

# COURTYARD BY MARRIOTT

## RENOVATION

### BACKGROUND

Finding ways to remodel existing commercial businesses requires an experienced construction team that can work closely with key stakeholders to understand the vision as well as execute it with the highest level of craftsmanship. Updating a 1980's roadside hotel-styled building takes precision and a hotel remodeling team experienced with collaborating with a host of contractors and skilled tradesmen.

### THE OPPORTUNITY

The Courtyard by Marriott Hotel in Charlotte, North Carolina was built in 1980 as a Roadway Inn. However, after changing many owners and being foreclosed on by the bank, we found it as an abandoned hotel that needed a lot of work. The task was to transform this space into a full service, 6-story hotel complete with 270 guest rooms, a renovated lobby, on-site restaurant, multiple ballrooms and meeting rooms. Over its 25- year history, the hotel had changed brands in excess of 5 times and was in dire need of hotel remodeling as well as updating services.

### THE SOLUTION

The \$3.9 million project included remodeling the courtyard to achieve a Marriott-style look as well as to completely demolish the existing hotel and expertly-rebuild all interior infrastructure and refinish the exterior. The outside look and feel of the hotel were updated by adding contemporary paving, installing a new swimming pool, and building a raised deck with firepit and outdoor bar space. The old patio spaces were removed, and the guest rooms were then extended by four feet. In addition, the entire building was reinsulated, and energy efficient windows were installed to reduce outside noise.

To complete the extensive project, our team coordinated over 50 different tradespeople to ensure the project remained on schedule and within budget. Due to the age of the existing structure, the building had to be brought up to code prior to any new work being able to be initiated. This required working closely with local government officials and partnering with the architect and owner to make sure all initial work met code requirements.

Our team's experienced hotel construction management specialist played an integral part in the design process, collaborating with the architect to price all materials, making sure all design specs would fit within the predetermined budget. Alongside a host of skilled labor, the team completed all of the interior finishes, which consisted of drywall, paint, wall vinyl, and the installation of FF&E, allowing for the project to be completed within the nine-month deadline.



The Courtyard by Marriott was a \$3.9 million project involving 50 tradespeople. Previously abandoned and foreclosed, the 6-story, 270 room hotel was renovated by The Beam Team.