

Dustin Louderback AIA, LEED AP
4100 Lawless St. • Austin, TX 78723
dustin@thelouderbackgroup.com • (317) 670-7101
www.thelouderbackgroup.com

PROFESSIONAL EXPERIENCE



THE MODERN RESIDENCES AUSTIN



HUNTLAND OFFICE RENO AUSTIN



MOXY UNIV. OF TEXAS AUSTIN

The Louderback Group

Owner/CEO

Austin, TX

11/02/19 - current

- The Louderback Group was formed in 2019 due to growing demand for owner's representation and consulting services in the State of Texas
- Consulting services include: owner's representation, site selection, due diligence, entitlements, jurisdictional approvals, hotel brand selection/approvals, design team selection/oversight, contractor selection/oversight, LEED implementation, budget analysis, schedule analysis, change order review, renovation/PIP oversight, investment analysis & asset management

The Modern Austin Residences - Austin, TX

- Owner's representative for design and pre-construction of a 56-story, 320-unit high-rise condominium project in downtown. Responsible for managing all design consultants and selection of the Construction Manager. Negotiated all terms of the Owner/CM Agreement and execution of the GMP
- Client: Urbanspace Real Estate
- Projected Costs: \$225,000,000 construction / \$325,000,000 development
- Project Status: in design

South Congress Office Development - Austin, TX

- Owner's Rep and Construction Manager for 100,000sf heavy timber, Class-A office building with 4-stories below grade parking and ground floor retail
- Client: Related Companies (NYC)
- Project Status: in design

3rd & Brazos Luxury Apartments - Austin, TX

- Development, design and construction consultant for a 45-story luxury apartment development in downtown Austin
- Client: Hanover Companies
- Project Status: under construction

Huntland Office Renovation - Austin, TX

- Construction Manager for a 4-story, 100,000sf Class-A office renovation. Complete demo/reno including exterior walls, MEP systems & elevators
- Client: Karlin Real Estate
- Projected Costs: confidential
- Project Status: completed June '21

Veramendi House - San Antonio, TX

- Owner's representative for a historic rehab that will include an 83-key boutique hotel, retail, restaurant, bars and a maker's market
- Client: AMS Commercial Real Estate
- Projected Costs: \$45,000,000 construction / \$70,000,000 development
- Project Status: on hold

Cambria Hotel LA Live - Los Angeles, CA

- TLG was hired by Choice Hotels to act as a project consultant for design and construction of a \$120 million, 250-key hotel in the LA Live district of Los Angeles. Scheduled to break-ground in 2022
- Projected Costs: \$80,000,000 construction / \$120,000,000 development
- Project Status: on hold

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PROFESSIONAL EXPERIENCE



JW MARRIOTT CHARLOTTE



MARRIOTT AUSTIN



ALOFT/ELEMENT AUSTIN

White Lodging Services Corp.

Merrillville, IN

Director Full-Service Hotels - Design & Construction

01/01/07 - 11/01/19

- White Lodging is a hospitality developer/operator focusing on urban full-service hotels, select-services hotels and restaurants throughout the U.S.
- Job Description: oversee all aspects of design and construction for large commercial projects. Experience with Hyatt, Hilton, Marriott & Starwood brands
- Responsibilities: due diligence, entitlements, award/oversee design consultants, award/oversee general contractor, brand implementation, LEED implementation, custom restaurant concept/development, transition from construction to operations, post-opening warranty & engineering. Responsible for managing all aspects of schedule, budget and QA/QC

Autograph Conversion/Kimpton Downtown - San Antonio, TX

- Project Description: Existing 251-key Marriott that will be converted into an Autograph Collection hotel. Complete interior demolition and new build components including: restaurant, spa and meeting space. New-build 250-key Kimpton Hotel with 7,500sf of meetings space
- Projected Costs: \$100,000,000 construction / \$150,000,000 development
- Project Status: on-hold

JW Marriott Downtown - Charlotte, NC

- Project Description: 382-key hotel with 20,000sf of meeting space, adjacent to convention center. Project includes: spa, custom restaurant & amenity terrace
- Project Costs: \$120,000,000 construction / \$170,000,000 development
- Project Status: open, November 2021
- Responsibilities: due diligence, entitlements, design

Moxy by Marriott Univ. of Texas - Austin, TX

- Project Description: 160-key hotel located adjacent to Univ. of Texas
- Project Costs: \$25,000,000 construction / \$37,500,000 development
- Project Status: Open, March 2021
- Responsibilities: due diligence, entitlements, design, construction

Marriott Full Service - Austin, TX

- Project Description: 32-story, 615-rooms, 60,000sf meeting space
- Project Costs: \$190,000,000 construction / \$260,000,000 development
- Project Status: open, November 2021
- Responsibilities: due diligence, entitlements, design, construction

Autograph/AC Univ. of Texas - Austin, TX

- Project Description: 350-key dual branded hotel with 7,500sf of meeting space. Project includes: custom restaurant concept and rooftop amenity/pool deck
- Project Costs: \$95,000,000 construction / \$140,000,000 development
- Project Status: open, 02/20/20
- Responsibilities: due diligence, entitlements, design, construction

Aloft/Element by Starwood Downtown - Austin, TX

- Project Description: prominent location on Historic Congress Ave in downtown. 422-room, 32-story dual brand hotel located on 11,000sf postage stamp site.
- Project Costs: \$70,000,000 construction / \$110,000,000 development
- Project Status: open, 07/27/17
- Responsibilities: due diligence, entitlements, design, construction

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PROFESSIONAL EXPERIENCE

White Lodging Services Corp. (cont.)

Director Full-Service Hotels - Design & Construction

Merrillville, IN

01/01/07 - 11/01/19



WESTIN AUSTIN

Westin Downtown - Austin, TX

- Project Description: 366-key hotel located in downtown. 15,000sf of meeting space, full service restaurant, roof-top amenity deck, pool and bar
- Project Costs: \$65,000,000 construction / \$100,000,000 development
- Project Status: open, 07/16/15
- Responsibilities: due diligence, entitlements, design, construction

JW Marriott Downtown - Austin, TX

- Project Description: 1,012-room convention center hotel located in downtown. 112,000sf of meeting space, 12,000sf amenity deck, 2 full-service restaurants and spa. Largest JW Marriott in United States. LEED Silver certification
- Project Costs: \$225,000,000 construction / \$300,000,000 development
- Project Status: open, 02/13/15 (opened for fully booked Austin music festival)
- Responsibilities: due diligence, entitlements, design, construction

Hyatt Place Downtown - Austin, TX

- Project Description: 296-room hotel located in downtown
- Project Costs: \$35,000,000 construction / \$60,000,000 development
- Project Status: open, 03/01/13 (opened for fully booked Austin music festival)
- Responsibilities: due diligence, entitlements, design, construction

JW Marriott Downtown - Indianapolis, IN

- Project Description: 1,005-key hotel with 110,000sf of meeting space and two full-service restaurants. Oversaw all aspects of design and construction including: project labor agreement, union negotiations
- Project Costs: \$240,000,000 construction / \$325,000,000 development
- Project Status: open, 02/01/11 (opened for fully booked convention)
- Responsibilities: design, construction

Springhill Suites / Courtyard Downtown - Indianapolis, IN

- Project Description: 450-key dual branded hotel connected to 110,000sf of meeting space
- Project Costs: \$40,000,000 construction / \$63,000,000 development
- Project Status: open, 06/01/10
- Responsibilities: design, construction

Fairfield Inn & Suites - Indianapolis, IN

- Project Description: Existing 168-key Courtyard hotel retrofitted to a Fairfield Inn & Suites. Project also included a complete renovation of a TGI Fridays
- Project Costs: \$11,000,000 construction / \$32,000,000 development
- Project Status: open, 02/01/10
- Responsibilities: design, construction

Other Notable Projects

- Spa by JW at JW Marriott Austin - open
 - Caroline custom restaurant concept, Austin, TX - open*
 - Corner custom restaurant concept, Austin, TX - open*
 - Stella San Jac custom concept restaurant, Austin, TX - open*
 - Springhill Suites new-build, Louisville, KY - open
 - Fairfield Inn & Suites renovation/conversion, Louisville, KY - open
 - Hilton Garden Inn, Salt Lake City Airport, UT (design only) - open
- *Concepts developed with Lettuce Entertain You - Chicago, IL



JW MARRIOTT AUSTIN



JW MARRIOTT INDIANAPOLIS

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BONNET CREEK ORLANDO

Smallwood, Reynolds, Stewart & Stewart
Architect

Atlanta, GA
08/01/05 - 01/01/07

- SRSSA is a multi-disciplinary design firm in Atlanta, GA, specializing in large commercial developments
- Job Description: Project architect for hospitality division.
- Responsibilities: all phases of design documentation, permitting, entitlement preparation, fire/life safety documentation, coordination of civil, MEP and structural engineers, ownership design presentations and pre-construction coordination with general contractor (Hunt Construction Group, now AECOM)

Bonnet Creek Convention Center Hotel - Orlando, FL

- Project Description: 1,000-room Hilton and 500-room Waldorf Astoria located just outside of Orlando. 150,000sf of meeting space, 18-hole golf course, spa, water park and restaurants
- Project Cost: \$400,000,000 construction / \$550,000,000 development
- Project Status: Open, 10/01/09
- Responsibilities: Project architect for all design phases

EDUCATION

University of Tennessee
College of Architecture & Design
Bach. of Architecture, 5-year Professional Degree

Knoxville, TN

CERTIFICATIONS / AFFILIATIONS

- Member American Institute of Architects (AIA)
- Member National Council of Architectural Registration Boards (NCARB)
- Registered Architect in Texas and Indiana
- United States Green Building Council (USGBC), LEED Accredited Professional