegant retail areas adjacent to the lobby and spa.
- Fresh landscaping throughout the resort, including a new cascading water feature mon-

continued on page A-31



The Blumenthal Residence,
Newport Beach, California

Kollin Altomare Architects

Architects of Record for the Laguna Cliffs Marriott Resort & Spa

*A*s the Architect of Record for the Laguna Cliffs Resort & Spa by Marriott, Kollin Altomare Architects lead a team of professional consultants through a major hotel renovation spanning over a three year period. Every aspect of the property was surveyed for design & functional upgrades from the entry drive to the pool plaza's, exterior façade, fenestrations, interior public spaces along with signage, landscaping, specialty lighting and ADA components. KAA congratulates Laguna Cliffs Resort and Spa and the entire team of engineers, designers, project managers and construction team for a job well done.

Kollin Altomare Architects is a full service Architectural & Engineering firm located in Long Beach, servicing the east and west coast along with the Hawaiian Islands, and is licensed and practices in 9 states including Arizona, California, Colorado, Florida, Georgia, Hawaii, Louisiana, Nevada and New York. KAA has extensive experience and knowledge in lodging, retail, commercial, restaurant and residential projects. Principals Michael Kollin and Paul Altomare are both members of the American Institute of Architects and oversee every aspect of their growing practice.

Our Architectural Services experience range from hotel/resort public space renovations or additions, to complete guestroom renovations, ancillary support building projects, free standing office and commercial buildings, tenant improvements and unique luxury custom homes. We have completed over 150 projects for such clients as The Ritz Carlton, Marriott International, JW Marriott, Hyatt, Pacifica Hotel Investors, Cornerstone Real Estate Advisers, Strategic Hotel Resorts, Loew's Coronado, Embassy Suites, Mauna Lani Bay Resorts & Host Hotels.

KAA can support your design team to meet your project goals with code compliance docu-

continued on page A-34



The Pratto Residence,
Long Beach, California

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with the world's leading companies.

Today's architects are incorporating a vast array of stone, tile, glass, rock and other exotic materials in their design process. The Laguna Cliffs project proved to be no exception. The Lobby area welcomes you with exquisite stone imported from Portugal, cut and installed to form fantastic floor medallions. The reception area is highlighted with thousands of perfectly formed river rocks installed to exact specifications. Authentic mother of pearl veneer applications accentuate the opulent décor. This mix of colors, textures and materials combine into a luxurious presentation.

Because of its functionality and durability ceramic tile and stone will play an ever increasing role in modern architecture. Under the Leadership of its President, Greg Games, Premier Tile & Marble will be in the forefront as the quality leader in delivering the finest workmanship available today. As a national award winner Premier Tile & Marble is well tested and proven.

Premier Tile & Marble looks forward to continued success with their upcoming projects as well as the opening of their new corporate offices at: 15000 S. Main Street, Gardena Calif. 90248. Please contact them at (310) 516-1712, and Premier-tile@sbcglobal.net for future projects.



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Laguna Cliffs Marriott Resort & Spa

C.W. Driver: Ranked California's #1 Hospitality Builder by California Construction

Founded in 1919 by Clarence Wike (C.W.) Driver and John MacDonald, C.W. Driver has built a solid reputation of stability and integrity for over ninety years. C.W. Driver is a multi-faceted builder providing General Contracting, Construction Management and Design/Build services to the Western United States. Holding the fifth oldest active contractor license in the state, C.W. Driver is the longest-operating contracting firm headquartered in Southern California.

During the early years, C.W. Driver recognized the rich diversification characterized by the changing landscape of this high-growth region and established a broad base of new construction and renovation experience. As Southern California diversified, so too did C.W. Driver. The company expanded into new markets and industries, offering a comprehensive menu of delivery methods. By understanding the dynamics of the marketplace and building long-standing relationships, C.W. Driver emerged as a leading builder on the West Coast. Built on this distinguished historical bedrock, C.W. Driver is positioned to embrace change and remains forward-thinking. The company's technological sophistication has kept us on the cutting-edge of management systems and software applications designed for the building industry. It is coupled by a steadfast commitment to people. This begins at the very core of the company, with our executive management group led by Dana Roberts, President and Owner since 1987, and is reinforced by a mandate to hire only the best and the brightest talent in the field. The powerful synergy created by C.W. Driver's techno-



Lobby at the Laguna Cliffs Marriott Resort & Spa

logical edge and dynamic management teams has created a diverse portfolio of projects within hospitality, entertainment, retail, education, healthcare, industrial and government industries. Significant projects include the historic Wilshire Methodist Church (1926), the Exposition Park Intergenerational Community Center, Cerritos Millennium Library, Sony Lot and Office Transformation, DreamWorks Lakeside Annex Building and Laguna Cliffs Resort & Spa.

C.W. Driver ranks nationally among the top 100 Construction Managers and top 400 General Contractors. Our comprehensive list of hospitality, entertainment, retail, education, healthcare, industrial and government projects has paved a solid foundation for completing complicated modernizations and additions on occupied campuses. Additionally, C.W. Driver has brought vast building expertise to bear on many historical projects, main-

taining architectural integrity and renovating according to the highest standards of innovation, quality and care.

With an intense focus on partnerships, technological advancements and industry diversification, C.W. Driver moves steadily forward. This dynamic approach solidifies the company's long-standing presence while proactively emerging into new markets. Building landmark projects since 1919, C.W. Driver has a solid reputation of stability and integrity that has distinguished our team for over three quarters of a century. The company is headquartered in Pasadena with offices in Irvine, San Diego, and Ontario.

Success Story

C.W. Driver is proud to announce that the Laguna Cliffs Project was a successful project. C.W. Driver worked closely with design team members and several strong subcontractors to complete six (6) phases of work to complete this project in just over one year. C.W. Driver would like to especially thank architect Kollin Altomare Architects, interior designer Intra-Spec, landscape architect Wilson Associates, Orange County Fire Authority and the City of Dana Point Building Inspection Department for their participation in the tireless coordination and planning efforts to make this project happen. In addition, several quality subcontractors provided top-notch quality installations, such as Trademark Concrete Systems (site concrete), Montbleau & Associates (finish carpentry), Performance Contracting (steel studs & drywall), Don Brandel Plumbing (plumbing), Duray / Duncan Industries (food service equipment) and Aquatic Technologies (swimming pools) to name a few.

C.W. Driver's Project Manager, Ryan Meagher, noted that completing this project which occurred at an operating five-star hotel campus came with many challenges. "As with many renovation projects, there were several unknown's that became uncovered during the construction process. Keeping on schedule while dealing with these changes in scope; along with maintaining an active resort with little impact to the guests experience was a constant challenge. If it was not for an understanding Hotel management staff and a great base of Subcontractors, this project would not have been a successful reality."

For more information please visit www.cwdriver.com

**Proud to be a part of the remodel team
for the Laguna Cliffs Resort & Spa**

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**PREMIER
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The Richard Henry Dana Ballroom at Laguna Cliffs Marriott Resort & Spa

TEAM BUILD

continued from page A-28

ument sign at the resort's entry.

Additionally, the building exterior received numerous upgrades, including stone accents, tile roof restoration, wood siding repairs and painting, new flat roofs, new HVAC systems for public areas, a seismic retrofit of the garage, and numerous other improvements.

All work was performed while the hotel remained open. Given the breadth of the renovation, Team-Build was particularly pleased to receive the following note from the resort's General Manager mid-way through the renovation: "I just wanted to let you know I really appreciate your staff on property working with us in helping manage the guest experience... our Guest Satisfaction Scores are currently running among the highest in the country, in a Resort where we have more hard hats than uniforms."

Team-Build takes pride in meeting our clients' needs. Regardless of size or complexity, we take the same approach on every project – keeping an intense focus on the details that result in high-quality, on-time and on-budget. It is one of the reasons clients keep coming back.

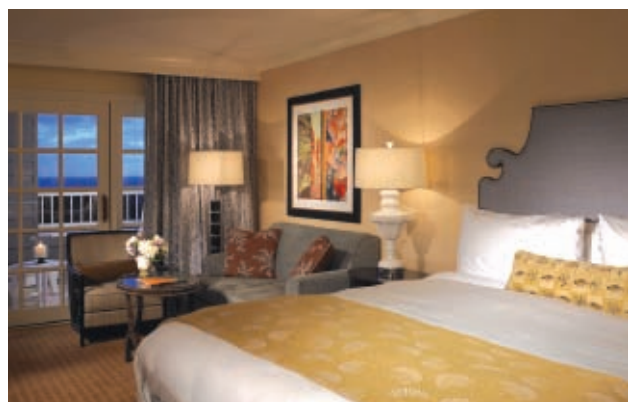
Team-Build recently completed another renovation for Cornerstone Real Estate Advisers - the ballroom, meeting rooms and concierge facility at the San Diego Marriott La Jolla. Despite tight time and budget constraints, including having to break the work into two phases to accommodate bookings, this beautiful new facility was completed on schedule and over 5% below budget.

About Team-Build – 125 Years of History

Team-Build project management is a part of the Howard S. Wright Companies, which were founded in 1885. Over the last 125 years the company has grown into a group of companies providing a wide range of general contracting and project management services in the Western

United States and Hawaii. The Companies' experience includes over 118 hospitality projects, including three, four and five star branded and boutique hotels located throughout the United States and Hawaii.

The Companies provide a full range of construction and project management services for office, institutional, educational, retail, light-industrial, residential, mixed-use and other market sectors. Project types range from ground-up, to renovation and adaptive re-use, and include everything from small tenant improvement projects to \$200 Million dollar high-rises



Many of the 376 guestrooms at Laguna Cliffs showcase ocean views

and data centers. Our experience even includes the iconic Space Needle in Seattle and several NASCAR race tracks.

How We Perform

Team-Build brings a partnering approach to every project. We work with other team members to create an environment that motivates all team members to deliver the best product possible. While ensuring accountability to quality, schedule and budget parameters, this approach ensures the common goals and objectives, creative thinking and problem solving that result from win/win relationships. The ultimate proof of this approach's success is the desire by all team-members, including the client, to come together for future projects. Nothing speaks louder than repeat clients – a hallmark of our Companies' history.

Team-Build delivers exceptional project and construction management services; recognizing that all projects are driven by quality, time and budget. Estimating is based on current market pricing, not out-dated manuals and databases. Likewise, scheduling, value engineering, constructability review and logistics planning services reflect the input and expertise its affiliated entities' locally based construction professionals.

Services & Capabilities

Team-Build's role varies with the needs of its clients, but its capabilities include:

- Acquisition Support
- Feasibility Analysis
- Programmatic Planning
- Design Management
- Entitlement Processing
- Construction Management
- FF&E Procurement & Installation Management
- Relocation/Move Management
- Project Recovery Services



The OverVue Lounge & Bar



**Exceeding Expectations
as Laguna Cliffs
Resort & Spa
Specialty Contractor**

Services Include:

- Metal Stud Framing
- Drywall Systems
- Lead-Shielded Drywall Systems
- Thermal & Sound Insulation
- Acoustical Ceilings
- Lath & Plaster Systems
- Exterior Insulation Finish Systems
- Cleanroom Construction
- Specialty Metal & Wood Ceilings
- Acoustical Wall Treatments
- Fireproofing
- Firestopping
- Access Flooring
- Design-Build Capabilities
- Preconstruction Services
- BIM Modeling
- Fiber-Reinforced Polymers (FRP)
- Intumescent Paint
- Painting
- Light Demolition
- Doors & Hardware
- Rough Carpentry



Experience, Skill and Commitment to Excellence make
PCI an Industry Leader
in Hotel & Hospitality Construction



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Performance Contracting, Inc. - Los Angeles Interior

1270 Hancock St, Anaheim, CA 92807 (714) 701-9151



Sheraton Universal's lobby lounge, featuring a backlit elliptical bar



The glamorous rooftop Starview Room at the Sheraton Universal Hotel



The Solamar Hotel's warm and inviting lobby lounge

Intra-Spec Inc. Complete Interior Architectural Services

Intra-Spec Inc. provided complete interior architectural design services for Laguna Cliff Resort & Spa's recent comprehensive renovation. During the course of three years, our team created detailed designs for the lobby, meeting areas, guestrooms, suites, and outdoor spaces. From conceptual color boards and renderings through documentation and installation, we have been actively involved in the aesthetic details of this spectacular property. We congratulate the team of architects, engineers, project managers, consultants, construction specialists, and the staff of Laguna Cliffs Resort and Spa on the successful collaboration and transformation.

Located in Marina Del Rey California, Intra-Spec, Inc. is a full service design firm with a focus on hospitality design. Owner and Principal Designer, Susan Caruso, has been personally involved in each project contracted to Intra-Spec, Inc. since its founding in January 1990. Our tight-knit team has more than 20 years of experience creating exciting hotel and restaurant interiors in many parts of the world.

Over the past ten years Intra-Spec, Inc has concentrated on high profile and boutique properties all over the United States. These projects include:

- The Mandarin Oriental, San Francisco,
- The Muse Hotel, NYC,

- The Copley Square Hotel, Boston,
- The Hotel Burnham, Chicago,
- Cypress Hotel, Cupertino,
- Hotel Solamar, San Diego,
- The Sheraton Universal, Los Angeles,
- The Suites at the Jonathan Club, Los Angeles,
- Hotel Argonaut, San Francisco.

Intra-Spec is an award winning design firm with such distinctions as Interior Design Magazine's 1996 and 1997 Hospitality Design Giant and the Interior Architecture Award, Honor Award; AIA Chicago, A Chapter of The American Institute of Architects For Excellence in Architecture for the Reliance Building/Hotel Burnham in Chicago, Illinois.

Intra-Spec is dedicated to maintaining a close, direct working relationship with our client, creating a sophisticated design without overstepping the budgetary parameters of the project. We are committed to meeting our client's prescribed schedule and individual needs. You may find our full portfolio and further information about our design team at www.intra-spec.com, or feel free to call our offices for further information at 310-821-0376.



The solar-influenced lobby reception area at the Solamar Hotel



Lake Arrowhead Resort & Spa's contemporary lodge-style living room

Experience the Magic of Reflective Tile Roof Coating

Reflective Tile Roof Coating meets Title 24 requirements by the state and is an excellent solution for an affordable, long lasting roof. Tile Magic is a leader in the roofing industry, specializing in "Roof Tile Restoration." We are proud to have been part of the renovation team for the Laguna Cliffs Resort & Spa," said Mark Madison, CEO of Tile Magic.

Tile Magic was started in 1999 by Mark Madison. With over 30 years of combined roofing experience Mark has installed, consulted, and repaired thousands of tile roof systems. Mark knows exactly what the forces of nature can do to break down the visual appeal and performance of your tile roof. With this experience, Mark has become a leader in roof tile restoration.

Tile Magic's cliental is composed of 1000's of residential and commercial property owners. State of the art roof tile coating technology, combined with superior customer service has enabled Tile Magic to become established as the premiere roof tile restoration company in Southern California. Featured is a photograph of the beautiful Laguna Cliffs Resort and Spa in Dana Point after Tile Magic performed their restoration procedure which included replacing 100's of broken tile and preventative leak repair. This sprawling 860,000 square foot roof completed in April 2010 showcases the excellence in our service.

At Tile Magic our goal is to provide excellent customer service while updating the look and performance of your tile roof system on your home or business. We utilize *highly reflective acrylic cool coatings* to reduce energy costs on residential and commercial buildings covered by tile roofs, while adding value to your property by restoring the attractive, fresh look of a new tile roof. This is achieved by using a proven refinishing process and by applying a four-coat durable polymeric membrane. Tile Magic is proud to promote "green living." Roofing materials contribute to up to 14% of landfill waste, and tile roof restoration dramatically reduces this waste.

Tile Magic's roof coating technology was developed and manufactured by American Roof tile Coatings (ARC) founded by chemist Joseph Reilly in 2000. For over three decades, Joseph has been directly involved with the formulation and development of *concrete roof tile coating technology* that is now universally utilized by all major concrete roof tile manufacturers.

In 2001 COOLTILE IR COATINGS™ were developed by ARC under a PIER / EISG grant provided by California Energy Commission and tested by Lawrence Berkeley National Laboratory. The collaborative study demonstrated that a number of COOLTILE IR COATINGS™ save energy and they are now registered with the Cool Roof Rating Council.

These coatings exceed 40% solar reflectance, the gold standard of cool steep-pitched roof coatings. These coatings are listed with EPA and are Energy Star rated. This study was published in 'eco-structure' journal (Sept. /Oct. issue 2004).

ARC with CEC support conducted studies with Oak Ridge National Laboratory on houses using remote temperature sensors and under controlled condition. The Fort Irwin study demonstrated a 36% electricity savings for houses coated with ARC's COOLTILE IR COATINGS™ for July and August of 2008 and 2009. Additional test data is available upon request.

Experience Makes the Difference

Below is a partial listing of businesses, apartments and HOAs that have experienced the Tile Magic Difference:

- Red Roof Inn
- Marriott Hotels
- Mimi's Café
- Stater Bros. Markets
- Boy's Burger Restraint
- Orangeland RV Park
- Park Granada Condos
- El Dorado Apartments
- Racquet Mountain HOA

For further information, contact Mark Madison at Tile Magic at 1-714-709-7710.



ADVANCED COATINGS FOR TILE ROOFS

**PROUD TO BE PART OF
LAGUNA CLIFFS RESORT RENOVATION TEAM**



*Our color reflective tile roof coatings
meets Title 24 requirements*



ADVANCED COATINGS FOR TILE ROOFS

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Ritz Carlton Presidential Suite,
Dana Point, California



Ritz Carlton Bistro 24,
Phoenix, Arizona

KOLLIN ALTOMARE ARCHITECTS

continued from page A-29

ments, agency processing and construction administration through project completion.

Some of our current projects include the renovation of the Hyatt Regency Orange County, Garden Grove; JW Marriott Resort & Spa, Ko'Olina, Marina International Hotel, Marina Del Rey, The Ritz Carlton Laguna Niguel; Upcountry Health Properties office building, Maui and several unique custom homes.

Kollin Altomare Architects have been published in numerous trade magazines including Hawaiian Style Magazine, Coast Magazine, Hospitality Design Magazine, Long Beach Magazine and Residential Design Build Magazine and have been featured on HGTV's Top 10 Pools. Most

recently, their Newport Beach residence was named 'Coolest of the Cool Beach Houses' by NBC Los Angeles. KAA recently took top honors, receiving the Best Custom Home Award by Residential Design Build Magazine for homes over 7,000 square feet for a private residence in Seal Beach. Other notable awards include Lodging & Hospitality Design Award for the Ritz Carlton in Marina Del Rey, SARA Award for best commercial new building for Pacific Western National Bank in Brea and SARA Award for best custom home in 2001 for the Newport Beach residence.

Kollin Altomare Architects is a diverse practice dedicated to client satisfaction and the creation of distinguished designs to meet your specific project needs. You may also find our full

portfolio at www.kollinaltomare.com or call for more information about our practice at 562-597-8760.

kollin | altomare | architects



Consistently Exceeding Expectations & Providing Superior Value

Performance Contracting, Inc.'s (PCI) relationship with Laguna Cliffs Resort & Spa has allowed the contractor to increase their involvement in furthering Orange County's tourism. As a proud to partner with the highly respected and well-regarded pillar in the hospitality industry, PCI thrives on its opportunity to help improve the local economy through the Resort.

"At Laguna Cliffs, our attention to detail is key to our mutual success," says Mike Jackson, Branch Manager for PCI. "We use our experience and depth of resources to provide superior value to the entire team." This has a positive effect on everyone's performance for a high-quality end result for the Resort," he concludes.

Strength in Working Relationships

Much of PCI's success is attributed to the strength of their customer relationships. Their commitment to excellence and superior service continuously helps them gain the trust and confidence of their customers. The result is repeat business from long-standing, successful working relationships.

Diverse Portfolio & Wide Array of Services

The company has built an impressive portfolio of projects:

- Hotel & Resort
- Country Club
- Office Building
- Casino
- Renovation
- Theme Design
- Amusement Parks
- Entertainment Venue

Primary services for PCI include:

- Metal Stud Framing
- Cleanroom Construction
- Drywall Systems
- Specialty Metal & Wood Ceilings
- Lead-Shielded Drywall Systems
- Acoustical Wall Treatments
- Thermal & Sound Insulation
- Fireproofing
- Acoustical Ceilings
- Access Flooring
- Lath & Plaster Systems
- Design-Build Capabilities
- Preconstruction Services
- BIM Modeling
- Fiber-Reinforced Polymers (FRP)
- Intumescent Paint
- Light Demolition
- Rough Carpentry
- Painting
- Exterior Insulation Finish Systems (EIFS)
- Doors and Hardware
- Firestopping

Awards & Recognition

As a leader in the specialty construction industry, PCI is ranked among *Engineering News-Record* magazine's Top 600 Specialty Contractors and currently is #1 Wall & Ceiling Contractor in the United States. The company also receives many awards based on their unsurpassed performance, scheduling and specialty services. Most recently, they received the Project of the Year Award for their interior acoustical & specialty construction work at Tom Bradley Terminal at the Los Angeles International Airport from the Western Wall & Ceiling Contractors Association.

Specialty Areas

Among the two largest divisions—Interior Services and Insulated Specialty Services—specialty areas include Cold Storage Construction, Nuclear Services, Press Erection Services, Rigging & Crating, Toxic Substance Abatement, and System Fabrication.

Foundation for Success

- **Safety** – PCI consistently holds one of the lowest Experience Modification Rates (EMR) in the country, due in large part to their innovative and comprehensive safety program, Target Zero. Every employee receives targeted safety training throughout the year, in the field and in the classroom.
- **Training** – Comprehensive training is required for all personnel from the field, to the warehouse, to the administrative staff to executive management. Their job skills training programs develop the most capable craftsmen to perform the best service for their customers.
- **Ethics** – Integrity and reputation are fundamental to success. PCI developed the "Principles of Business Conduct" to provide guidance for employees to maintain the high standards of ethical and legal practices in the industry.
- **Strength** – Strong financial credentials allow them to provide excellent bonding and insurance for customers' added protection.

Local Expertise with Nationwide Resources

Headquartered in Lenexa, Kansas, PCI is parented by Performance Contracting Group (PCG). Their family of companies provides a wide range of quality services and products. With a reputation for "providing value that exceeds expectations," they now have more than 50 offices across the U.S. PCI's local office is located in Anaheim.

For more information, please call (714) 701-9151 or visit their website at www.pcg.com.



United Electrical Inc.

Dedicated to Quality

United Electrical, Inc., located on the border of Orange and Los Angeles Counties, has set itself apart year after year as one of Southern California's leading electrical contractors serving the commercial and construction industry in new construction and renovations of existing structures. In addition to our construction services, we also provide Design-Build, Design-Assist, Lighting Design, Value Engineering, and budgeting services.

Our Mission

United Electrical Inc. is dedicated to provide first quality electrical and communication systems at a fair price. We are committed to employ the top personnel in the industry to ensure safety and quality installations.

Company Objective

It is our goal to engage in "partnering" with clients such as C.W. Driver & Howard S. Wright. Our experience in the industry and our understanding of our clients' needs and bottom line enables us to present cost effective options during the design and construction process. We also emphasize "performance" as it is the key to completing projects within budget and on schedule. These methods are the foundation of the loyal relationships we have successfully expanded for decades.

Extensive Experience

Over the past two decades we have completed a full range of projects including:

- LACMA
- Colburn School for the Performing Arts
- Activision Headquarters
- AMC Theaters
- Loyola Marymount University
- Irvine Center Towers Core/Shell
- Topanga Mall Parking Structure
- Source Interlink Media
- Hollywood Roosevelt Hotel
- Tyco Communications
- The Pike at Rainbow Harbor
- 20th Century Fox Studios

Meeting Our Customers' Needs

By understanding the marketplace and conforming to a changing economy, United Electrical has maintained the ability to be where our customers need us. Having large scale project experience combined with competitive pricing has given us the ability to help our customers not only get the job but get the job done.

For further information, contact us at 714-816-8700.



The world's largest stone restoration and maintenance company

MarbleLife was founded in 1988 to service a growing demand for the maintenance and restoration of stone and tile/grout. Today, MarbleLife is the largest stone restoration and maintenance company in the world, serving more than 55 franchise regions in countries such as the United States, Canada, Ireland, the Bahamas, Cayman Islands, and India, to name a few. We are proud to say that we service more Marriott properties worldwide than any other stone care company.

MarbleLife provides proprietary stone restoration, maintenance, and care products and services to the leading hotels, commercial, business owners and entertainment people in the world. We maintain more than 100 hotels every month under the guarantee that if MarbleLife maintains your stone surfaces monthly you will never need to restore your stone due to wear again. We boast buildings in our maintenance portfolio that have been maintained without restoration for more than 15 years.

MarbleLife maintains more than 1000 residential floors, vanities, showers, and counters every month, making MarbleLife the largest residential service provider in the world.

At our Research and Development facility in Florida, we have developed and refined a full line of stone care products to effectively and safely maintain your natural stone.

Our Work with the Laguna Cliffs Marriott

MarbleLife restored the limestone flooring in the ballroom restrooms and demolished, fabricated, and installed new marble thresholds in select guestrooms. We safely removed etches, scratches, and lippage from the limestone flooring. Also, we brought out the beauty of the stone with the use of diamond grinding that increased the reflectivity and natural color of the stone. Then, we used MarbleLife's ColorSeal technology to bring the grout lines to life. Finally, we sealed the stone using MarbleLife's proprietary sealer.

It was a pleasure to have the opportunity to work with such talented companies and individuals on this important project.

Services We Provide

Whether you require residential or commercial maintenance, restoration, or protection, MarbleLife can care for your stone like no one else can. We work on all types of stone, including marble, granite, travertine, limestone, saltillo, terrazzo, and slate. We also can help you with the cleaning and sealing of your ceramic or porcelain tile and grout. Our Orange County franchise offers the following services:

- Natural stone cleaning, restoration, polishing, honing, and sealing
- Ceramic or porcelain tile cleaning and sealing
- Fine Oriental and specialty rug cleaning
- Expert carpet cleaning
- Upholstery cleaning
- Water damage restoration
- Fabric and hard surface protection

To schedule a free consultation, please call us at 949-582-3277.



Extends its sincere thanks to our building partners
for their outstanding contributions to our elegant transformation
and for their congratulatory participation in this
commemorative publication.

C.W. Driver

Intra-Spec Hospitality Design

Kollin Altomare Architects

MarbleLife

Performance Contracting Group

Premier Tile & Marble Co.

Team Build

Tile Magic

United Electrical

MARBLELIFE *of Orange County*

*would like to congratulate
the Laguna Cliffs Resort & Spa,
Team Build, and C.W. Driver
on transforming a beautiful resort
into one of the finest
in the world.*



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www.marblelife.com/orange



The Southern California in your mind is right here.



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