

designs for hospitality

FOUR POINTS
BY SHERATON



engage.

Environments that excite guests and strengthen your brand position.

Today's traveler is no longer solely focused on convenience and amenities. Instead, they are looking to be engaged with their surroundings, inspired by the aesthetic and spatial program, and ultimately invited to make choices that help carve out their travel experiences.

LJA's approach to hospitality design seeks to not only strengthen the marketability of each flagship brand, but also engage hotel users in a way that is meaningful and memorable, fitting within the context of the community.





Four Points Sheraton FARGO, ND



This non-prototype Four Points by Sheraton hotel is located off Interstate 94 near historic downtown Fargo. The hotel features custom fiber cement panel siding and CorTen metal panels with forms representative of Fargo's industrial heritage. The interior features large interconnected spaces which offer intimate gathering and social opportunities in the True North Bistro, within the context of unique designs, textures and aesthetics.

completion: 2016

CHOICE HOTELS™



“

We work FOR our clients as valued team members, with **shared goals** for success. Hospitality guests keep coming back because of **positive experiences** and relationships and our clients are the same!

”

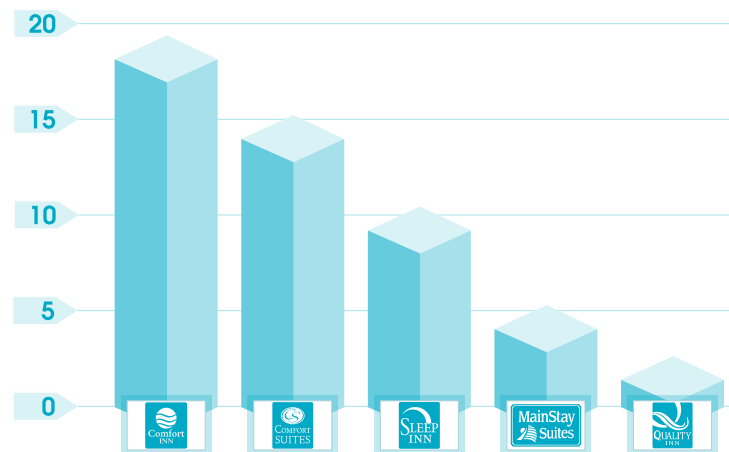
JOSEPH LORSUNG, AIA
Project Architect

45+

HOTELS COMPLETED FOR CHOICE



DESIGNS FOR 5 BRAND FLAGSHIPS





Comfort Suites BILLINGS, MT

The exterior of this 4 story, 84 unit hotel features a significant amount of cultured stone veneer added to the façade. This was designed so the look of the hotel would fit into the development district and was visually appropriate. LJA with the owner modified the interior public space and back-of-house components in order to maximize both construction and operational efficiency.

construction date: 2016





Sleep Inn / Mainstay

LINCOLN, NE

The 96 unit, 4 story hotel was unique because it was one of the first combination hotel projects for these brands. The hotel offers warm, modern design elements and is located near a number of popular attractions, including the University of Nebraska Lincoln and Nebraska State Capitol.

completion: 2016





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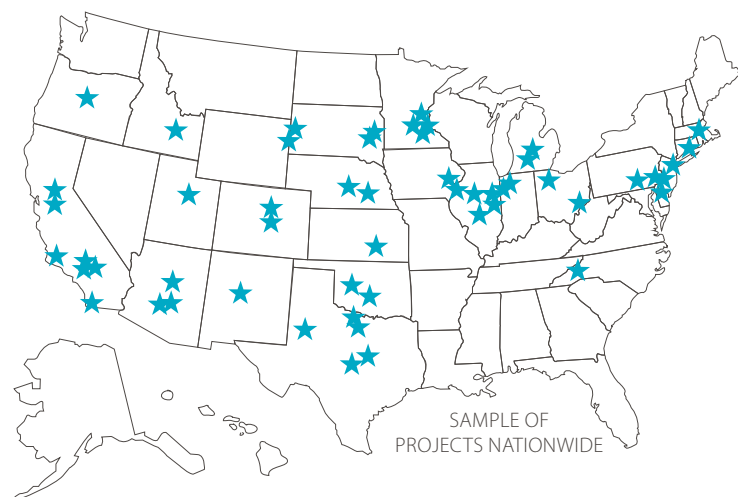
Our motivation at LJA is a spirit of service and hospitality. We make our client’s dreams and desires our own and want the **guests** of our projects to **experience** that same spirit of **hospitality!**

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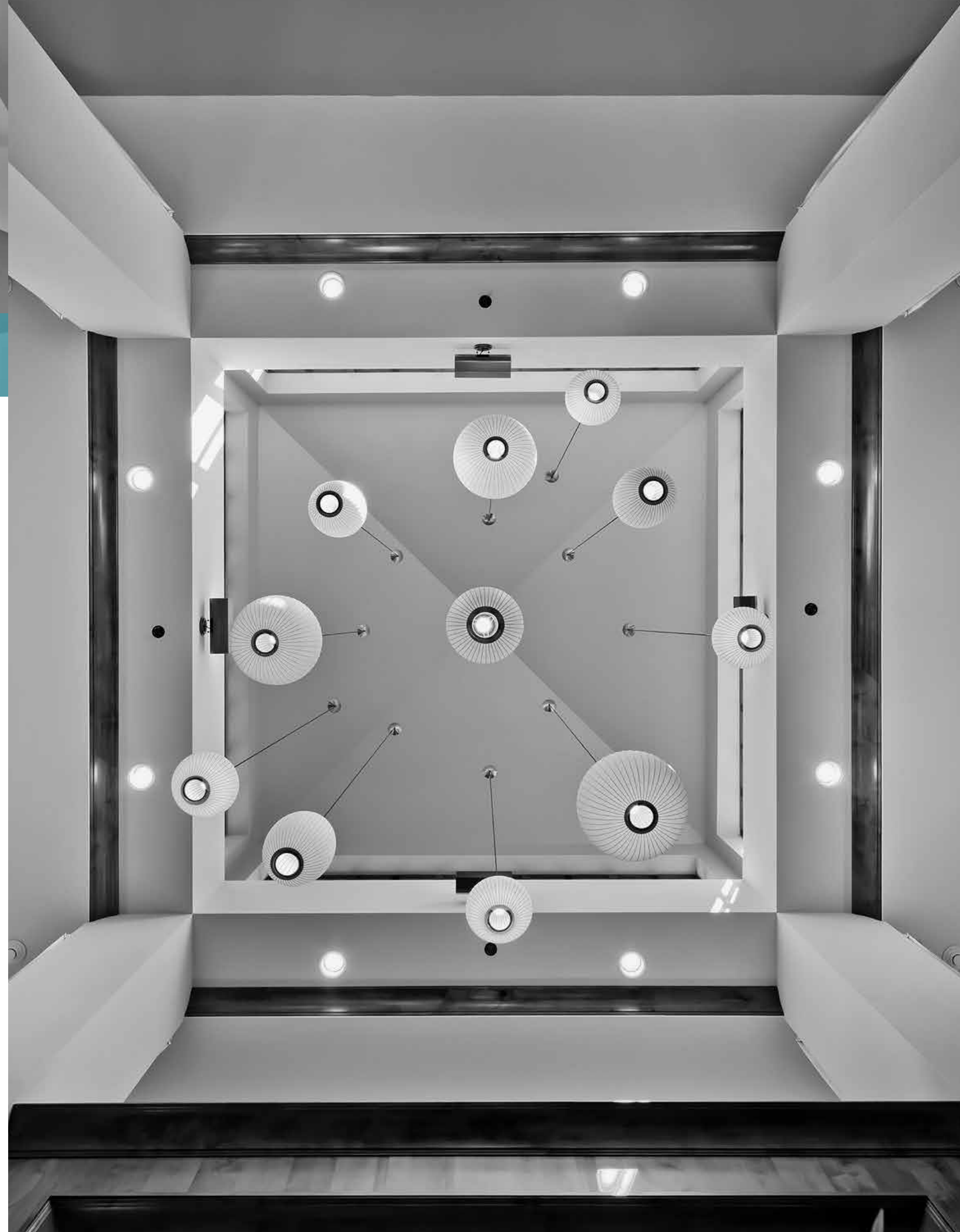
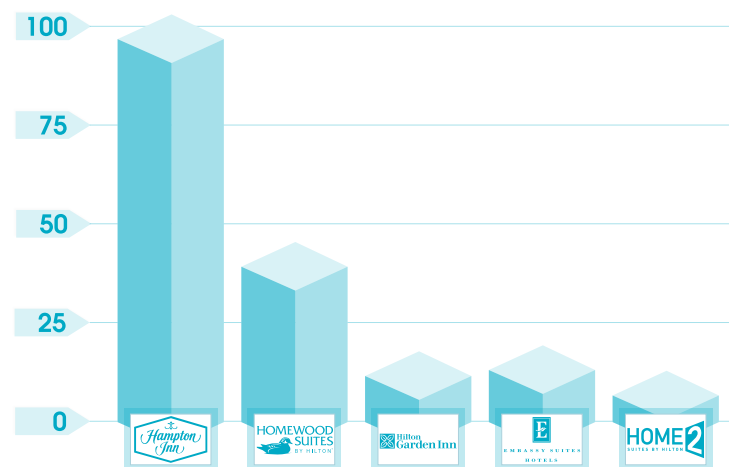
KYA SCHROEDER, AIA, LEED AP
Project Architect

140+

HOTELS COMPLETED FOR HILTON



DESIGNS FOR 5 BRAND FLAGSHIPS



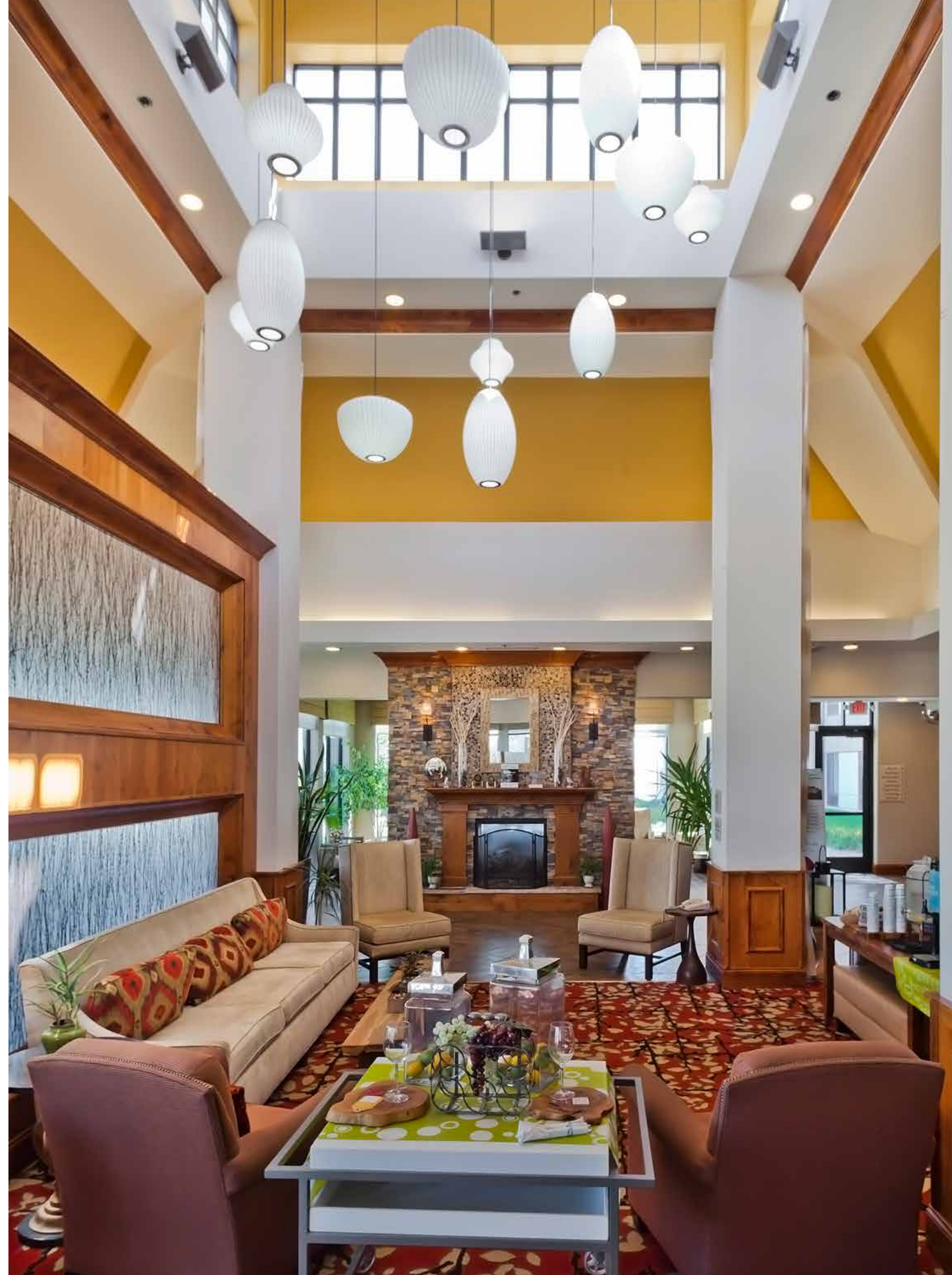


Hilton Garden Inn

RAPID CITY, SD

Set against the hills of Rapid City, this 4-story hotel consists of 120 guest rooms and a 6,000 square foot flexible meeting and banquet facility. Hotel amenities comprise of an indoor pool and spa, fitness room, on-site restaurant and bar, business center and pantry. Three main guest room types are dispersed throughout the property; including king rooms, double queen rooms and suites. All guest rooms offer a microwave and mini fridge, work desk along with the stand modern amenities expected in a Hilton property. Suite rooms provide a whirlpool bath in addition to the standard bathroom shower and/or a dedicated seating space within the unit.

construction date: 2011





InterContinental Hotels Group



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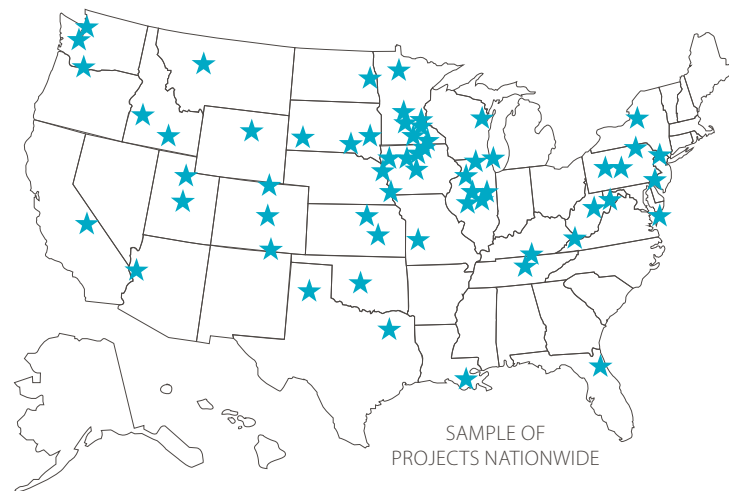
Three things set us apart in this industry; **our history** of successful projects, **our knowledge** of the hotel industry and **our fearlessness** when it comes to working anywhere on any project!

”

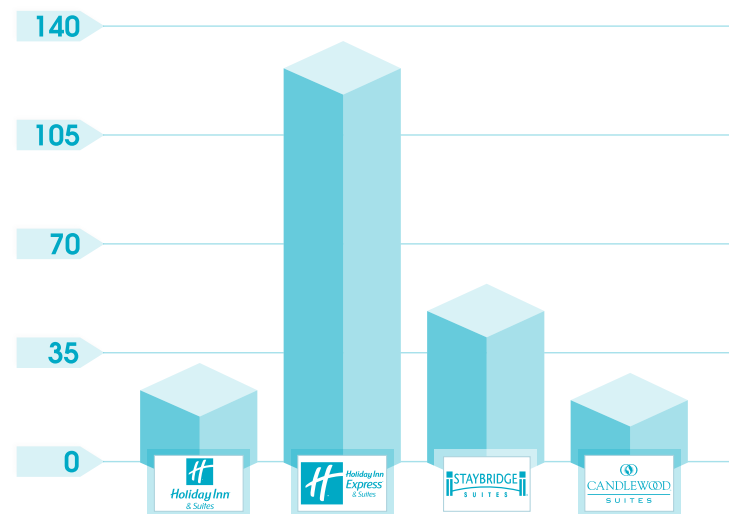
TROY TOOZ, PE
Vice President

200+

HOTELS COMPLETED FOR IHG



DESIGNS FOR 4 BRAND FLAGSHIPS





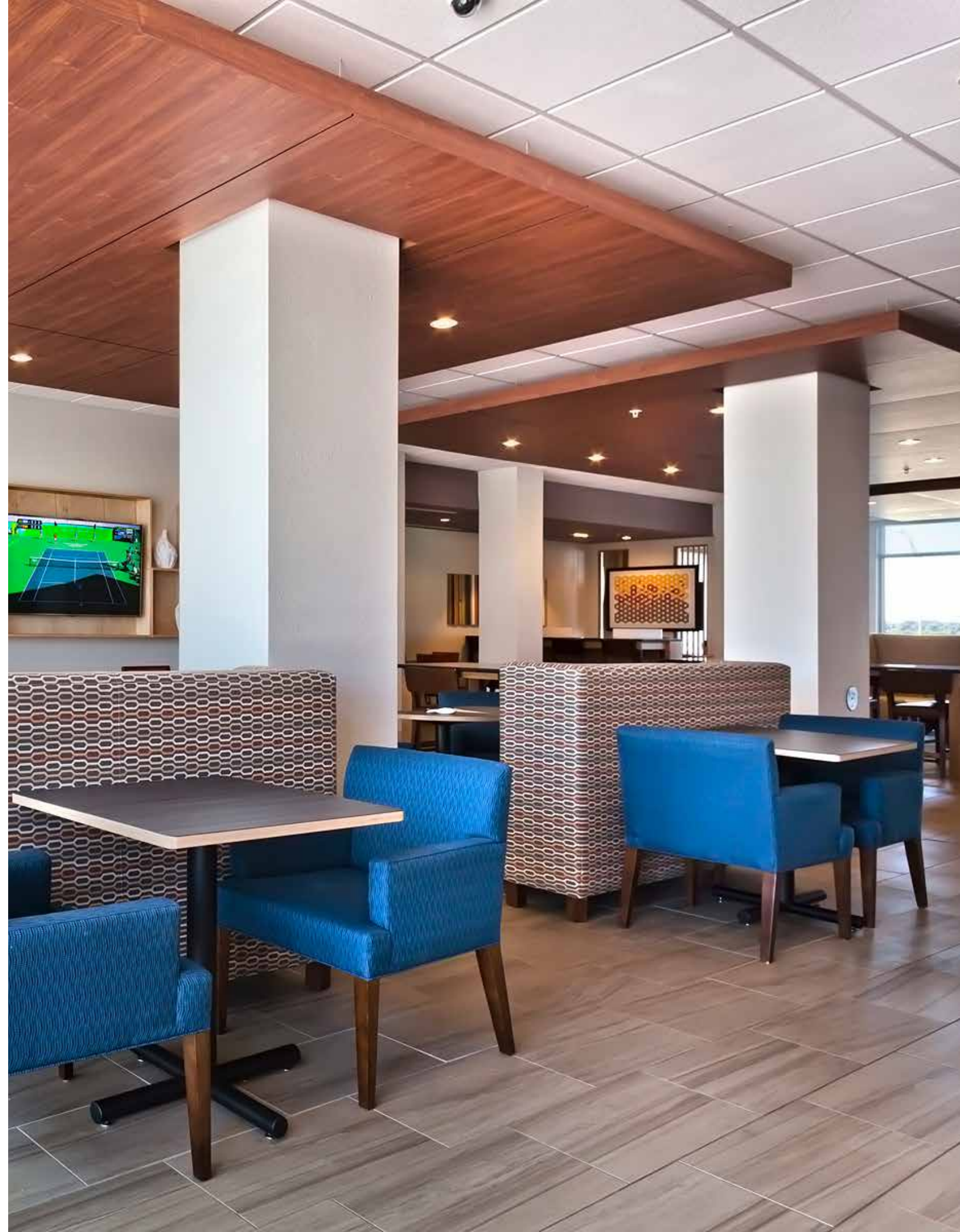
Staybridge Suites

GRAND FORKS, ND

Staybridge Suites offer a home-like, upscale extended stay with a feeling of community and spacious suites that include a full kitchen. Guests can enjoy access to a fitness room, pool, large workspaces and business center, plus outdoor fire pit with opportunities to gather and socialize.

completion: 2013





Holiday Inn & Suites

OMAHA, NE

This modern and sleek 78 unit, 4 story, Formula Blue Holiday Inn Express & Suites is the latest generation of design for this flagship. The hotel is located at 13131 I Street near many corporate community and family attractions.

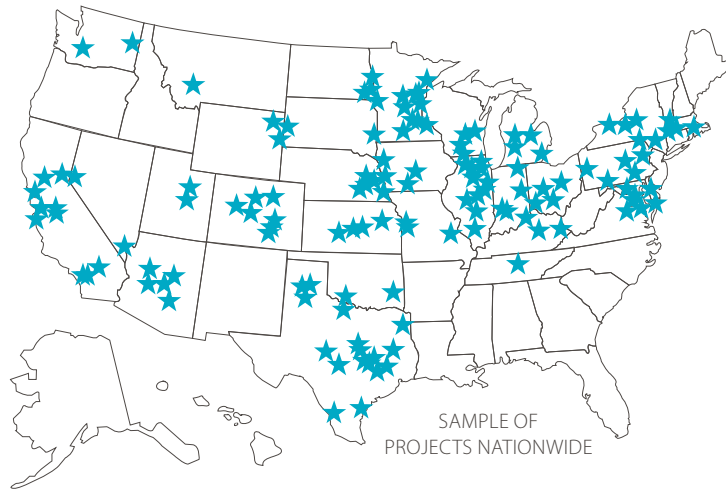
construction date: 2015





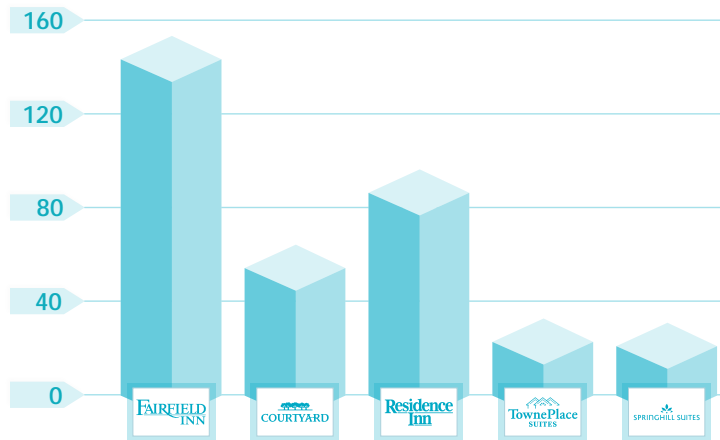
300+

HOTELS COMPLETED FOR MARRIOTT



SAMPLE OF PROJECTS NATIONWIDE

DESIGNS FOR 5 BRAND FLAGSHIPS



“

We love clients that **dream big!** Visionary hotel projects are a mainstay of our body of work and we strive to make client dreams a reality!

”

TODD JELINSKI, AIA
Architectural Department Head





TownePlace Suites

SIOUX FALLS, SD

This 92 unit, 4 story, Generation 4 hybrid Townplace Suites is an extended-stay hotel that features neighborhood-style living with comfortable studio to 2-bedroom casual suites.

completion: 2015





Fairfield Inn & Suites

PAPILLION, NE

Fairfield Inn & Suites offers everything clients need for a comfortable and productive stay, including a fitness center, business center, pool and vibrant aesthetic to energize and inspire guests.

completion: 2014





Residence Inn

SPRINGFIELD, VA

This modern extended-stay hotel is just 12 miles from the Vietnam Veterans Memorial and Green Spring Gardens Park, offering 160 units of studio to 2-bedroom suites. The six-story, 110,598 square foot hotel offers an indoor pool, whirlpool tub, fitness center, convenience shop, meeting and business center.

construction date: 2009



seamless.

Full architectural design,
engineering and planning
services in one firm.

LJA (Lightowler Johnson Associates, Inc) is a multi-disciplinary design, engineering and planning firm with 4 office locations and professionals licensed in over 40 states.

LJA's unique full-service, mid-size firm ensures that we are large enough to handle any project, yet small enough to provide personal attention to our client's needs. With over 60 years of service, LJA and its multi-disciplined approach provides exceptional knowledge and creative solutions through all of its professional services.



Services Provided In-house

STRUCTURAL ENGINEERING

- Footing & Foundation Plans
- Building Structural Design
- Condition Assessments
- Structural Restoration

ARCHITECTURE

- Project Visioning
- Master Planning
- Budgeting & Estimating
- Project Management & Coordination
- Building Design
- Construction Administration
- Renderings & Animation

MECHANICAL ENGINEERING

- Plumbing Design
- Heating, Ventilation, Air Conditioning Design
- Geothermal Design
- Equipment Evaluations

CIVIL ENGINEERING

- Infrastructure Design
- Underground Utility Design
- Storm Water Conveyance and Management Systems
- Sanitary Sewer Collection and Treatment Systems
- Fire Water Protection Systems (hydrants & mains)
- Design of Streets, Parking Lots, Walking Paths, Parks, Landscape Plazas

ELECTRICAL ENGINEERING

- Equipment Evaluations
- Lighting Design
- Power Design

LAND SURVEYING

- Mapping
- Topographic Surveys
- Boundary Surveys
- Construction Staking

PLANNING & SUPPORT

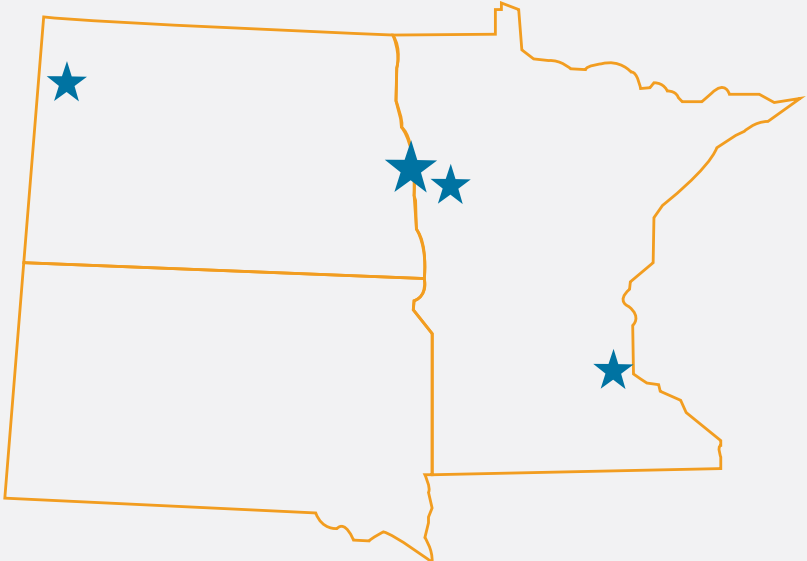
- Feasibility Studies
- Conceptual Project Development
- Master Planning
- Land Planning



“ LJA continually delivers documents professionally and in great detail, which alleviates many of the questions during bidding and construction. It is my privilege to recommend them based on many years of hospitality projects we have done with them.

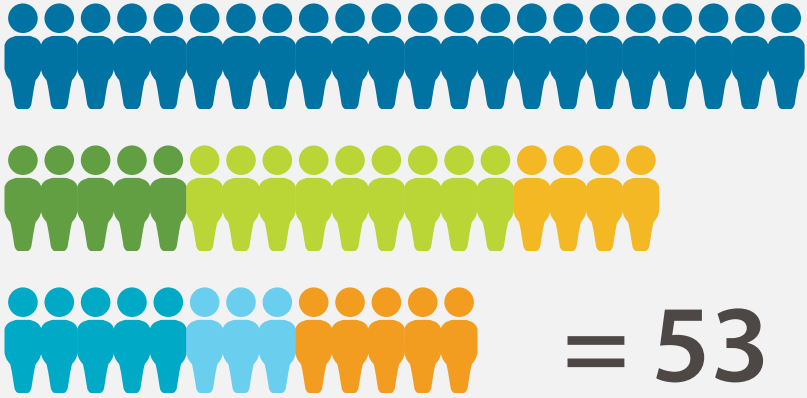
”
 JAMES POTRATZ,
 LEXSTAR CONSTRUCTION
 General Contractor

4 MIDWEST OFFICE LOCATIONS



Fargo, ND (Headquarter Office)
 Williston, ND
 Saint Paul, MN
 Detroit Lakes, MN

NUMBER OF STAFF BY DEPARTMENT



Architecture: 22
 Civil Engineering: 5
 Planning & Support: 9
 Electrical Engineering: 4
 Mechanical Engineering: 4
 Structural Engineering: 4
 Land Survey: 5

innovate.

Creating solutions that inspire teams and move forward the industry.

Our clients seek us out because we speak the language of hospitality and understand that successful hotel design emphasizes lifestyle and inspired engagement, not simply utility.

We have worked with diverse hotel brands for over 20 years. We know that each development is unique and each presents an opportunity to connect with the modern traveler in a meaningful way, anticipating their needs and presenting the potential to create memorable connections within the community.





Visioning Through Rendering

Holiday Inn



Staybridge Suites



Staybridge Suites

Springhill Suites

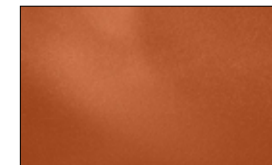


Staybridge Suites

Residence Inn



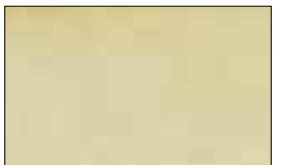
MATERIAL SWATCHES
SHOW COMMUNITY
CONTEXT & INFLUENCE



METAL PANEL



SIDING 1 - ALUMINUM



SIDING 2 - STUCCO

accountable.

Matching Design to Budget and Words to Actions.

A proposed design cannot truly be measured to success unless it can be held to the approved program, budget and schedule throughout design development and construction.

LJA utilizes efficient processes and procedures that measure designs to key benchmarks at each stage of design development. When deviations are observed, we tap into the seasoned experience of our project principals to provide a solid road map to bring projects in line and ensure the project aligns with the goals and expectations of our clients.





La Quinta

BILLINGS, MT

The hotel is a four-story, 85 unit hotel with a 4,000 square foot pool and spa room. The lobby is open to a breakfast bar and great room. Additional guest amenities include a meeting space, business center, spa, fitness room and Bright Side Market.

completion: 2014



deliver.

Success is performance -
serving our clients so you
can serve yours.

The success of LJA is grounded not only on the seasoned experience of our leaders and project teams, but also the impact of projects we have created throughout the nation. We explore innovation and drive change throughout the industry, tapping into best practices nationwide, then apply that knowledge and insight to projects here at home.

Our clients return to us again and again, not simply for the insight of our teams, but for the ability for us to apply that knowledge to every project - ensuring their success.





We create **engaging spaces** and **visionary designs** which **strengthen the brand** of our hospitality clients.

Through shared goals and a fearless approach to design, we help to **create marketable and profitable** projects that bring guests back again and again!

LJA OFFICE LOCATIONS

FARGO, ND

SAINT PAUL, MN

WILLISTON, ND

DETROIT LAKES, MN

www.lja-1.com