



COURTYARD

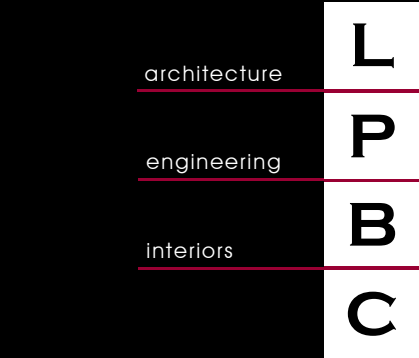
The Owner purchased a 5.44 acre site adjacent to Gulf Coast Towne Center, a regional mall serving the Ft. Myers area, with the intention of building two Marriott brand hotels. The site was planned and approved for both hotels, and the four-story Courtyard was the first to be developed, with a Residence Inn programmed for Phase II. The Courtyard is modeled after the prototype, but some spaces have been refined to fit the needs of the market. Upon entering, one encounters the lobby and dining/buffet area. The open space continues past a tropical fish aquarium, through to the lounge and bar area, and further to the outside pool, patio and courtyard garden. An arbor with vines surrounds the spa. Other public amenities include the fitness room, meeting space, the Market, and a board room. Guest rooms are a mixture of kings, double-queens and suites.

The covenant for the Center specified a design motif reflective of Spanish Mission architecture, brought to this region of Florida by Spanish explorers of the 16th century. Clay tile roofing, mission towers, colored stucco facades, arched arcades, decorative railing and twisted columns were all employed to complete the design objective. The result is a very indigenous look for this hotel.

The area had previously been a marsh, and about five feet of fill was imported to render the site buildable. The hotel is built of wood frame load bearing walls, TJI floors and trussed roof, supported on shallow spread footings. The high wind loads of the area triggered the need for extra shear walls and impact resistant exterior materials. Local officials were extremely attentive to



fire integrity of wall, floor and ceiling connections, which LPB successfully resolved in the design stage. Site utilities and site work were conceived to support both the Courtyard and the Phase II Residence Inn. The project was competitively bid and awarded as a GMP contract.



FT. MYERS, FL

- Units
134
- Gross Square Foot
73,766
- Construction Cost
\$9,512,000
- Cost/Square Foot
\$128.95
- Cost/Unit
\$70,985
- Gross Square Foot/Unit
550
- Acreage
2.72
- Construction Start
October 2006
- Construction Time
13 Months
- Contractor
Kellogg & Kimsey, Inc.
- Owner
McKibbin Hotel Group

