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Celebrating the Expansion and Renovation
of The Waterfront Beach Resort, A Hilton Hotel

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The Waterfront Beach Resort
A Hilton Hotel

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More Space. More Waterfront.

The Waterfront Beach Resort, a Hilton Hotel, is undergoing what can only be described as an inspired and remarkable transformation. New, updated, modern, fresh, clean...words that *could* be used to describe this project but that simply do not portray the overall take-away from this truly amazing endeavor: STUNNING! Nearing completion, The Waterfront is now preparing to welcome visitors and guests mid-to-late summer to experience all they have to offer.

The Waterfront is located mere steps from the sand of world-famous Huntington Beach, CA and is proud to announce the realization of a vision that has been 27 years in the making. Parent company The Mayer Corporation, a privately held family-owned entity, along with project lender Pacific Life Insurance Company and builder davisREED Construction Inc., joined forces to build the new nine-story, 152-room "suite-centric" Twin Dolphin Tower, a new pool with waterslides, restaurants, meeting and event spaces and what will soon become the most iconic spot in all of Orange County... The Offshore 9 open-air rooftop lounge! This project will ultimately be the last new piece of the dynamic showcase known as "Surf City USA."

Project architect and design firm Wimberly Allison Tong & Goo NA Inc. (WATG) laid out the plans and renderings for all 152 new suites and guestrooms, which will connect to the property's existing 285-room Huntington Tower. In addition to the construction improvements that will come with the new tower, the build includes a redesigned arrival experience via the existing hotel porte-cochere. The lobby/check-in, fitness center and all public spaces are undergoing a complete makeover. The final phase of improvements includes a complete redesign of the current pool and pool deck with all new cabana spaces; a grab and go market will be added; and finally, an all new upscale (yet casual) restaurant with those ocean views we all love.

However, this story is about how it all came to be, so let's begin.

In the beginning, the Mayer Family

Comprised of family patriarch Robert Mayer, Sr. and his son and grandson, RJ Mayer and Robert Mayer III, the vision of designing and constructing the original Waterfront Beach Resort was truly transformational for the city and its global reputation. The Waterfront was the first hotel in Huntington Beach to set the stage for visitors use to high-level service and amenities, and now she will be the bookend to the story of tourism in Surf City, USA.

Robert Mayer, Sr. (now retired) was one of the nation's leading real estate developers and the Chairman of The Robert Mayer Corporation (now simply known as The Mayer Corporation of Irvine). Bob was born in Madison, Wisconsin and relocated as a youngster to Huntington Park, California. After serving in the Army Air Force during World War II, Bob found work in the booming housing construction industry in Southern California.

Starting as a day laborer for one dollar per hour, he eventually became the CEO of a major apartment builder in the Los Angeles area. Bob soon branched out and established his own construction business in the mid-fifties. By the 70s, Mayer Construction was the leading builder of multifamily residential housing units in Southern California.



The Waterfront Beach Resort
A Hilton Hotel

As the family's guiding force for many years, Bob has overseen the development of The Waterfront Beach Resort, an extraordinary 50-acre hotel and community development site along Huntington Beach's famous Pacific coastline. The development includes The Waterfront Beach Resort, a Hilton Hotel; The Hyatt Regency Resort and Spa; and The Waterfront residential community.

How they did it

Today, the The Mayer Corporation, chaired and led by RJ Mayer and Bob Mayer III, continues to seek out and develop prime commercial and residential real estate properties throughout the Southwest. The Mayer family business is building and development. The rather industrious Robert Mayer, Sr. learned a lot via his on-the-job training as that day laborer and wheelbarrow driver. He learned how things were done in the real (and often challenging) world of California business and made sure his son, grandson, and investors understood that too. That's not to say that he wasn't a risk taker, as told in his autobiography "Without Risk, There Is No Reward" (available on Amazon.com). He was always willing to put everything on the line if the deal was right. As a result, The Mayer Corporation has since won the respect and admiration of countless business associates, competitors, financiers, and political movers and shakers in and around Orange County.

In 1987, financing and space secured, the building of the first initial beach resort of its kind in Huntington Beach began in earnest. At the time, rather complicated arrangements with long-term leases from the State of California, The City of Huntington Beach, The California Coastal Commission, and host of other agencies and entities made the first real HB "resort hotel" possible. But going from paper, to agreements, to architectural drawings to the finished project is never an easy task, and for The Waterfront that story still holds true to this day. However, the adage that "anything worth doing is worth doing well" is every hotelier's mantra. The Mayer family is no exception.

Thus, the building of the first Hilton-branded resort of its kind in Orange County began in earnest, proudly flying the Hilton standard. Long before there was a Pelican Hill, St. Regis or a Montage, there was The Waterfront. By The Waterfront's mere existence, one could postulate that the other luxury resorts in Orange County were then encouraged to find the will, space, and capital to make each of their dreams and visions a reality.

Together, we raised the bar for our region's hospitality offerings and began the process of putting "The OC" on the map standing tall and proud. Add to that, a few crazy housewives with a reality television show, upgrades to airport capacity and



transportations infrastructure, a willingness by the powers that be to see travel and tourism as competitive with major destinations around the world, and suddenly Orange County began to attract the attention reserved by the major brands that cater to discerning travelers in more known destinations. We had at last arrived, but the best is yet to come!

It may seem odd to the casual reader to think that, until the last two or three decades, Orange County was mostly thought to be host to the bedroom communities of the Los Angeles region. With the exception being The Anaheim Resort and Disneyland, to many, Orange County was merely someplace south of LA or LA-lite. Ask any traveler just 10 years ago where Orange County was on a map as they walked through airports seeing that very destination moniker spelled out on airport gate displays, and you would most likely have been met with blank stares, silence, or the ever popular (and incorrect) guess, Florida. With the help and support of many in the tourism and hospitality realm, The Mayer Corporation lent its extensive expertise and advice (not to mention dollars, millions of them) to any interested party in any forum willing to listen. Long-standing relationships with business and community organizations and chambers meant that when critical issues arose in the world tourism, The Mayer Corporation stepped up to the plate.

The Mayer family has long been some of the most influential and very public supporters of visitor and destination agencies/bureaus and the businesses they serve. They set about increasing awareness of Orange County *as a destination*, while cultivating deep ties to the communities they served along the way. Ever mindful of local, county and state-wide budgetary limits and restrictions on travel and tourism; functional and meaningful marketing costs with trackable ROI; and the rapidly changing traveler attitudes and sentiments along the way, The Mayer Corporation never put its name on anything that would negatively impact the visitor community.

The Mayer Corporation helped establish, guide and support the Visitors Bureau of Huntington Beach, now known simply as Visit HB. Countless awards and accolades have been bestowed upon Visit HB over the years, and The Mayer Corporation and The Waterfront Beach Resort send heartfelt thanks and appreciation for all they have done and what is yet to come. It's been stated that a rising tide floats all boats and to that end, we also thank our local

developers and "risk takers" who too were willing to put it all on the line and jump into the deep end of the pool. Thank you!

And that's how things get done!

From the earliest days of The Waterfront Beach Resort's official opening more than 27 years ago, the overarching belief that every challenge can be overcome, every dream can become reality, kept all the fine-tuned moving parts of a large hotel operation moving smoothly in the same direction. From the chairman's boardroom to the line cook in the kitchen, to the valet's first contact with you on the front drive, The Waterfront's mantra of "One Team, One Dream" has never lost its luster. Ask anyone who is a part of this organization what is the most valuable asset that The Mayer Corporation and The Waterfront holds in its portfolio and you'll be told time and again, "Our people." From the General Manager, Ms. Paulette Fischer, who has been here since day one in 1990 (she started at the Front Desk and in true American-dream style earned her place in the Executive Suite) to the housekeepers who work tirelessly to ensure your stay is just one notch above the rest, sincere thanks to all who cross our threshold and instantly become part of The Waterfront family.



Whether it be a willingness to invest in the philosophy of continuous and well-funded improvement or actively participating in the community around them, The Mayer Corporation and The Waterfront Beach Resort never take their eyes off the prize. Once The Waterfront has fine-tuned all aspects of design, service, and minute details of the new Twin Dolphin tower and event spaces, attention immediately shifts to the next phase of the expansion and upgrades. Look for a brand new spa, the ocean-view restaurant, and market and shopping options to debut in mid-2018. The Mayer Corporation and The Waterfront Beach Resort invite you to share your opinions, stories, and pictures on our social media channels anytime you're here. Whether checking in for the weekend, coming for an extended stay, or just popping in to our Surf Hero Market to grab your Starbucks and sit on our patio, enjoying the view that has made so many memories these last 27 years, know that you are and will always be our most welcomed guest. We look forward to seeing and serving you soon!

For more information, contact Scott O'Hanlon, Director of Marketing and Public Relations at 714.845.8492 or sohanlon@waterfrontresort.com.



Huntington Beach Tourism Industry Contributes \$697 Million to Local Economy, Report Says

Tourism in Huntington Beach generated nearly \$700 million into the city's economy in 2015, according to an analysis from Tourism Economics, marking a growth trend which will be further bolstered by the destination's recent hotel developments and renovations.

Huntington Beach's tourism industry sustained 5,923 jobs (direct, indirect and induced) in 2015, the analysis found, representing roughly 6 percent of all jobs in the city. Direct visitor spending generated \$46 million in state and local tax revenues last year, providing \$497 in tax burden relief for each Huntington Beach household.

Tourism employment in the city expanded faster than overall job growth in the region, with direct tourism jobs 25 percent higher in 2015 versus 2005, compared with 8 percent more total jobs in Orange County.

"These findings confirm what many here in Huntington Beach have known for years," said Kelly Miller, President and CEO of Visit Huntington Beach, which commissioned the analysis. "Tourism and visitor spending is critically important to the Huntington Beach economy and makes significant contributions to jobs, tax revenues, and the ongoing success of hundreds of local businesses."

Visitor spending generates quality of life returns for Huntington Beach residents. With 3.9 million non-Orange County visitors to Huntington Beach in 2015, absent tourism and the associated visitor spending would support 82 fewer retail establishments, 100 less recreational businesses, and 240 fewer restaurants, according to Tourism Economics.

The completion this summer of a new nine-story, 152-room suite centric resort tower at The Waterfront Beach Resort, a Hilton Hotel, marks the latest addition to Huntington Beach's hotel inventory.

The \$140 million expansion and renovations at the AAA Four Diamond property have introduced more than 20,000 square feet of new indoor/outdoor event space, along with the addition of exclusive ocean-view rooftop lounge The Offshore 9, the Boardwalk Restaurant and The Driftwood Beach Club bar, and new pool deck and



Huntington Beach continues to add to its upscale lodging, shopping and dining offerings, particularly within its walkable oceanfront downtown district.

event lawn, designed by project architect and design firm Wimberley Allison Tong & Goo NA Inc.

"As more travelers discover our coastal oasis here in Huntington Beach, we're proud to offer a superior experience to both our business and leisure guests, and these renovations reflect this ongoing commitment to excellence," said Paulette Fischer, general manager at The Waterfront Beach Resort and immediate past board chairman of Visit Huntington Beach.

"With more than 27 years at The Waterfront, I'm delighted to be part of an industry that contributes so much to our community, from its economic impact to the annual events I enjoy with my family. Since the hotel's opening in 1990, I've worked in every department from the front desk to food and beverage, and I couldn't be more pleased to see the growth of job opportunities in travel and tourism."



The report identified local benefits including broader shopping and dining options, free shuttle service year-round for residents and visitors, the Bolsa Chica Ecological Reserve and trails, and 10 miles of ocean-front pathways used for walking, running, and biking. Events that visitors and locals enjoy include the US Open of Surfing, Surf City USA Marathon, AVP Beach Volleyball Tournament, and Breitling Huntington Beach Air Show, among others.

This spring, the boutique Kimpton Shorebreak Hotel in downtown Huntington Beach completed a \$3 million renovation, including a new signature restaurant Pacific Hideaway, refreshed guestrooms, and redesigned gym featuring a 40-foot-wide bouldering wall. Also opening doors this year will be the new SpringHill Suites Huntington Beach Orange County, within walking distance of the open-air Bella Terra shopping center. The 250-room Pasea Hotel & Spa opened along Pacific Coast Highway in late 2016, next door to Pacific City, an artisanal shopping and dining marketplace. 5th and PCH just re-launched under a new brand identity in Downtown Huntington Beach.

For more information, contact Jennifer Tong at 714.969.3492 or jennifer@surfcityusa.com. Visit www.surfcityusa.com.

Congratulations to The Mayer Corporation and davisREED Construction

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davisREED Expands Huntington Beach Iconic Hotel

davisREED's company origins stem from a collaborative relationship with the EE Reed family of companies, which was founded in 1976. From davisREED's incorporation in 2002, we have always relied on a mixture of traditional bid awards and negotiated contracts in which we provide preconstruction services for the opportunity to ultimately construct the job. The contracts we pursue with private owners have provided financial and personal rewards to davisREED and our clients through the success of our partnering philosophy. davisREED does not pursue traditional public bid projects.

At the Waterfront Beach Resort in Huntington Beach, davisREED is adding 152 new hotel rooms (106 are suites) to the existing 290-guestroom hotel. The new expansion will include ballrooms, meeting spaces, pre-function areas, a new swimming pool, outdoor function lawns, a new restaurant and bar, a pool bar, and even a rooftop lounge.

Additionally, the existing hotel is being renovated. This work includes remodeling the lobby and porte cochere spaces, adding a new spa, revamping back of house areas, and reforming the existing restaurant into a sundries store. A new bar and restaurant space will be added near the main entry off of PCH. The swimming pool and surrounding patios will also be completely renovated. The gross area for expansion will stand at 307,230 square feet with all phases of construction completed in early 2018.

The expansion project is comprised of two major elements, the Tower component and the Low-Rise component.

The *Tower* is a post-tensioned concrete structure supported by auger pressure grouted piles. The roof structure includes light gauge metal truss mansard roofs, structural steel roof elements, clay tile and membrane roofing. The exterior skin is comprised of EIFS and glass assemblies.

The *Low-Rise* component is a structural steel and concrete structure supported by a mild-steel, concrete podium deck. This podium deck supports the majority of the public space, the new swimming pool and the event lawn decks. The podium is supported by the auger pressure grouted pile foundation with concrete pile caps and concrete columns between the basement level and the podium level (Level 1). The exterior finishes are congruent with the tower finishes to form one homogenous building.

There is a basement level which encompasses the footprint of the tower and podium. This basement level serves predominantly as subterranean parking. Level 1 of the tower and the podium deck are at the same elevation. This level has some guestrooms at the tower and all of the public space including ballrooms, meeting spaces, restaurants, pool, pool bar, event lawns and connection to the existing hotel. The tower has an additional eight floors of hotel rooms. The hotel tower features two ocean-facing presidential suites (Level 8) and an ocean-facing rooftop lounge (Level 9).

davisREED has recently deployed a file sharing and collaboration platform (Box) that allows for real time updating and interface with project teams. This platform allows files to be updated and shared; information can also be shared between subcontractors, designers and owner's personnel efficiently. davisREED Group Leader, Derek Krider goes on to say, "The program ensures everyone has access to



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the most current documents and can be accessed remotely by anyone that has been given access. This allows for us to manage our supply chain more efficiently."

Krider went on to explain, "We are using Level 300 BIM modeling for clash detection and MEP/Structural coordination. We are utilizing design-build methods with the auger pressure grouted piles, MEPF trades, steel stairs and aquatics. We also took on pile cap design under our scope."

Leveraging the construction supply chain was something Krider and his team were keen to do at the very beginning of the project. "By being in a position to selectively pre-qualify subcontractors and vendors that can deliver the best product in the most effective manner," Krider adds.

"Utilizing cloud-based technology for file sharing increases value by minimizing approval durations and release of procurement. Utilizing design-build methods with the major MEPF and aquatics trades allows for increased coordination and expedited procurement of long-lead materials."

When asked how davisREED maintains a culture of continuous improvement, Krider responded, "Listen and be open to the ideas of your employees and stakeholders. Technology is advancing at a rapid rate and some of the newer employees have experience with new technology that allows the opportunity to integrate and increase efficiency. Being willing to listen to their suggestions and being open-minded to implement change, fosters an environment conducive to continuous improvement.

"From a generational perspective, the willingness for the Boomers and Gen-Xers to be open to the technological advances that the Millennials bring to the table is paramount. Simultaneously, the Millennials need to learn the traditional face-to-face communication methods of the Boomers and Gen Xers that promote long-standing relationships. The Millennials must take advantage of the opportunity to interface with some of the old-school builders who will soon be retired and out of the workforce. If you can create an environment that bridges this multi-generational gap, everyone wins."

Having leveraged all the assets at its disposal, davisREED is delivering the Waterfront Beach Resort project in line with its own high standards and with those of the owner. Combining both old and new knowledge from its workforce, and by taking advantage of technological and supply chain innovations, the company is on course to showcase the best of its abilities.

Throughout our 15-year history, davisREED has found that the best contractual relationship is one in which the contract is placed in a file the day it is executed, and no one has to refer to the contract agreement ever again. Each partner in the contract fulfills their performance and payment obligations and in return receives their right to timely payment or delivery. Partnering tries to avoid resorting to legal solutions. Instead, it relies on the will and ability of the construction manager and other team members to manage change and to manage issues on their projects. davisREED's partnering philosophy is designed to encourage candid communication and prompt resolution of issues among the owner, architect, engineer, davisREED, subcontractors and others involved in the project.

For more information please contact Lee Conant, davisREED Director of Business Development, at 858.523.9760 or lconant@davisreedinc.com.



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K & B Electric Is a Proud Partner of davisREED and The Mayer Corp.

K & B Electric would like to say congratulations to davisREED and The Mayer Corp. We would also like to thank them for making us part of the wonderful team that completed The Waterfront Hilton project in Huntington Beach.

K & B Electric has been providing exceptional service since 1990. Our extended knowledge, expertise, quality work and customer service have led us to work with some of the best companies and clientele in California. We have been involved in, and successfully completed, hundreds of electrical projects from large to small in the worship center, auto dealership and hospitality industries. Over the last 27 years, we have had the pleasure of working with industry leading companies such as Mcguire Builders, Christie Digital, Kunzik & Sara and Visioneering Solutions. At K & B Electric, we always put our customers first and focus on providing exceptional customer service; because of that, we have clients that have been with us for more than 20 years. K & B Electric has completed some spectacular projects such as Shepherd Church, The La Jolla Marriott, The Viceroy L'Ermitage, The Montage, The Beverly Wilshire, The Marina Del Rey Hotel, and The Mondrian; as well as countless BMW, Mercedes Benz, Toyota and Nissan dealerships throughout Southern California just to name a few.

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The team at K & B Electric includes state-certified electricians, as well as some of the highest skilled and most talented professionals in the industry. It has always been our philosophy that the longevity of our employees, their expertise, knowledge and teamwork is what has made K & B Electric such a success.

Value, performance and customer service are the pillars that K & B Electric stands on to do business. K & B Electric prides itself on creating value through excellent performance while providing outstanding customer service. The strength in our company remains in our most loyal employees, some of which have been around since the inception of the company. Our track record of consistent performance from planning through project completion is a hallmark of K & B Electric. We promote from within, keeping the tradition of excellence at K & B Electric and passing it down from one employee to the next. This training and dedication plan creates a consistent outcome which our clients can rely on and that we can look back on and be proud of. We are very proud of our last 27 years in business and look forward to the years to come.

Getting the opportunity to work on The Waterfront Hilton project has been one of our proudest moments in the last 27 years. Again, we would like to thank davisREED and The Mayer Corp. for making K & B Electric part of the team.

If you would like to learn more about K & B Electric, you can visit www.kbelect.com.



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Key Partnerships: The Irvine Company, Western National Group, Hutton Properties, American Multi-family, RD Olson, and the davisREED Construction.



Guy Yocom Construction

Guy Yocom began a lifelong commitment to the construction industry in 1978, when he began placing concrete slabs in the Inland Empire. Despite starting out with a project team of only five, and with his home serving as the office and equipment yard, Guy's attention to quality and client satisfaction allowed for larger opportunities and challenges.



established a successful second division that is quickly becoming one of the industry leaders.

As Guy Yocom Construction grew and its project experience became more diverse, new investments were made in laser screeds, deck and wall forming systems. With the addition of these new forming systems, as well as the most experienced people in the industry, GYC has been able to set itself apart from the competition. Delivering projects that are constructed safely, on time, within budget, and in strict adherence to ACI standards and building codes are all hallmarks of GYC's work. Guy Yocom Construction's continual re-investment in people and state-of-the-art equipment and technologies has allowed for industry leadership and significant annual growth year after year, making GYC as solid as the concrete it pours.

For more information, call Guy Yocom Construction at 951.284.3456 or visit www.yocominc.com.



Guy Yocom Construction made its first move into commercial construction through the tilt-up building industry. Within 10 years, GYC became the leader in the industry and remains at the forefront today. Not afraid of new challenges, the company ventured into the cast-in-place structural concrete industry and has

Building business is always about seeing the big picture.

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The company was founded by Stewart Moon, who grew up working with his father David Moon, who helped define the Fireplace and BBQ industry. As a young man Stewart learned to technically diagnosis problems, service, and properly build fire features with precise ventilation and draw. His **commitment** to his clients has helped build a **reliable** name in the Multi-Family industry as a go to for **turn key** amenity project. For more information please contact Kristeen Moon at 714-668-0390 or kmoon@stmcoconstruction.com.

STMCO Construction is thankful for lasting and growing **partnerships** with clients such as: The Irvine Company, Western National Group, Hutton Properties, American Multi-Family, RD Olson and Davis Reed Construction. We are grateful to be a part of **Key Projects** such as: 1221 Ocean project Santa Monica, Meridian, Pelican Hill Resort, The Villas at Playa Vista, Hotel Palomar, Crescent Village, Terranea Resort and The Hilton Water Front project.



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Congratulations to The Mayer Corporation on the expansion of The Waterfront Beach Resort, a Hilton Hotel.

We are proud to be part of your legal team.

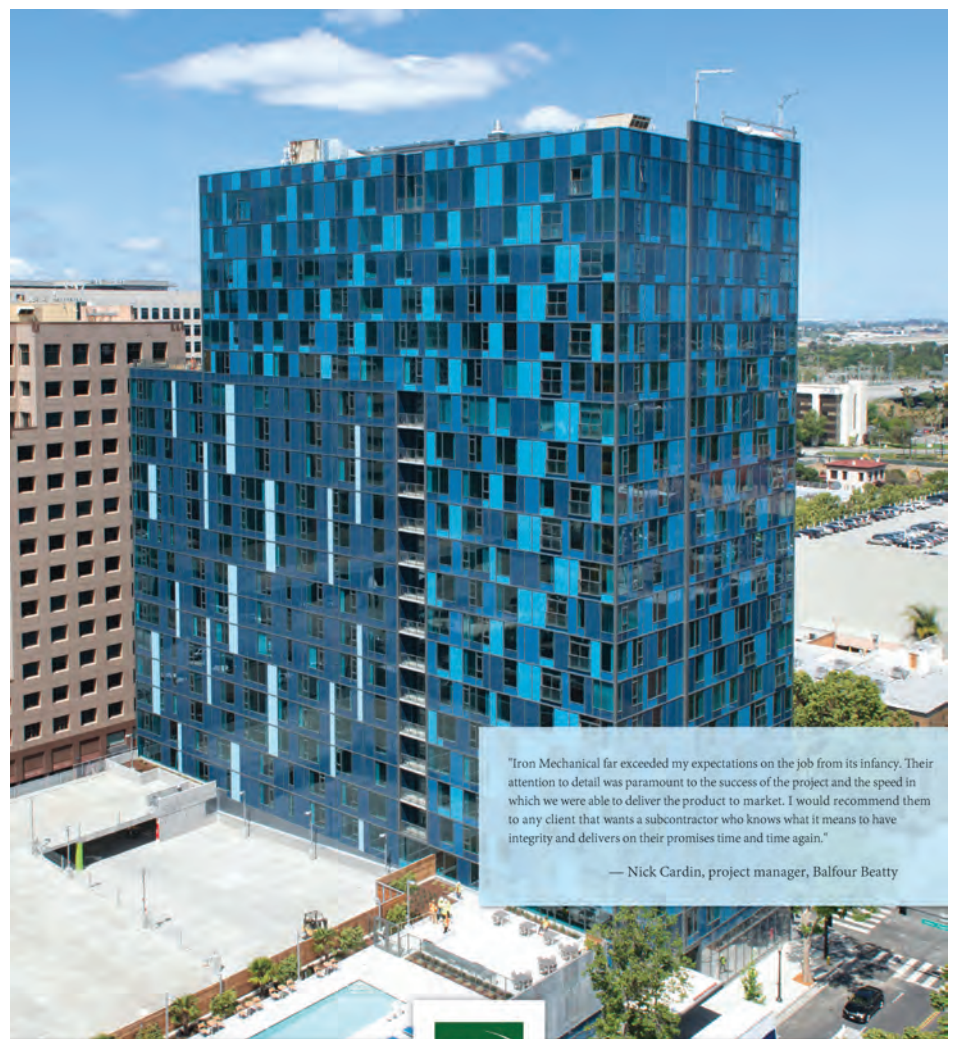
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— Nick Cardin, project manager, Balfour Beatty



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