

# Hotel Development RFP

Pre-submittal Conference  
LCCC contraband room

July 8, 2010

Mayor Randy Roach

Brian Arabie, counsel DDA

# Topical agenda for discussion

- ◆ Introduction of City representatives
- ◆ Purpose of Hotel RFP
- ◆ Review of City Investment
  - Capital projects
  - Civic Center improvements
- ◆ Review of scope of project and City partnership
- ◆ Market feasibility
- ◆ Discussions and concerns
- ◆ Addendum to RFP and schedule for submittals

# LDAP 2009

## Completed or ongoing City investment

- ◆ Relocation of Parking restriping Bord du Lac Drive
- ◆ Waterline extension Bord du Lac Drive

# BORD DU LAC MARINA

City Bond Issue

\$1,890,000



# Promenade Photos Marina





# Promenade Photos Plazas and Walks



# Promenade Photos Memorial Point Arbor

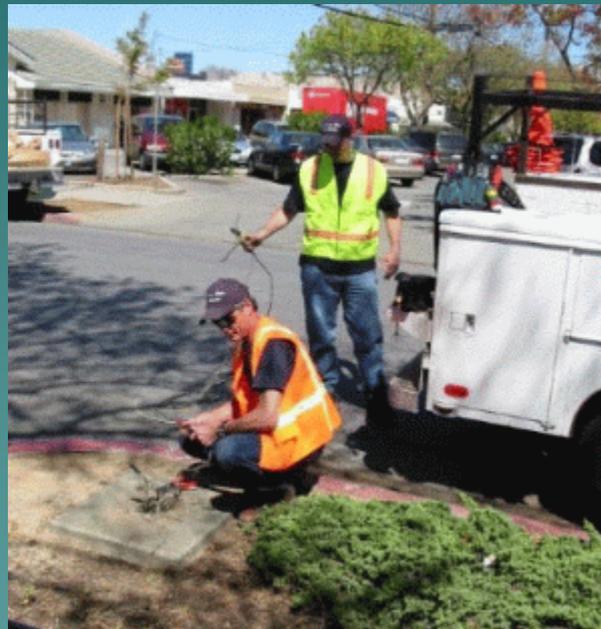


# Promenade Photos Vendor Stations



# LANDSCAPE MANAGEMENT CONTRACT

## Hornsby Landscaping



# Seawall Restoration

- ◆ Bids received April 20, 2010
- ◆ Contract award May 5, 2010
- ◆ NTP June 2010
- ◆ Scope : Seal 220 locations joints with flex poly product
- ◆ Application to be performed from waterside locations

# Downtown Lakefront LDAP 2010 Capital Projects

Overview

Downtown / Lakefront capital project  
Descriptions and Schedules.

All projects to be let in 2010

Updated July 8, 2010  
Hotel RFP

# LDAP 2010 Master Project List

- ◆ Bord du Lac Park Phase 1: Maintenance Building
- ◆ Pithon Coulee Surge protection improvements at Clarence Street
- ◆ Ryan Streetscape
- ◆ Bord du Lac Park Phase 2: Gateway and Playground
- ◆ Bord du Lac Park Phase 3: Amphitheater
- ◆ Gill St. Extension



# Overall view

Proposed infrastructure in relation to existing

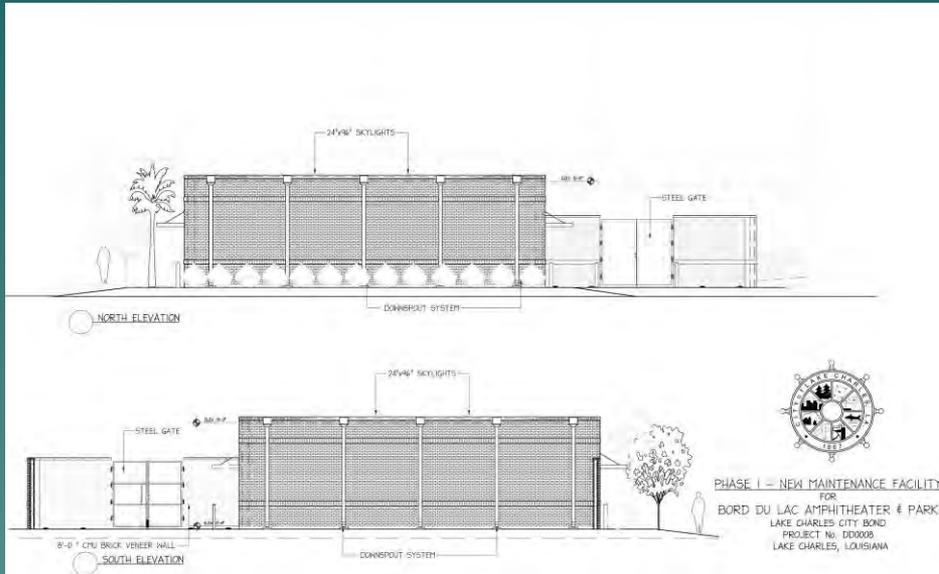


# Bord du Lac Park Phase 1: Maintenance Building



- ◆ A&E: Randy Goodloe , AIA, AICP
- ◆ AFC: \$400,000.00
- ◆ Funding source(s): Bond
- ◆ Advertisement date: June 21, 2010
- ◆ NTP est. date: September 2010
- ◆ Estimate for completion: June 2011

# Maintenance Building

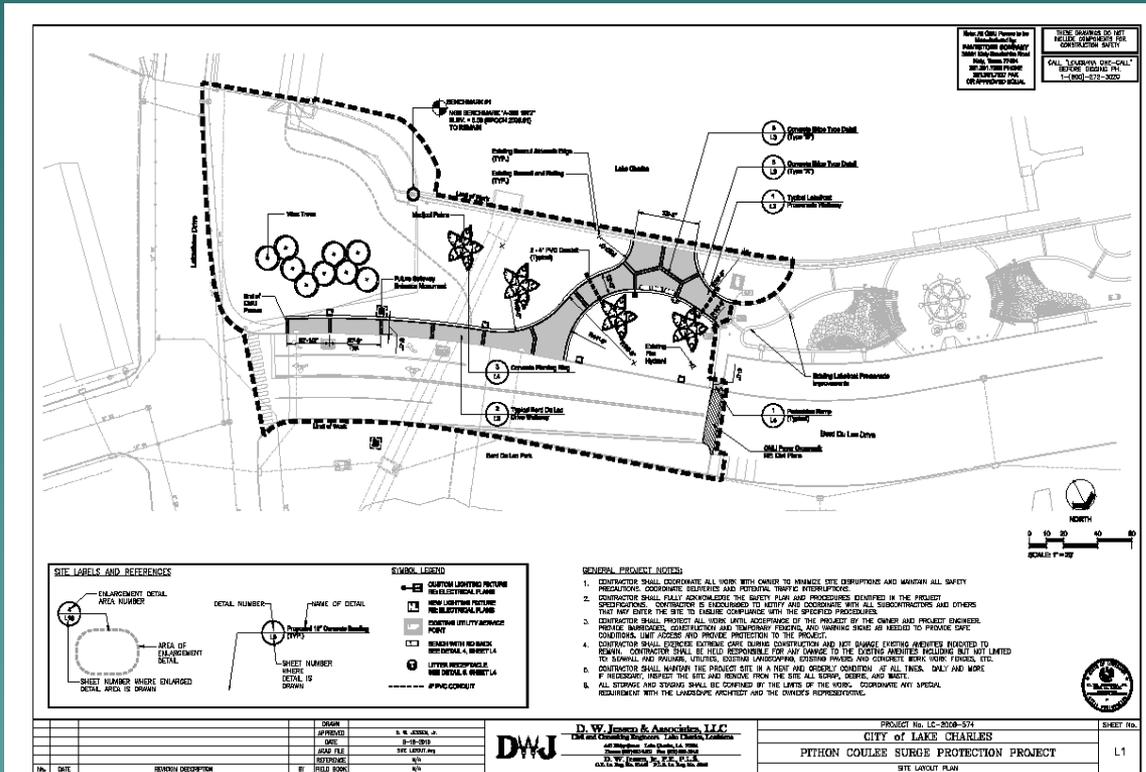


Elevations Maintenance Building



# Pithon Coulee Surge Protection Improvements at Clarence Street

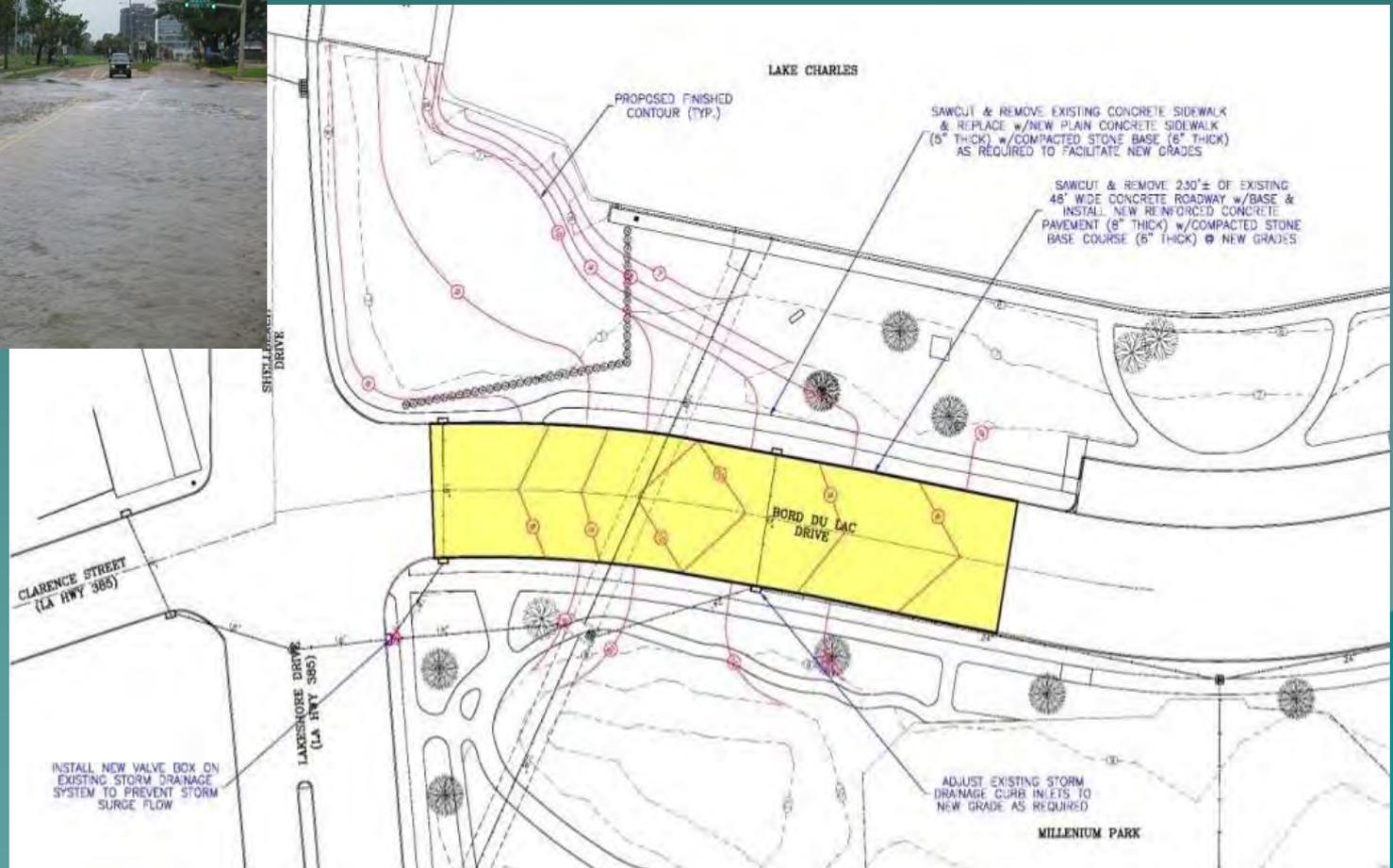
- ◆ A&E: D W Jessen
- ◆ AFC: \$685,000
- ◆ Funding source(s): CP3093 \$300K, CP \$200K and GDD \$180K
- ◆ Advertisement date: June 25, 2010
- ◆ NTP est. date: September 2010
- ◆ Estimate for completion: April 2011



# GATEWAY

# PITHON COULEE SURGE PROTECTION

## Gravity Drainage #4 1/3 Cost Share



# Ryan Streetscape



- ◆ A&E: D W Jessen
- ◆ AFC: \$8,000,000
- ◆ Funding source(s): Bond
- ◆ Advertisement date: July 23, 2010
- ◆ NTP est. date: October 2010
- ◆ Estimate for completion: February 2012









# Bord du Lac Park Phase 2 Gateway and Playground

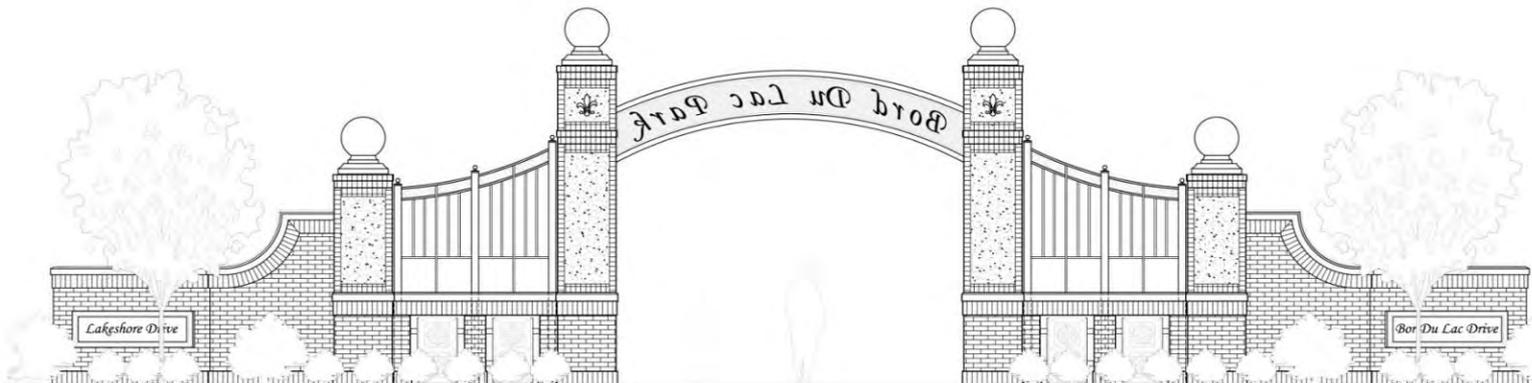


- ◆ A&E: Randy Goodloe, AIA, AICP
- ◆ AFC: \$350,000
- ◆ Funding source(s): Bond and City
- ◆ Advertisement date: July 23, 2010
- ◆ NTP est. date: October 2010
- ◆ Estimate for completion: July 2011





PHASE II - PARK ENTRANCE  
 FOR  
 BORD DU LAC AMPHITHEATER & PARK  
 LAKE CHARLES CITY BOND  
 PROJECT No. DD0008  
 LAKE CHARLES, LOUISIANA



○ EAST ELEVATION



# Bord du Lac Park Phase 3 Amphitheater

- ◆ A&E: Randy Goodloe, AIA, AICP
- ◆ AFC: \$9,550,000
- ◆ Funding source: Bond and City
- ◆ Advertisement date: August 30, 2010
- ◆ NTP est. date: December 2010
- ◆ Estimate for completion: July 2012





# RESTROOM / CONCESSION COURT - AERIAL



## RESTROOM / CONCESSION COURT - AERIAL



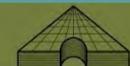
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# CHILDRENS STAGE



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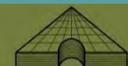


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# PAVILLION



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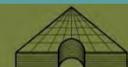


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# FOUNTAIN

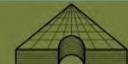


## FOUNTAIN - AERIAL

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# OVERALL – MARINA VIEW AERIAL



## OVERALL – MARINA VIEW AERIAL

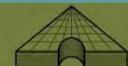


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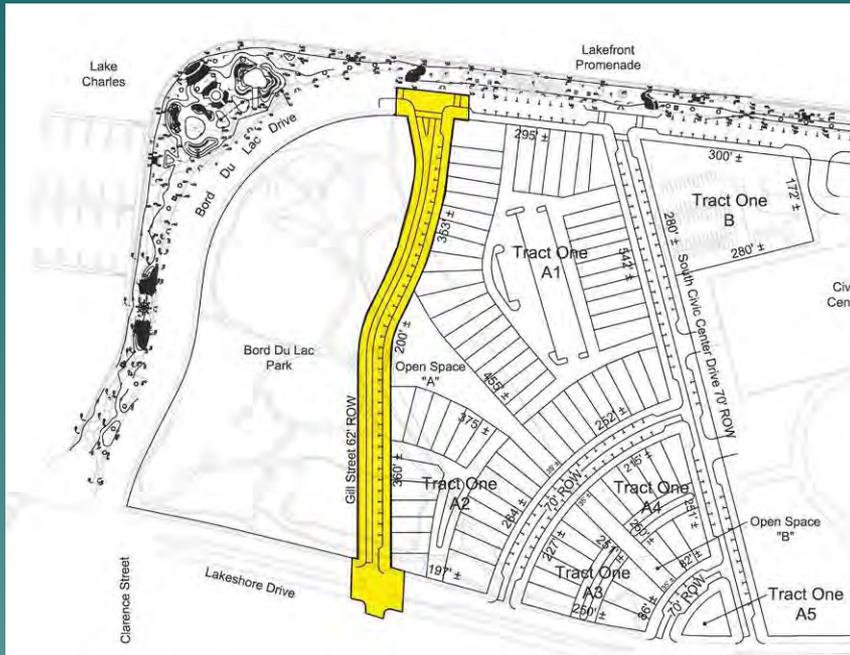


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# Gill Street Extension

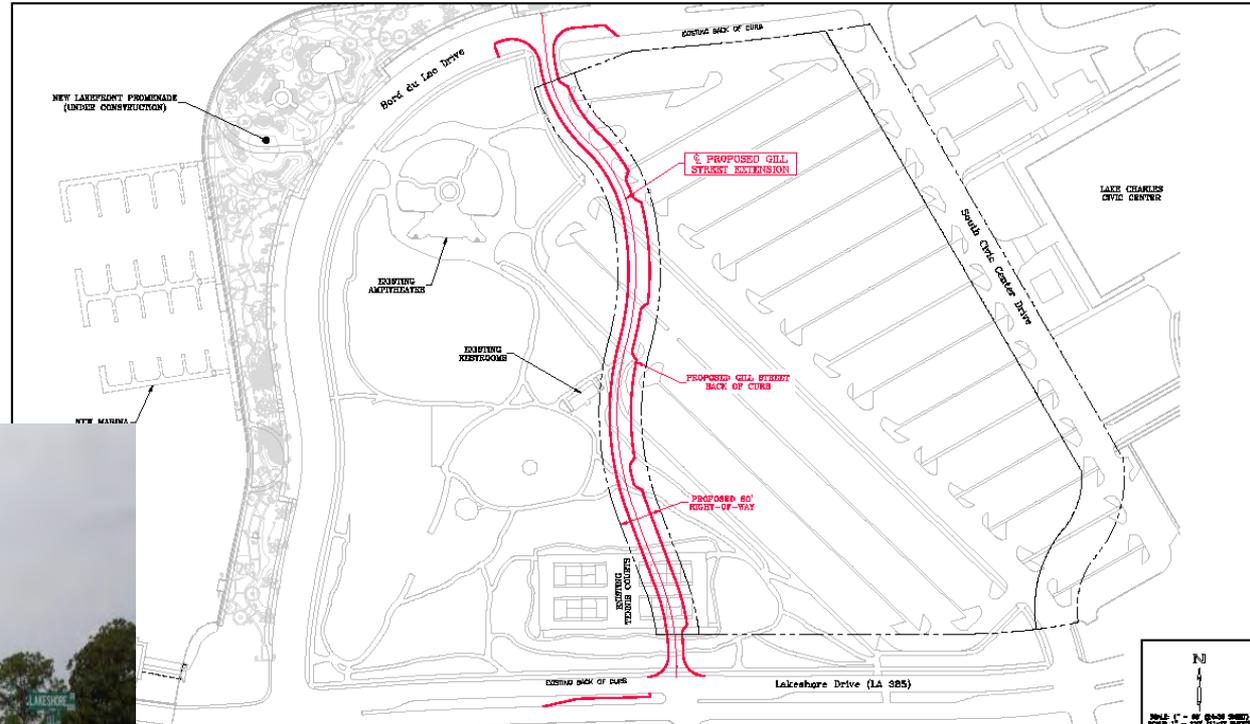


Vicinity map for the Gill Street extension to create the envelope of development for Tract One A

- ◆ A&E: D W Jessen
- ◆ AFC: \$3,400,000
- ◆ Funding source(s): \$1.17M CDBG/Bond
- ◆ Advertisement date: September 24, 2010
- ◆ NTP est. date: December 2010
- ◆ Estimate for completion: June 2012

# GILL STREET EXTENSION

City Bond Issue  
\$3,420,162



DATE	11/14/12	D.W. JENSEN & ASSOCIATES, LLC	PROJECT No. 2008-078	SHEET NO.
APPROVED	D. W. JENSEN, P.E.	D.W. JENSEN & ASSOCIATES, LLC	CITY OF LAKE CHARLES	
DATE	11-14-12	1000 Lakeshore Drive, Suite 200, Lake Charles, LA 70601	Gill Street Extension	1
ADD FILE	City 2008-078 (11/14/12)	www.dwj.com	LAKE CHARLES CIVIC CENTER	
REVISIONS	01	407.12300000000000	PRELIMINARY LAYOUT	
REVISION DESCRIPTION	BY	FIELD NO.		



# GILL STREET Plaza

## Corner Bord du Lac Dr.



### GILL STREET - AERIAL



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# OVERALL – GILL STREET - EAST END AERIAL



# OVERALL – GILL STREET - EAST END AERIAL

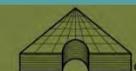


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# OVERALL – GILL STREET SIDE AERIAL



## OVERALL – GILL STREET SIDE AERIAL



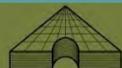
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# Overall showing development Tract One A



## OVERALL - AERIAL

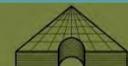


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# DOTD partnership capital projects

- ◆ DOTD Ryan Street Pithon Coulee Bridge Replacement  
Enhancement and Gateway Project  
RANDY GOODLOE, AIA, AICP
- ◆ DOTD Transportation Enhancement Program  
HWY 385 Multi-use trail- TBD
- ◆ DOTD Interstate 10  
Ryan Street Lakeshore Drive interchange and  
feeder road improvements  
Meyers and Assoc.

# Civic Center Improvements

## FY05 - FY10

### \$ 8 ,585,329

- ◆ Roof repairs \$ 1 ,998,492
- ◆ Telescoping riser seating \$ 251,474
- ◆ Refurbish risers \$48,997
- ◆ Marquee repairs \$187,340
- ◆ Parking lot lighting \$99,763
- ◆ Rosa Hart ceiling \$85,462
- ◆ Contraband office \$92,965
- ◆ Sound System \$ 236,609
- ◆ Waterproofing \$ 36,348
- ◆ Theater curtains \$87,943
- ◆ Coliseum curtains \$24,925
- ◆ Meeting Rooms \$ 1,447,541
- ◆ Video screens \$33,293
- ◆ Ceiling and lighting \$1 ,897,329
- ◆ Center section \$1,653,244
- ◆ Dressing rooms \$44,249
- ◆ Mural \$14,995
- ◆ Railing \$99,980
- ◆ Roof storm drain outfall \$147,230
- ◆ Amphitheater repairs \$59,653
- ◆ Orchestra drain \$37,499

# Discussions

- ◆ Review of scope of project and City partnership – Hotel financial overview
- ◆ Market feasibility
- ◆ Discussions and concerns
- ◆ Addendum to RFP and schedule for submittals

# Hotel Development Financials Overview Example

## Computation of TIF Revenue

- ◆ Number of Rooms 120
- ◆ Number of Room Days 365
- ◆ Average Room Rate \$89
- ◆ Occupancy Rate 0.7
- ◆ Hotel Tax \$ 165,674
- ◆ Sales Tax Rate 0.05
- ◆ Sales Tax Revenue \$ 136,437
- ◆ Total Avail TIF Rev (75%)  
\$ 268,001
- ◆ Total Hotel Room Rev.  
\$2,728,740
- ◆ 12 year Bond@4.5%  
\$2,443,903

## Computation of Project Budget

- ◆ Number of Rooms 120
- ◆ Cost Per Room \$ 100,000
- ◆ Total Budget \$ 12,000,000
- ◆ TIF Bond (\$2,443,903)
- ◆ City Cash \$ ( 2,800,000)
- ◆ Investors Cash \$ ( 1,200,000)
- ◆ Net Investment \$ 5,556,097

- ◆ Market feasibility
- ◆ Discussions and concerns
- ◆ Addendum to RFP and schedule for submittals

End of meeting

A stylized silhouette of a mountain range in shades of teal, located at the bottom right of the slide.