

Response to Request for Proposals – Hotel Developer – August 9, 2010



ARCHITECTURE AND CONSTRUCTION



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Experience • Customer Satisfaction • **Results**

August 9, 2010

326 Pujo Street
Lake Charles, LA 70602

Re: City of Lake Charles
RFP for Hotel Development

Dear Mayor Roach:

On behalf of InterMountain Management, LLC, and our talented team of construction, design, and financing professionals, we thank you for the opportunity to submit this development services response for a new downtown hotel.

We have assembled for your review a premier Louisiana based hotel project team that combined has delivered over 150 hotels across the country, valued in excess of \$500 million. We are proposing a premier hotel brand, Courtyard by Marriott that is second to none in customer satisfaction. A brief overview of our Louisiana team is as follows:

- InterMountain Management - developed over 60 hotels across the country
- Harrell Contracting Group - constructed over 100 hotels across the country
- Architecture + - designed 6 hotels for InterMountain
- Southwest Securities - finance specialist with long InterMountain relationship
- Spectrum Management - community economic opportunity consultant

We look forward to the opportunity to formally introduce our team members and present our plan for this exciting project.

Sincerely;
InterMountain Management, LLC

Dewey Weaver

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The City of Lake Charles has tremendous historical and geographical assets that naturally lend itself to future growth. The current Capital Improvement Plan is clear evidence of this, and a welcoming example for private development. As the city continues to grow and attract more and more events, the need for hotel accommodations is apparent. As a development team, we have studied the City of Lake Charles and determined that the economic conditions are inviting for a new hotel property.

InterMountain Management, LLC prides itself as a leader in hospitality development. We realize the hotel development will enhance the current operations of the convention center, and are poised to work with the City's operations staff. We offer a commitment to be a true partner in this project by first listening to the City leaders, assessing their needs, and providing them with the best development solution available. This approach will allow us to tailor this project to specifically meet the City's needs, goals, and strategic objectives.

Our team recognizes the tremendous amount of dollars being invested in various projects that surrounds the future site of our hotel. This stated, we assure you a level of quality that meets our national brand for exterior and interior design, and that will utilize Smart Growth principles.

The quantity and quality of our developments are clearly displayed within our submittal. One important factor for the City of Lake Charles is this is not a learning curve for our team. InterMountain, Harrell Contracting, and Architecture + are all Louisiana businesses, that have a successful track record of delivering premier hotel destinations across the United States together. Within the submittal, you will find our team has selected a leading national brand in the hospitality industry.

InterMountain Management, LLC and Harrell Contracting Group, LLC are committed to the utilization of local subcontractors, historically underutilized businesses, and local labor during the construction process. Our hotel management division will mirror this approach during the staffing and daily operations of this property. We will continually strive to be part of the continued growth of the city. We are eager to assist the city in achieving its goals and are determined to make the proposed hotel project a success.

We thank you for allowing our team to submit such a great project for an outstanding city.

DEVELOPER



InterMountain Management, LLC

2390 Tower Drive
Monroe, LA 71201
Phone: 318.812.7126
Fax: 318.998.3015
Primary Contact: Dave Raymond
DaveR@intermtn.biz

GENERAL CONTRACTOR



Harrell Contracting Group, LLC

P.O. Box 12850
Jackson, MS 39236-2850
Phone: 601.206.7600
Fax: 601.206.7601
Primary Contact: Tom Black
tom.black@harrellcontracting.com

FINANCE



Southwest Securities, Inc.

302 Country Club Road
Monroe, La. 71201
Phone: 214.859.9489
Fax: 318.323.7633
Primary Contact: Bill Wilson
bwillson@swst.com

ARCHITECT



Architecture+

300 Washington Street
Suite 400
Monroe, Louisiana 71201
Phone: 318.387.2800
Fax: 318.325.9405
Primary Contact: Cookie Cookston
cookie@archplus.com

CONSULTANT

Spectrum Management Group

4035 Black Locust Drive
Houston, TX 77088
Phone: 832.398.1119
Fax: 281.820.6152
Primary Contact: Sam Stewart
spectrummg@yahoo.com

TEAM QUALIFICATIONS

InterMountain Management has assembled a Project Team tailored for the City of Lake Charles Hotel project that includes the best local experience and national expertise in the areas of hotel development, design, project financing and construction, and hotel operations.

The InterMountain Management team has worked together for a combined 10 years. Harrell Contracting Group has built 4 hotels since 2007 for InterMountain Management, Architecture + has worked with InterMountain Management for 3 years on 6 hotels.

No team better understands the goals of the City of Lake Charles, and no team will provide better experience and qualifications as it relates to your hotel, including:

- \$ 500 Million Hotel Portfolio
- Over \$400 Million in project financing.
- Development and Construction of over 150 Hotels.
- Management and Operations experience that currently includes:
over 80 hotels In 30 states nationally 14 different hotel brands including Marriott, Hyatt, Hilton, Starwood, Intercontinental, Accor, LQ Management, Wyndham Worldwide, and independent hotels.
- Existing Portfolio of 70 + Hotels, InterMountain owned and managed

We are eager to assist the City of Lake Charles in achieveing its goals and are determined to make the proposed hotel a success. We believe our demonstrated success, documented experience and qualifications set our team apart.

Detailed below is a summary background of InterMountain Management Development Team Members:

PROJECT TEAM AND SUMMARY ROLES

InterMountain Management:	Development
Harrell Contracting Group:	General Contractor
Southwest Securities	Financing
Architecture +	Architect
Spectrum Management Group LLC	Consultant

BACKGROUND

Detailed below is a summary background of the InterMountain team members:

INTERMOUNTAIN MANAGEMENT, DEVELOPER

InterMountain Management, LLC was founded in 1982. Since then, we have performed development and management services for over 60 hotels across the country. Our first property was a Super 8 Motel in West Monroe, Louisiana. From there, we have added properties to a list that will soon include fifteen different brands, in locations spread between the East and West coasts. In the mid-1990's, InterMountain switched its focus exclusively to the Marriott brand. Embracing Marriott's same standards, we became one of the preferred Marriott owner-developers, a distinction we share with a very select few management companies. Based on our track record building and operating premium hotel brands, we expanded our focus to become pre-approved to operate Marriott, Hilton, Hyatt, and Starwood select service and extended stay brands. InterMountain manages properties in all stages of development, from those under construction to existing properties and conversions. We manage operations directly from conception, or take over existing sites and distressed properties at any point. In each case, we practice the same continuous commitment to the highest quality.

InterMountain's reputation combines hands-on-management, carefully monitored teamwork, and uncompromised integrity for the highest levels of quality. Our lean corporate structure encourages fast turnarounds and quick, personal response. We staff carefully, train thoroughly and supervise virtually everything that happens on-site - from food purchasing and housekeeping to maintenance. Our reputation is enhanced by the awards we receive for operations, occupancy, and overall customer satisfaction.

Dewey Weaver, founder and sole owner, began in the hospitality industry at the age of eleven, and has held jobs in every aspect of the business. His experience as a former dishwasher, housekeeper, front desk clerk, manager - and hotel property owner - gives Dewey the ability to oversee operations from every perspective. Dewey heads a management team with extremely diverse backgrounds, and an average of 19 years' experience in the hospitality industry. This seasoned team has been involved in property improvement plans, conversions, openings, and renovations. Multi-brand management certification and cross-training contributes to the company's success. We currently have 60 properties under management, spanning locations from the Pacific Northwest to the Gulf Coast, with another 30+ under development.

HARRELL CONTRACTING GROUP, GENERAL CONTRACTOR

Harrell Contracting Group, LLC was founded in 1995 following an employee buyout of an existing 120-year old construction company. Based in Jackson, Mississippi, we are a multi-faceted contracting firm offering general construction, construction management, design-build, consulting and development services to our clients. We strive to produce the highest quality buildings by nurturing a team approach involving developer, the building committee, the design team and all major specialty trade contractors.

From hospitality and student union buildings, to condominiums and parking garages, our attention to quality construction remains our primary goal. Even more important to our growing list of customers is our constant focus on client satisfaction. Some say it's our effort to partner with the customer as well as the design team, while others point to our practice of going out of the way to reduce change orders. And still others mention lower project cost, on-time completion and dedication to the project well past warranty expiration. With each customer and throughout every project, we strive to honor our tradition of building on our solid reputation of quality construction and client satisfaction.

HCG has established a strong reputation in the hospitality industry. We take pride in our performance, sharing sound relationships with numerous major hotel and management companies. Our extensive hospitality portfolio of over 100 hotels includes renovation and construction projects ranging from limited service establishments to full service hotels. We are able to maintain the trust of our clients due to a staff that is comprised of diverse individuals with an outstanding track record within the hospitality construction industry. With over 100 hotels under our belt, our skills and knowledge of hospitality facilities will ensure that your needs are met on time and within budget.

ARCHITECTURE +, ARCHITECT

In January 1971, Johns and Neel, Architects, who had formed a partnership in 1952, merged with a firm established in 1955, Rivers and Heuer, Architects, to become Heuer, Johns, Neel, Rivers + Webb, a partnership. In November 1978, the firm became a Professional Corporation, established under the laws of the State of Louisiana. January 1983, saw the firm's name changed to Architecture+, A Professional Corporation, which it remains to this day. The founders of Architecture+ established strong ties in the retail industry, with developers and department store owners. The relationships which were formed remain vibrant to this day with numerous commissions undertaken for these national clients who are leaders in their fields.

The work of the firm and many of the values and traditions established are rooted in the culture of North Louisiana. Many of our architects and engineers are alumni of Louisiana Tech University in Ruston, near Monroe and our construction administrators are graduates of The University of Louisiana at Monroe. These close ties contribute to a cohesive team of professionals with a keen interest in design and the construction disciplines.

People

We are a diverse, highly qualified and experienced group of professionals with a strong work ethic and keen focus on solutions to problems, particularly in service to our clients. Cutting edge technology is our means; but as Architects, Designers, Technicians and Administrators, we are the primary resource of our firm, operating in an environment of mutual support and trust.

Continuing education, skill training in the ever-changing digital tools of our trade and a strong commitment to being the best we can be are hallmarks of the Architecture+ team.

Mission

To provide and execute to the highest professional standards, design solutions, construction documents and project administration which best serve our clients. This standard of quality at the same time demonstrates responsible stewardship of natural resources, the environment and all who inhabit and operate in what we build.

SOUTHWEST SECURITIES, INC.

The history of SWS Group, Inc. dates back to the spring of 1972 when Southwest Securities, Inc. was established in Dallas as a new securities broker-dealer. From that modest beginning, Southwest Securities has grown to become one of the nation's top clearing firms (InvestmentNews, December 2008) and one of the leading regional securities firms headquartered in the Southwest.

In the spring of 2000, a full-service bank was added under the SWS umbrella. Today, SWS Group operates in four business segments - securities clearing, retail brokerage, institutional brokerage and banking.

SPECTRUM MANAGEMENT GROUP LLC, CONSULTANT

Spectrum Management Group LLC (SMG) was founded in 2004 as a minority owned business that is certified with the State of Texas as a Historically Underutilized Business (HUB). SMG was created as a Consulting Engineering firm whose goal is to provide Project Management, Construction Inspections, and Construction Management for K-12 Education School Districts.

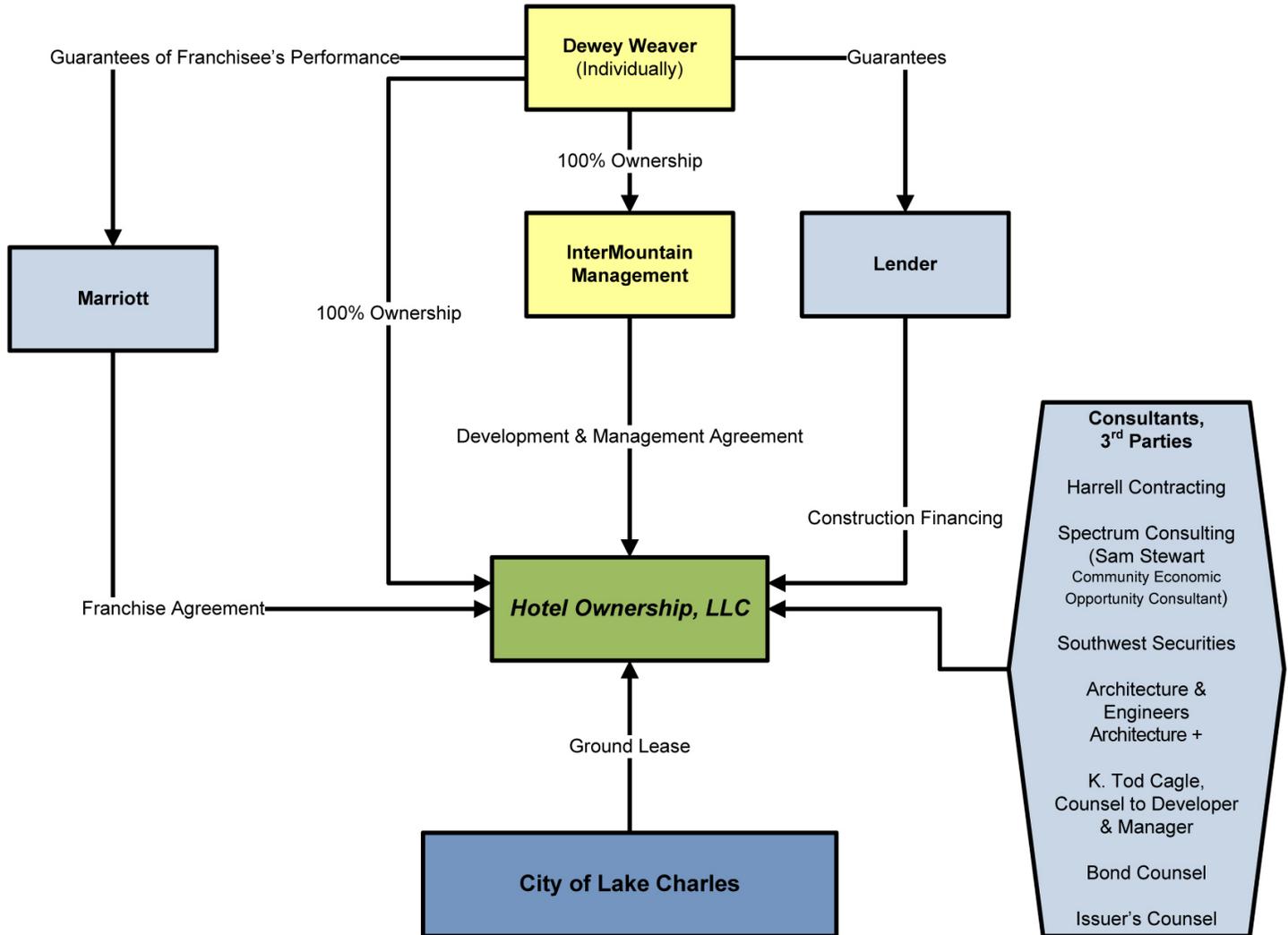
SMG has provided Consultant services, Inspection services and Construction Management services to the US Government, NASA Space Center, City of Houston, and Several large School Districts.

Engineering Team

SMG Engineering Consultant Team was directly responsible for the engineering consultation on miscellaneous architectural renovations for several commercial retail projects. Our Engineering Team has also provided services for several other large clients such as:

- City Of Houston
- Houston Police Department
- U S Army Corp of Engineers
- City of Prairie View, Texas
- Houston School District

SMG is currently developing and expanding our staff to improve its talents, dedication and spirit which we deem necessary to fulfill the ever-changing needs of our sophisticated clients and the unique requirements of their diverse projects.



INTERMOUNTAIN

George Campbell
President of North Louisiana Banking Operations
Regions Bank
1500 N. 18th, Monroe, LA
318.362.8262

ARCHITECTURE +

A Danny Van
City President
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1500 North 18th Street
Monroe, LA 71201
397Tel: 318-362-8890

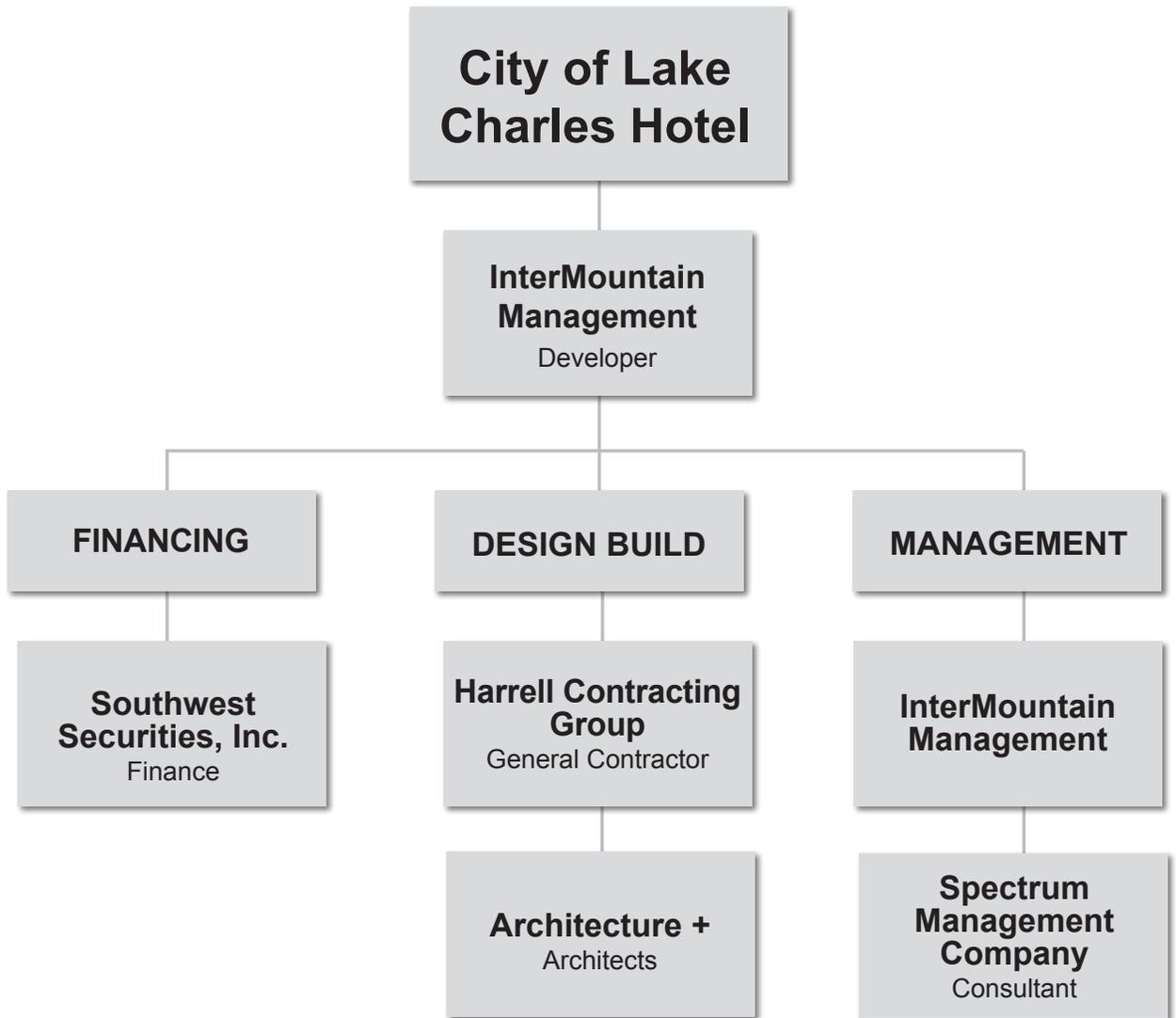
Bill Harrison, CPA
Martin, Harrison and Smallwood
2808 Kilpatrick Blvd.
Monroe, LA 71201
Tel: 318-388-0500

Architecture+ is listed with Dun & Bradstreet
DUNS Number 05-378-2

HARRELL CONTRACTING GROUP, LLC

Sam Agnew
Trustmark National Bank
P.O. Box 291
Jackson, MS 39205
601-208-6805





INTERMOUNTAIN MANAGEMENT

DEWEY WEAVER, OWNER

Dewey got his start in the hotel industry at an early age. His entire family worked to make ends meet at the various hotels his father owned over the years of Dewey's youth. As the family bought and sold hotels they moved from Kansas through Louisiana, Alabama, Arkansas and Tennessee. Everyone worked at the properties, handling whatever needed handling. As such Dewey learned hotel operations from the inside out, forming strong opinions on what works, and what doesn't work in the hospitality industry. After graduation from University of Arkansas, Dewey began to forge his own direction in the industry. Throughout his career, the empathy that underlies any good hospitality operator permeated everything Dewey has done. By considering what guests want, he has guided his company on a strategy of building good quality products in excellent locations. By asking what partners desire, he has built a portfolio of properties, all shared with a select group of partners, which have collectively returned a 40% plus internal rate of return. And by asking what employees most want, he has improved the lives of his 2,500 employees and made his company an employer of choice. Those satisfied employees have delivered consistent guest satisfaction results, beating franchisor- managed hotels and beating system-wide averages.

While InterMountain is a very flat and nimble organization where people work as a single team, the management staff can generally be broken into two groups, those that work primarily on development and those that work primarily on operations and management. The development team includes the following individuals:

K. TOD CAGLE, ATTORNEY AT LAW

Mr. Cagle is a 1978 graduate of Loyola University's School of Law and has practiced law continuously since that time. Tod's areas of focus include banking, transactions, real estate and oil and gas. Cagle is an approved attorney for local, regional and national banks and writes title insurance through Lawyers Title and Fidelity National. He has provided legal services to InterMountain management since its inception. In 2004 Tod left his position as partner at a large local law firm so that he could devote additional efforts to supporting InterMountain. Tod now offices with InterMountain and, while he continues to maintain other clients, he devotes the majority of his time and energy to InterMountain related transactions.

STAN JONES, DIRECTOR OF DEVELOPMENT

Stan joined InterMountain Management in March 2005 as Director of Development and is responsible for identifying markets and sites to grow the company's owned portfolio as well as expanding InterMountain's 3rd party managed portfolio. Prior to joining InterMountain, Stan held various positions with Marriott International spanning 14 years that have given him a wealth of knowledge, experience and contacts in hotel development and market analysis. His latest position prior to joining InterMountain was Area Vice President, Lodging Development based in Seattle where he oversaw select service and extended stay expansion in the Western region. Stan's broad Marriott experience included stints as Manager of Market Planning and Analysis at Marriott Headquarters in Washington, D.C., and at the start of his career, Sales Manager at the London Marriott Grosvenor Square in England. Stan has a Masters Degree from the Cornell Hotel School and a Bachelors in Business Administration from the College of William and Mary.

DAVID EMERY, DIRECTOR OF FINANCE

David came to InterMountain in February 2008 after a 14-year career in banking. David's primary responsibility is in evaluating, negotiating, structuring and closing acquisitions, divestitures and financing. As a banker he spent his entire career in various commercial lending roles, rising to North Louisiana team leader for Commercial Real Estate lending for Regions bank. As a commercial real estate lender David closed nearly One Billion dollars in middle market commercial real estate transactions spanning markets across the southeast and covering property types as varied as Affordable Housing equity investments, industrial, hospitality and multi-family construction and mini-perm finance. David developed a specialty in equity syndication, bond financing and construction debt for affordable housing projects within Louisiana, Mississippi and Texas. David has a degree in Finance from Louisiana State University – Shreveport with additional focus in Accounting and English.

DAVE RAYMOND – DIRECTOR OF CONSTRUCTION

Dave joined InterMountain in 2006, overseeing the construction and opening of over 40 hotels. Along with his staff, the Construction Department is tasked with new hotel construction, hotel renovations, property improvement and asset management, and procurement of Furniture, Fixtures & Equipment, and Operating Supplies & Equipment. Dave graduated from the University of Louisiana – Monroe with a degree in Construction Management. InterMountain also provides CM services to third-party owners including site selection & development, architect and general contractor selection, franchise liaison, and hotel opening.

The InterMountain employees primarily focused on Operations and Management include the following:

KEVIN DWYER, CHIEF FINANCIAL OFFICER

Kevin started his career in the mortgage banking industry after graduating from the accounting program at Louisiana State University in 1974. Kevin served as CFO of a publicly traded mortgage originator from 1977 to 1983 before joining the privately held Troy and Nichols. During his 11 year tenure as CFO of Troy and Nichols he was a vital member of the management team that built that company into a \$10Bn loan servicer with \$2Bn in annual production. Kevin also participated in the sale of Troy and Nichols to Chase Manhattan Mortgage in 1994 and remained with Chase's mortgage division after the merger, until March 2009 when he joined InterMountain. At InterMountain Kevin is responsible for financial reporting, budgeting and forecasting and financial accountability. He brings a wealth of knowledge and experience to bear as InterMountain continues to build a world class, highly scalable, efficient operation delivering the highest quality results. Kevin is a CPA, has an MBA from the University of New Orleans and is a Six Sigma black belt.

SHERI WILLER, SENIOR REGIONAL DIRECTOR OF OPERATIONS

Sheri Willer joined InterMountain in December of 2001 with over 22 years of experience in hotel operations. Her first assignment was at our Courtyard by Marriott in Reno Nevada. Prior to joining InterMountain Sheri held numerous operational and financial positions within the Hilton and Marriott Brands. During her first 5 years with InterMountain she was an award-winning manager, catching the attentions and accolades of Marriott. In January of 2007 Sheri became a Regional Director of Operations, where she was able to motivate and train others to replicate her operational and financial successes. In October 2008 Sheri was promoted to the position of Senior Regional Director of Operations, where she has lead the operating teams at our 70+ properties. Sheri's team includes 7 direct reports and, indirectly all of our 2,500 property-level employees.

SPECTRUM MANAGEMENT GROUP LLC

SAMUEL E. STEWART, CONSTRUCTION MANAGER / SR. ESTIMATOR

Mr. Stewart possess over 20 years of construction, development, managerial training and financial analysis experience in high volume, deadline oriented environments. This unique blend of construction, management and finance greatly enhances Mr. Stewarts' ability to efficiently and effectively deliver new developments, technical services and capital improvements. He has also spent multiple years in construction management and financial analysis. Mr. Stewarts' leadership and relationship management skills are further supported by strong quantitative, analytical, and negotiating skills. Served as primary interface with Client/Architect. Responsible for project staffing, budget/fee management, documentation, and financial reporting. Assigned responsibility for projects in crisis and managed to completion/improvement.

HARRELL CONTRACTING GROUP LLC

MIKE HARRELL, President

Mike Harrell has over 35 years of experience in the construction industry. Mike began his career in 1977 as a Project Manager and Estimator for Dunn Construction Company, a 120-year-old family owned general contracting business. During his career with Dunn, Mike was promoted to Vice President and Chief Estimator, then Executive Vice President. In 1995, Mike coordinated an employee buyout of Dunn and established Dunn and Harrell Construction Company, where he served as President. Mike currently serves as President of Harrell Contracting Group.

In addition to general business responsibilities, Mike is directly involved in the work acquisition discipline of business development and estimating.

Mike also served Mississippi's construction industry as the Governor's appointee to the Mississippi State Board of Contractors.

TOM BLACK, Executive Vice President

Mr. Black joined the HCG organization in 1986. In his career, he has held most all management positions, now serving in the capacity of Executive Vice President. His responsibilities for the company reside in leading the Work Acquisition discipline of the business, including oversight of the marketing, estimating, and preconstruction client services.

As an industry leader, Mr. Black served as Chairman of the Mississippi Builders and Contractors, and as a Board Member for ABC National.

The following is a representative sample of Tom's Hotel project experience:

Hilton Garden Inn & Conference Center Tupelo, MS Project Cost: \$9,400,000	Hyatt Place Ft. Myers, FL Project Cost: \$12,500,000
Hampton Inn & Suites Jackson, TN Project Cost: \$4,700,000	aLoft Hotel Jacksonville, FL Project Cost: \$11,500,000
Residence Inn Columbia, SC Project Cost: \$6,100,000	Hyatt Place Ridgeland, MS Project Cost: \$11,200,000
Staybridge Suites Ridgeland, MS Project Cost: \$5,100,000	Hyatt Place San Antonio, TX Project Cost: \$11,485,000
Residence Inn Columbia, SC Project Cost: \$5,650,000	Marriott Hotel Macon, GA Project Cost: \$23,806,000

RON MATTHEWS, Business Development Manager

WILLIAM KEYES – PROJECT SUPERINTENDENT

EDUCATION:

Hinds Jr. College – Raymond, Mississippi
MS Delta Jr. College – Moorhead, Mississippi

CAREER DATA:

Bill has more than 25 years of experience in the construction industry. Beginning his construction career as a laborer in 1982, Bill progressed into various field supervisory positions. As a Project Superintendent with HCG, he is responsible for a full range of field supervision duties, including: coordination and scheduling of trade contractors, materials suppliers, and field employees; liaison with project owners and architects for the duration of the project; and safety program management. Bill has extensive experience in a broad range of construction projects including educational, healthcare, commercial and hospitality facilities.

PROJECT EXPERIENCE:

The following is a representative sample of Bill’s project experience:

HOSPITALITY

Macon Marriott City Center Hotel
Macon, GA
Project Cost: \$23,445,927

Hyatt Place
Ridgeland, MS
Project Cost: \$10,984,000

Courtyard by Marriott
Savannah, GA
Project Cost: \$10,700,000

Residence Inn
Chattanooga, TN
Project Cost: \$5,300,000

Courtyard by Marriott
Charlotte, NC
Project Cost: \$4,100,000

Ramada Renaissance
Jackson, MS
Project Cost: \$5,568,667

Fairfield Inn – Marriott Corp.
Greensboro, NC
Project Cost: \$2,203,000

Holiday Inn
Gainesville, GA
Project Cost: \$1,353,000

EDUCATIONAL

St. Andrew’s Episcopal School
Ridgeland, MS
Project Cost: \$5,000,000

Campbell College Apartments

Jackson State University
Jackson, MS
Project Cost: \$19,928,666

Dixon Hall Restoration
Jackson State University
Jackson, MS
Project Cost: \$3,879,265

Forestry Resources Bldg.
MSU – State of MS
Project Cost: \$6,837,509

COMMERCIAL

CellSouth at 300 Renaissance
Multiple Interior Projects
Ridgeland, MS

Woolfolk Office Building
Jackson, MS
Project Cost: \$42,500,000

The Peoples Bank
Gulfport, MS
Project Cost: \$4,353,705

Phelps Dunbar at Security Centre
Jackson, MS
Project Cost: \$903,824

INDUSTRIAL

Wastewater Treatment Plant
Como, MS
Project Cost: \$1,059,183

Nissan Administration Building
Jackson, MS
Project Cost: \$8,000,000

HEALTHCARE

Rankin Medical Center
Brandon, MS
Project Cost: \$535,000

St. Dominic Memorial Hospital
Jackson, MS
Project Cost: \$8,447,000

Nursing Home
Phenix City, AL
Project Cost: \$351,230

MS Surgical Cntr./Watkins Bldg.
Jackson, MS
Project Cost: \$6,981,817

Infiniti of Jackson
Jackson, MS
Project Cost: \$324,341

Methodist Rehab Center
Jackson, MS
Project Cost: \$4,039,000

OTHER

First Baptist Church
Jackson, MS
Project Cost: \$17,010,390

Clifford David Courthouse Renov. General Services Admin.
Memphis, TN
Project Cost: \$8,062,696

Sears Department Store
West Palm Beach, FL
Project Cost: \$4,648,000

**President, Principal,
Specifications Director**



Charles D. Shope, NCARB, AIA, CCS

PROFESSIONAL SUMMARY:

Charles joined Heuer, Johns, Neel, Rivers and Webb in February 1981 as an architect and specifications writer. He became a principal in the firm in January of 1985 after being with Architecture+ less than four years. Charles has extensive experience with school facilities of various sizes; from Elementary Schools, Junior High and High Schools to College facilities. Charles provides leadership in various facets at Architecture+, including marketing, human resources, finance, insurance and contracts.

DUTIES:

- Firm management, marketing, writing and production management over project specification manuals.
- Project management.
- Product, Materials and Code research.
- Construction Document oversight.
- Project proposals and contracts.
- Interact with Clients.

EXPERIENCE/QUALIFICATIONS:

2001-Present

Architecture+ - Monroe, Louisiana

President and CEO

Responsibilities include firm management and marketing.

1985-2001

Architecture+ - Monroe, Louisiana

Principal architect and project manager on non-traditional projects and most public work projects including schools, airport facilities, civic centers, college fine arts facilities, etc..

1981-1985

Heuer, Johns, Neel, Rivers and Webb - Monroe, Louisiana

Chief of Specifications and staff architect.

1979-1981

Arkansas State Building Services

Staff Architect with responsibilities over ADA plan review for Public Projects in Arkansas.

1974-1979

D M Lewis and Associates - Little Rock, Arkansas

Project Job Captain on multiple school projects including Bentonville Junior High School and Lake Village High School.

Years Experience: 35

Education:

- Louisiana Tech University - Ruston, LA
B.A. Architecture 1974

Registrations:

- American Institute of Architects (AIA)
- National Council of Architectural Registration Board (NCARB) #25,820
- Certified Construction Specifier
- Architect:

Arizona #24,581	Arkansas #1420
Louisiana #2986	Texas #10649
- Interior Designer:

Texas #8232

Professional Affiliations:

- Construction Specifications Institute
- IBC
- National Fire Protection Association
- Professional Service Management Association
- U.S. Green Building Council (USGBC)

Architecture+

Washington Plaza
300 Washington Street - Suite 400
Monroe, Louisiana 71201
tel: 318.387.2800 fax: 318.325.9405
www.archplus.com

William Cavitt Cookston, III, AIA

Project Manager



Years Experience: 39

Education:

- Louisiana State University - Baton Rouge, LA
B.A. Architecture 1970

Registrations:

- American Institute of Architects (AIA)
- National Council of Architectural
Registration Board (NCARB)
- Architect:
Arkansas 1979
Louisiana 1973

Professional Affiliations:

- U.S. Green Building Council (USGBC)

Architecture+

Washington Plaza
300 Washington Street - Suite 400
Monroe, Louisiana 71201
tel: 318.387.2800 fax: 318.325.9405
www.archplus.com

PROFESSIONAL SUMMARY:

“Cookie” rejoined Architecture+ in 1988 after 12 years of practice as a sole practitioner. He is a project coordinator/manager. In addition, responsibilities include proposal preparation, budget & schedule controls and marketing. Project experience includes large retail complexes, hospitality, government and housing projects.

DUTIES:

- Project management.
- Construction Document oversight.
- Review Client proposals.
- Interact with Clients.

EXPERIENCE/QUALIFICATIONS:

1988-Present

Architecture+ - Monroe, Louisiana
Project Coordinator.

1976-1988

William Cavitt Cookston, III - Monroe, Louisiana

1972-1976

Heuer, Johns, Neel, Rivers and Webb - Monroe, Louisiana
Designer.

1983-1985

Northeast Louisiana University - Monroe, Louisiana
Part-time Instructor in the School of Building Construction.

**Vice President, Principal,
Project Architect**



Joseph L. Cassiere, II, NCARB, AIA

PROFESSIONAL SUMMARY:

Joe joined Heuer, Johns, Neel, Rivers and Webb Architects in July, 1977 as an architect. In 1982, he was promoted to Product Director to head up the Production Department of Architecture+. He became a principal in the firm on November 1984 and later was designated Project Architect for all Dillard's Department Store projects. He coordinates the Dillard's projects from schematic design to construction documents which includes client meetings, developing planning & construction schedules and coordination with developers on Dillard's behalf.

Years Experience: 38

Education:

- University of Notre Dame - Notre Dame, IN
B.A. Architecture 1971, with Honors
- One Year Architectural Education
Rome, Italy

Registrations:

- American Institute of Architects (AIA)
- National Council of Architectural
Registration Board (NCARB)
- Architect:

Alabama #4388	Nebraska A-2854
Arizona #22614	Nevada #2309
Arkansas #1058	New Mexico #3104
California #20267	North Carolina #5888
Colorado #1020 159749	Ohio #8760
Florida AR-0012674	Oklahoma #3977
Georgia #8544	Oregon #4477
Idaho AR-2044	Pennsylvania RA-011018-B
Illinois #001-012518	Puerto Rico #20029
Indiana AR-19400020	South Carolina #04086
Iowa #03613	South Dakota #9187
Kansas #432	Tennessee #20615
Kentucky #4123	Texas #5743
Louisiana #1933	Utah #265472
Michigan #1301048837	Virginia #007777
Minnesota #47204	Washington #6726
Mississippi #2998	West Virginia #3358
Missouri A-6080	Wisconsin #10655-005
Montana #2181	Wyoming C-1446

Professional Affiliations:

- Tau Beta Pi Engineering Honor Society
- U.S. Green Building Council (USGBC)



Washington Plaza
300 Washington Street - Suite 400
Monroe, Louisiana 71201
tel: 318.387.2800 fax: 318.325.9405
www.archplus.com

DUTIES:

- Directs and coordinates projects.
- Supervises project personnel.
- Controls and coordinates development of the project from schematic design phase to construction document phase including planning & construction schedules and project budgets.
- Confers and corresponds with clients, governmental agencies and consultants.
- Assists the client in obtaining permits and variances.

EXPERIENCE/QUALIFICATIONS:

1980-Present

Architecture+ - Monroe, Louisiana

Management of Dillard's projects, project programming, firm management and firm marketing.

1977-1980

**Heuer, Johns, Neel, Rivers & Webb Architects
Monroe, Louisiana**

Project Architect assisting in the project management of retail projects.

1975-1977

Somdal Associates - Shreveport, Louisiana

Project Manager working with the principals in the firm to produce the required construction documents for projects such as hospitals, banks and long term care facilities.

1971-1975

Jos. P Schierer, Architect - Shreveport, Louisiana

Upon graduation, worked in the capacity of an intern architect under Joseph P. Schierer's supervision. Joe worked on developing the construction documents on a variety of projects ranging from hospitals, education, warehouses to offices.

Joy R. Annison, AIA

**Production Manager,
Education Coordinator**



Years Experience: 25

Education:

- Louisiana Tech University - Ruston, LA
B.A. Pre Architecture 1981
B Arch 1982
B.A. Art Education 1984

Registrations:

- American Institute of Architects (AIA)
- National Council of Architectural Registration Board (NCARB)
- Architect:
Louisiana #4389

Professional Affiliations:

- U.S. Green Building Council (USGBC)

Architecture+

Washington Plaza
300 Washington Street - Suite 400
Monroe, Louisiana 71201
tel: 318.387.2800 fax: 318.325.9405
www.archplus.com

PROFESSIONAL SUMMARY:

Joy joined Architecture+ in 1996. She has managed a large variety of project types during her tenure at Architecture+. In June, 2004 she was named the Production Manager: she is also the education coordinator for the firm. The education coordinator role expanded in 2003 when Architecture+ received a \$326,000 grant from the Louisiana Department of Labor for the IWTP, Incumbent Worker Training Program. The grant ran for two and one half years and provided training for the entire firm in Microsoft Software, Bentley Microstation, our accounting software, building codes and Spanish. After the Bentley Architecture BIM, Building Information Modeling training, Architecture+ is now producing projects utilizing varying aspects of BIM.

DUTIES:

- Management of Projects and Production of Construction Documents.
- Code Analysis.
- Programming, Schematic Design and Design Development
- Production and Review of Construction Documents
- Prepare Client Proposals
- Interact with Clients

EXPERIENCE/QUALIFICATIONS:

1996-Present

Architecture+ - Monroe, Louisiana

Architect on retail projects, commercial office buildings, university and college facilities, renovations and additions of various building types.

Responsibilities include employee procurement, marketing and proposal preparation, production of construction document drawings and project management.

1986-1996

Rice Gregory & Associates - West Monroe, Louisiana

Architect. Produced construction document drawings.

1984-1986

ADM Associates - Ruston, Louisiana

Intern Architect. Team member in producing construction document drawings.

Intern Architect

Jerry W. Wilhite Jr., Assoc. AIA



PROFESSIONAL SUMMARY:

Jerry joined Architecture+ in 2006 as an architectural intern on the construction document production team. Since then, he has been focused on mastering the building information modeling process while implementing it on various projects.

DUTIES:

- Construction Document Production.
- Building Information Modeling (BIM).
- 3D Rendering/Animation and Site Analysis.
- Computer Aided Drafting and Design

Years Experience: 3

Education:

- Louisiana Tech University - Ruston, LA
B.A. Architecture 2006

Registrations:

- American Institute of Architects (AIA)
Associate Member
- National Council of Architectural
Registration Board (NCARB)

Professional Affiliations:

- U.S. Green Building Council (USGBC)

EXPERIENCE/QUALIFICATIONS:

2006-Present

Architecture+ - Monroe, Louisiana

Team member involvement in full architectural services from schematic design to construction documents of lifestyle centers, commercial buildings, government projects and education buildings.

Participating in IDP (Intern Development Program) to earn credits to sit for sections of the ARE (Architectural Registration Exam).

2004-2005

Louisiana Tech School of Architecture 5th Year Project

Bunkhouse at the Outdoor Wilderness Learning Center (OWL)

Team member involvement in the programming, planning, designing, funding and construction process for a 5,000 SF bunkhouse/assembly facility. Responsibilities also included materials research/takeoff and 3D presentation.

Architecture+

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www.archplus.com

email: jwilhite@archplus.com

Designer



C. Dustin Gibbs, Assoc. AIA

PROFESSIONAL SUMMARY:

Dustin graduated from Louisiana Tech University with degrees in both interior design and architecture. During his studies, he received several design awards including "Designer of the Year" and Tau Sigma Delta's "Distinction in Architecture Award." He joined Architecture+ in 1989 as a designer and has worked on many different projects including retail, commercial, educational, residential and hospitality. He is currently lead designer on all Dillard's projects. Dustin is responsible for selecting interior and exterior finishes for the firm.

Years Experience: 22

Education:

- Louisiana Tech University - Ruston, LA
B Arch 1989
B.F.A. in Interior Design
Cum Laude 1986

Registrations:

- American Institute of Architects (AIA)
Associate Member

Professional Affiliations:

- U.S. Green Building Council (USGBC)

DUTIES:

- Schematic Design Proposals.
- Architectural Design.
- Interior Design.
- Product and Materials Research.
- City and Client Project Presentations.
- Interacts with Clients.

EXPERIENCE/QUALIFICATIONS:

1989-Present

Architecture+ - Monroe, Louisiana

Architectural and Interior Designer on a multitude of projects including commercial, retail, residential and educational.

1986-1989

Louisiana Tech University - Ruston, Louisiana

Teaching Assistant. Taught mechanical drawing, freehand drawing and junior interior design studio.

Architecture+

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www.archplus.com

**Senior Project Manager,
Senior Architect
Director, Dallas/Ft Worth Office**



Phillip R. Morse, NCARB

PROFESSIONAL SUMMARY:

Phillip joined Architecture+ in 1990. In 1995 he moved to Dallas, TX to join Hodges and Associates. After two years he was named associate and in 2000 he left to form Edifice Architecture. In 2007, Phillip rejoined Architecture+ and was instrumental in the opening of our Dallas Area Branch Office. Phillip has extensive experience in managing projects of various types and sizes. He is a key role player on every project he manages and is always accessible to the owner, contractor, as well as the entire design and construction team.

DUTIES:

- Project Management/Facilitator
- Building design and analysis
- Code research
- Schematic Site Planning
- Construction Document production and oversight
- Computer aided drafting and design
- Prepare client proposals
- Interact with clients

EXPERIENCE/QUALIFICATIONS:

2007-Present

**Architecture+ - Dallas/Ft. Worth, Texas
Director and Manager**

Project Manager/Architect on retail projects, vet clinics, medical offices, interior finish outs. Responsibilities include office management, employee procurement, marketing, proposals, design, production, and project management.

2000-2007

**Edifice Architecture - Dallas, Texas
President**

Projects included multiple tenant finish outs, vet clinics, childcare facility, and small shell retail centers. All levels of management from marketing, proposals, design, production and construction administration.

1995-2000

Project Manager for large retail projects including:
County Line Plaza, 200,000 S.F., Jackson, MS
Vineyard Marketplace, 75,000 S.F., Grapevine, TX
Lakeside Market, 290,000 S.F., Plano, TX
Waterford Lakes Town Center, 600,000 S.F., Orlando, FL

1990-1995

Job Captain

Multiple Dillard's Department Stores, Shell Buildings, New, Remodels and Additions.

Years Experience: 21

Education:

- Louisiana Tech University - Ruston, LA
B.A. Architecture 1989

Registrations:

- National Council of Architectural
Registration Board (NCARB) #52684
- Architect:
Louisiana #4509 Texas #17037

Professional Affiliations:

- U.S. Green Building Council (USGBC)

Architecture+

Addison Tower
16415 Addison Road - Suite 120
Addison Texas 75001
tel: 972-248-7660 fax: 214-550-2725
www.archplus.com

email: pmorse@archplus.com

CITY OF LAKE CHARLES - HOTEL REQUEST FOR PROPOSAL



- **Courtyard** by Marriott
Carson City, NV
Chico, CA
Hot Springs, AR (2011)
Mankato, MN (2011)
Monroe, LA
Reno, NV
San Antonio, TX
Shreveport, LA
Texarkana, TX
Wichita, KS
- **Fairfield Inn** by Marriott
Florence, SC
Pittsburgh (Cranberry Township), PA
Scottsdale, AZ
Shreveport, LA
- **Fairfield Inn & Suites** by Marriott
Boerne, TX
Burley, ID
Carlsbad, NM (2011)
Casa Grande, AZ (2011)
Colorado Springs, CO
El Centro, CA
Fredericksburg, TX (2011)
Idaho Falls, ID
Lawton, OK
Marianna, FL
Morgantown, WV
Nampa, ID
Omaha, NE (2011)
Rogers, AR
Ruston, LA
Sparks, NV
Yakima, WA
- **Hampton Inn & Suites** by Hilton
Redding, CA
Tacoma, WA
- **Hilton Garden Inn** by Hilton
Fontana, CA
Medford, OR (2010)
San Jose/Cupertino, CA
West Monroe, LA
- **Homewood Suites** by Hilton
College Station, TX
Denver (Highlands Ranch), CO (2011)
Fort Collins, CO
Medford, OR
Palm Desert, CA
Reno, NV
- **Holiday Inn**
Webster, TX
- **Holiday Inn Express**
Newport, OR
- **La Quinta Inn**
Ft. Myers, FL
- **Hyatt Place**
Reno (Airport), NV
Ridgeland (Jackson), MS
San Antonio, TX
Seattle (Downtown), WA
- **Residence Inn** by Marriott
Albuquerque, NM
Baton Rouge, LA
Billings, MT
Boise, ID
Champaign, IL (2011)
Charlotte, NC
Chico, CA
College Station, TX
Columbia, MO
Fayetteville, NC
Fort Smith, AR
Kansas City (Olathe), KS
Monroe, LA
Omaha, NE (2011)
Rogers, AR
San Antonio (North Stone Oak), TX
Shreveport, LA
Spartanburg, SC
Spokane, WA
Springdale, AR
Vail, CO (2011)
- **SpringHill Suites** by Marriott
Lawton, OK
- **Super 8 Motel**
West Monroe, LA
- **Motel 6**
West Monroe, LA
- **TownePlace Suites** by Marriott
Boise (Downtown), ID
Boise (Eagle Meridian), ID
Chandler, AZ (2011)
El Centro, CA
Fayetteville, NC
Hemet, CA (2011)
Pocatello, ID
Redding, CA (2010)
Richland, WA (2010)
Texarkana, TX
- **element** by Westin
Denver, CO
Houston, TX
- **Santa Claran Hotel & Casino**
Espanola, NM
- **Sleep Inn** by Choice Hotels Int'l.
Shreveport, LA (2010)

PROPERTY MAP

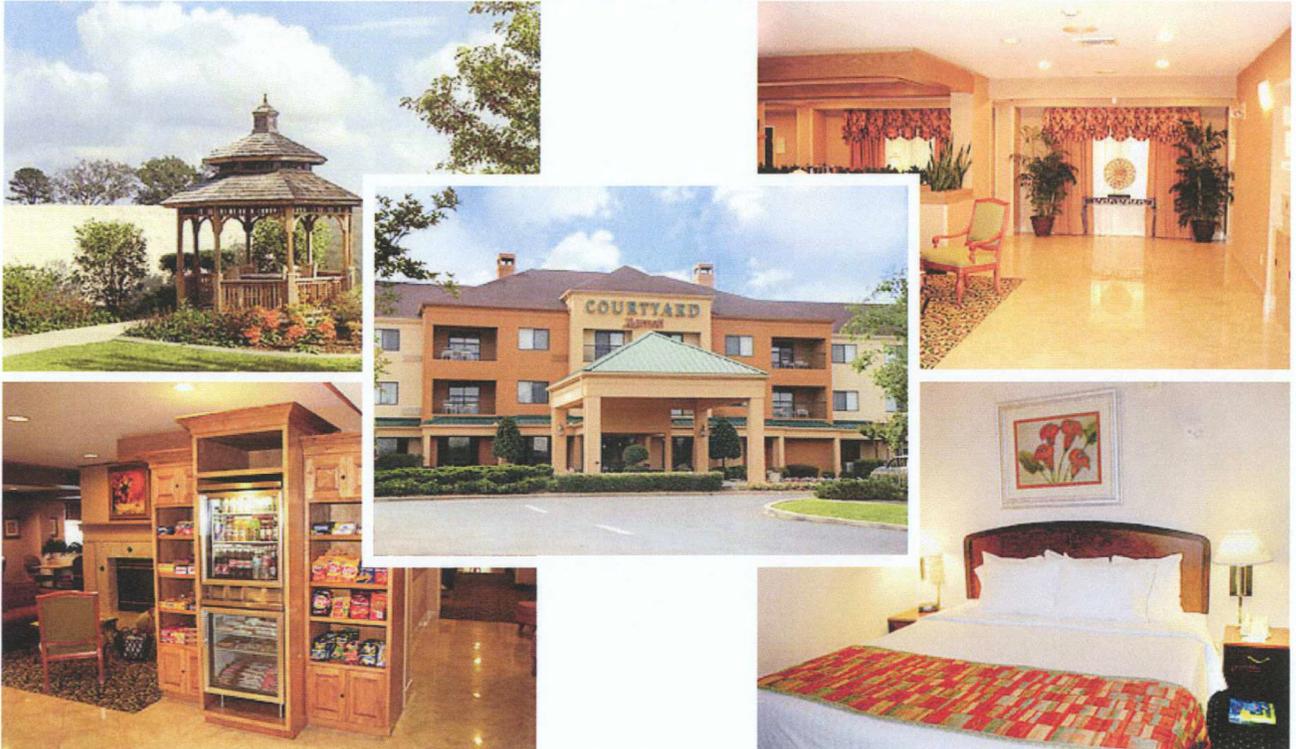
InterMountain Management, LLC • Headquarters • 2390 Tower Dr • Monroe • LA • 71201 • P: 318.325.5561
 Development Department • 525 1st Street • Suite 111 • Lake Oswego • OR • 97034 • P: 503.342.6590 • C: 206.390.6970
 Marketing Department • 12341 Montano Way • Castle Rock • CO • 80108 • P: 720.733.2878

PROPERTIES OPEN	OPEN DATE
1 Courtyard by Marriott - (90 Units) Shreveport, LA	Jun-99
2 Fairfield Inn by Marriott - (105 Units) Shreveport, LA	Mar-96
3 Motel 6 - (120 Units) West Monroe, LA	May-01
4 Super 8 Motel - (99 Units) West Monroe, LA	1991
5 SpringHill Suites by Marriott - (80 Units) Lawton, OK	Feb-99
6 Courtyard by Marriott - (90 Units) Monroe, LA	Nov-99
7 Courtyard by Marriott - (90 Units) Wichita, KS (Managed)	Apr-00
8 Residence Inn by Marriott - (90 Units) Olathe (Kansas City), KS	Oct-00
9 Residence Inn by Marriott - (78 Units) Shreveport, LA	May-01
10 Residence Inn by Marriott - (84 Units) Spokane, WA	Jun-01
11 Residence Inn by Marriott - (66 Units) Monroe, LA	Aug-01
12 Residence Inn by Marriott - (72 Units) Springdale, AR (Managed)	Aug-01
13 Fairfield Inn by Marriott - (132 Units) Scottsdale, AZ	Dec-01
14 Courtyard by Marriott - (117 Units) Reno, NV (Managed)	Dec-01
15 Fairfield Inn & Suites by Marriott - (88 Units) Sparks, NV	Dec-01
16 Fairfield Inn & Suites by Marriott - (99 Units) Rogers, AR (Managed)	Aug-02
17 Fairfield Inn & Suites by Marriott - (81 Units) Idaho Falls, ID (Managed)	Oct-02
18 Residence Inn by Marriott - (90 Units) Albuquerque, NM	Dec-02
19 Residence Inn by Marriott - (78 Units) Ft. Smith, AR	Mar-03
20 Courtyard by Marriott (90 Units) Texarkana TX (Managed)	Aug 03
21 Fairfield Inn & Suites by Marriott - (81 Units) Yakima, WA (Managed)	Dec-03
22 Residence Inn by Marriott - (88 Units) Rogers, AR (Managed)	Dec-03
23 Fairfield Inn by Marriott - (105 Units) Cranberry Township, PA	Mar-04
24 Fairfield Inn & Suites by Marriott - (84 Units) Lawton, OK	May-04
25 Fairfield Inn by Marriott - (134 Units) Florence, SC	Jul-04
26 Homewood Suites by Hilton - (83 Units) College Station, TX	Dec-04
27 Residence Inn by Marriott - (78 Units) Chico, CA	Feb-05
28 Residence Inn by Marriott - (104 Units) Boise, ID	Mar-05
29 Courtyard by Marriott - (90 rooms) Chico, CA	May-05
30 Residence Inn by Marriott - (80 Units) Columbia, MO	Sep-05
31 Hampton Inn & Suites by Hilton - (80 Units) Redding, CA (Managed)	Feb-06
32 TownePlace Suites by Marriott - (85 Units) Texarkana, TX (Managed)	May-06
33 Residence Inn by Marriott -(88 Units) Spartanburg, SC (Partner Managed)	
34 Residence Inn by Marriott - (91 Units) Charlotte, NC (Partner Managed)	
35 Residence Inn by Marriott - (88 Units) San Antonio North, TX	Aug-06
36 Residence Inn by Marriott - (92 Units) Fayetteville, NC (Managed)	Dec-06
37 Fairfield Inn & Suites by Marriott - (90 Units) El Centro, CA	Jan-07

PROPERTIES OPEN	OPEN DATE
38 Fairfield Inn & Suites by Marriott - (80 Units) Ruston, LA (Managed)	May-07
39 Homewood Suites by Hilton - (99 Units) Fort Collins, CO	May-07
40 Residence Inn by Marriott - (92 Units) Baton Rouge, LA	Jul-07
41 TownePlace Suites by Marriott - (93 Units) Pocatello, ID	Aug-07
42 Fairfield Inn & Suites by Marriott - (81 Units) Burley, ID (Managed)	Sep-07
43 Residence Inn by Marriott - (93 Units) Billings, MT (Managed)	Sep-07
44 Hampton Inn & Suites by Hilton - (101 Units) Tacoma, WA (Managed)	Nov-07
45 TownePlace Suites by Marriott - (121 Units) Boise, ID	Feb-08
46 Courtyard by Marriott - (107 Units) San Antonio, TX	Mar-08
47 Courtyard by Marriott - (90 Units) Carson City, NV (Managed)	Mar-08
48 TownePlace Suites by Marriott - (100 Units) Meridian (Boise), ID	Apr-08
49 Fairfield Inn & Suites by Marriott - (77 Units) Marianna, FL (Managed)	Mar-08
50 Homewood Suites by Hilton - (109 Units) Medford, OR (Managed)	Sep-08
51 Hilton Garden Inn by Hilton - (165 Units) Cupertino, CA (Managed)	Sep-08
52 Fairfield Inn & Suites by Marriott - (87 Units) Nampa, ID	Sep-08
53 Homewood Suites by Hilton - (97 Units) Reno, NV	Oct-08
54 Residence Inn by Marriott - (87 Units) College Station, TX	Oct-08
55 Hyatt Place by Hyatt - (127 Units) Ridgeland, MS	Oct-08
56 TownePlace Suites by Marriott - (94 Units) El Centro, CA	Dec-08
57 Element by Westin - (123 Units) Houston, TX (Managed)	Mar-09
58 Fairfield Inn & Suites by Marriott - (85 Units) Colorado Springs, CO (Managed)	Apr-09
59 Hilton Garden Inn by Hilton - (115 Units) Fontana, CA (Managed)	Apr-09
60 Holiday Inn Express - (84 Units) Newport, OR (Managed)	May-09
61 Fairfield Inn & Suites by Marriott - (95 Units) Morgantown, WV (Managed)	Jul-09
62 TownePlace Suites by Marriott - (93 Units) Fayetteville, NC	Jul-09
63 Homewood Suites by Hilton - (128 Units) Palm Desert, CA	Aug-09
64 Element by Westin - (123 Units) Lone Tree, CO (Managed)	Sep-09
65 Fairfield Inn & Suites by Marriott - (78 Units) Boerne, TX (Managed)	Sep-09
66 Hyatt Place by Hyatt - (126 Units) Reno, NV	Sep-09
67 Santa Claran Hotel & Casino - (124 units) Espanola, NM (Managed)	Jan-10

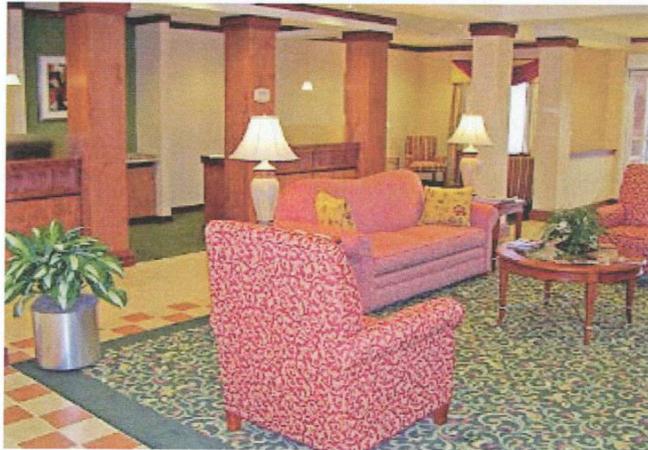


Courtyard – Monroe, LA



4915 Pecanland Mall Drive, Monroe, Louisiana
Opened November, 1999

Fairfield Inn & Suites
Ruston, LA



1707 Roberta Avenue, Ruston, Louisiana
Opened May, 2007



Residence Inn – Baton Rouge, LA



7061 Commerce Circle, Baton Rouge, Louisiana

Opened July, 2007



TownePlace Suites – Texarkana, TX

5020 North Cowhorn Creek Loop Road
Texarkana, Texas
Opened May, 2006





Fairfield Inn & Suites – El Centro, CA



503 Dannenberg Drive, El Centro, California

Opened December, 2006

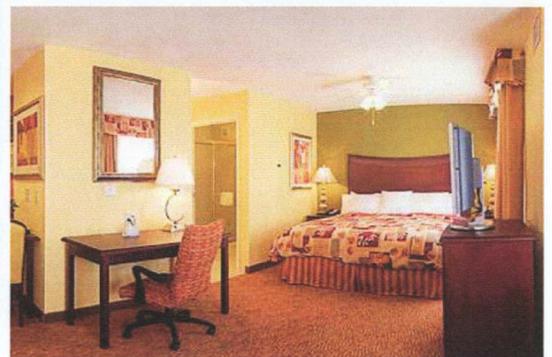




Homewood Suites – Fort Collins, CO

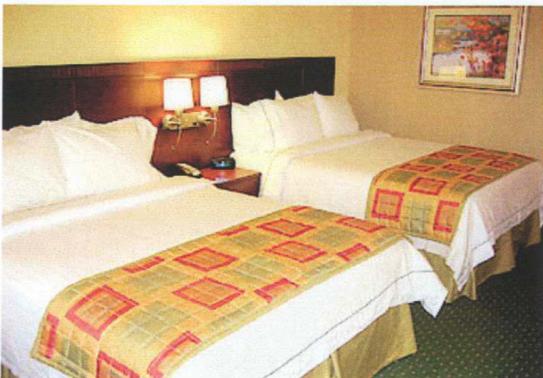
1521 Oakridge Drive, Fort Collins, Colorado

Opened May, 2007





Courtyard – Chico, CA



2481 Carmichael Drive, Chico, California
Opened June, 2005



Residence Inn – Chico, CA



2485 Carmichael Drive, Chico, California
Opened February, 2005

Homewood Suites –
College Station, TX



950 University Drive East, College Station, Texas
Opened December, 2004



Residence Inn, Fayetteville, NC



1468 Skibo Road, Fayetteville, North Carolina
Opened December, 2006





DETAILS

The Hyatt Place, San Antonio is 6 stories with 126 rooms and is 81,425 square feet. Each room has complimentary Wi-Fi, an innovative Hyatt Plug Panel™ that allows guests to connect their own entertainment media to the television, including laptops, MP3 players, DVD players or any other portable device. The hotel offers an architecturally innovative arrival area where guests are greeted by a Gallery Host as well as two self-registration kiosks, an intimate coffee and wine café and bakery. It is complete with an indoor heated swimming pool, fitness room and meeting space. The building has load bearing metal stud walls with concrete slab, glass curtain wall and a stucco exterior.

HYATT PLACE
San Antonio, Texas

OWNER
Intermountain Management

ARCHITECT
Architecture +

CONTRACT
\$ 11,452,663



DETAILS

This 6 story, 126 room hotel is built in the Renaissance Center, in the growing Ridgeland, MS. It was the first Hyatt Place built from the ground up in the United States on a structure of concrete deck with load bearing metal studs. It is complete with an indoor heated swimming pool, fitness room and 2,100 square feet of meeting space. The exterior is simulated stone and EFIS.

HYATT PLACE

Ridgeland, Mississippi

OWNER

Intermountain Management

ARCHITECT

James L. Browning Architect

CONTRACT AMOUNT

\$11,081,000



DETAILS

This 5-story, 149 room, 88,000 square foot hotel is part of the Forum development in Ft.. Myers, Florida. The concrete load bearing masonry structure will be the foundation for this Mediterranean style building. The interiors will compliment the theme throughout the building offering a relaxing environment for its visitors. For business travelers it will allow 2,500 square feet of meeting space. This deign build project is to be complete in the spring of 2009.

HYATT PLACE

Ft. Myers, Florida

OWNER

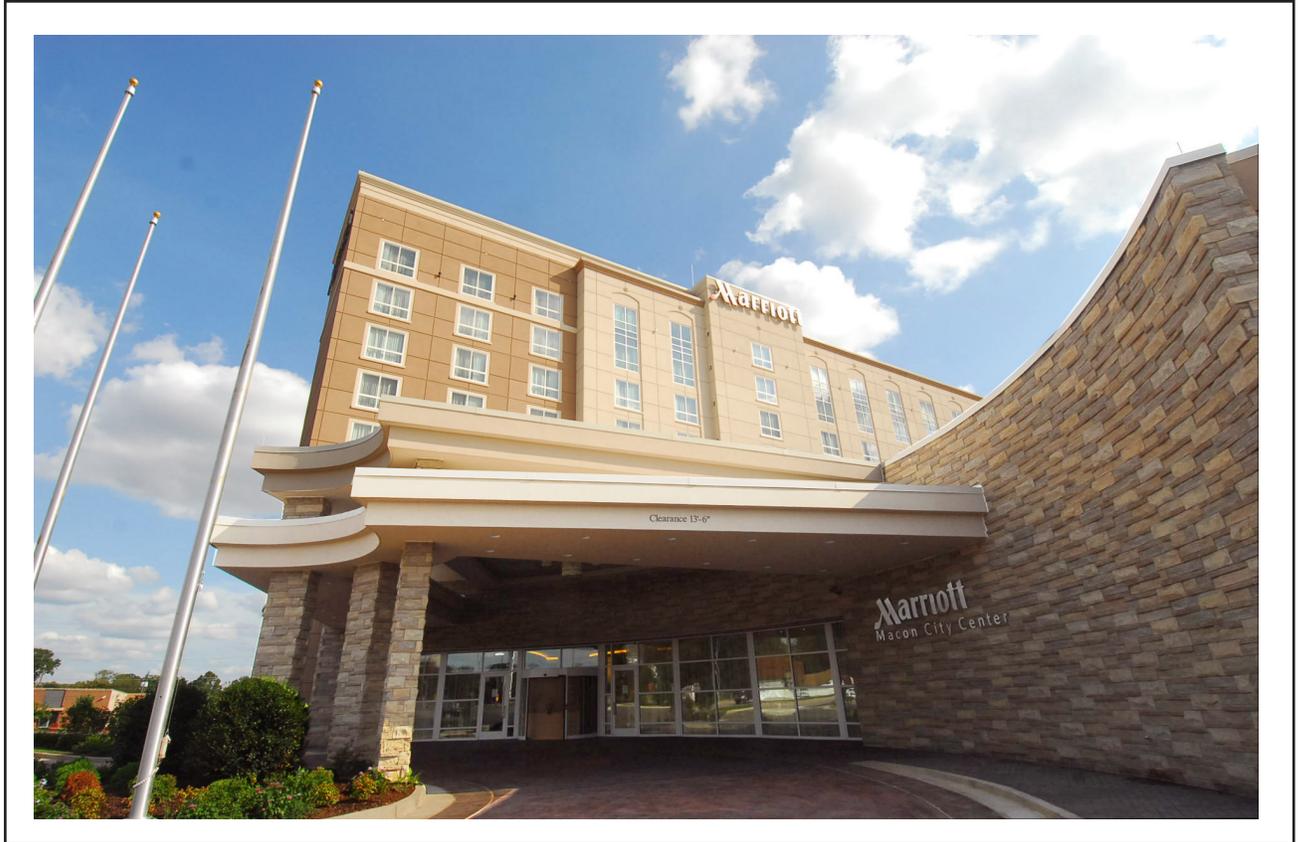
The Summit Group

ARCHITECT

Leo A. Daly

CONTRACT AMOUNT

\$ 12,386,000



DETAILS

The Macon Marriott City Center Hotel is a nine story, 220-guestroom, full service, new construction hotel. The hotel facilities include: 5,000 square foot meeting/ballroom, full service restaurant, indoor pool.

The building is a concrete frame with EFIS exterior finish.

MACON MARRIOTT

Macon, Georgia

OWNER

Noble Investment Group

ARCHITECT

Technicon Engineering

CONTRACT AMOUNT

\$ 23,445,927



DETAILS

This 5-story, 136 room, 69,000 square foot hotel is located in River City Market Place, Jacksonville, Florida. The concrete load bearing masonry structure will be the foundation for this modern building. The interiors will offer a sassy, refreshing alternative for both business and leisure travelers. The experience will be complete with an outdoor pool, fitness facility, lounge, 24 hour refueling area and meeting rooms. This design build project is to be built in 13 months.

ALOFT

Jacksonville, Florida

OWNER

The Summit Group

ARCHITECT

Leo A. Daly

CONTRACT AMOUNT

\$11,003,434



DETAILS

Set in the heart of downtown Mobile, this 99,000 SF, 7 story hotel consists of a ground floor with retail and meeting spaces and 150 rooms/suites.

The project includes balconies, a courtyard area, stucco finishes and columns reminiscent of the French Quarter to add southern charm and blend with the adjacent historic district of downtown Mobile. The interior offers extensive painted millwork paneling and trims with multiple floor finishes including stone and ceramic. The structure is post-tension concrete with an auger-cast pile foundation.

Prior to completion of schematic drawings, HCG was selected by the owner to provide preconstruction services for this project. Regularly scheduled budget exercises with the owner, design professionals and subcontracting consultants allowed for cost control with minimal interruption to the design schedule.

HAMPTON INN & SUITES

Mobile, Alabama

OWNER

Windwood-Florence, LLC

ARCHITECT

LLW Architects, Inc.

CONTRACT AMOUNT

\$11,081,000



DETAILS

This 105 room, hotel is located near in the heart of Ridgeland, MS. It is a 4- story wood frame structure. The interiors will offer a home away from home atmosphere. It is warm and inviting with it cozy fire place, dining facility and meeting rooms. Harrell Contracting Group, LLC was responsible for everything from site approval, city approval, and design to FF&E and the installation. This design build project was completed in thirteen months.

RESIDENCE INN

Ridgeland, Mississippi

OWNER

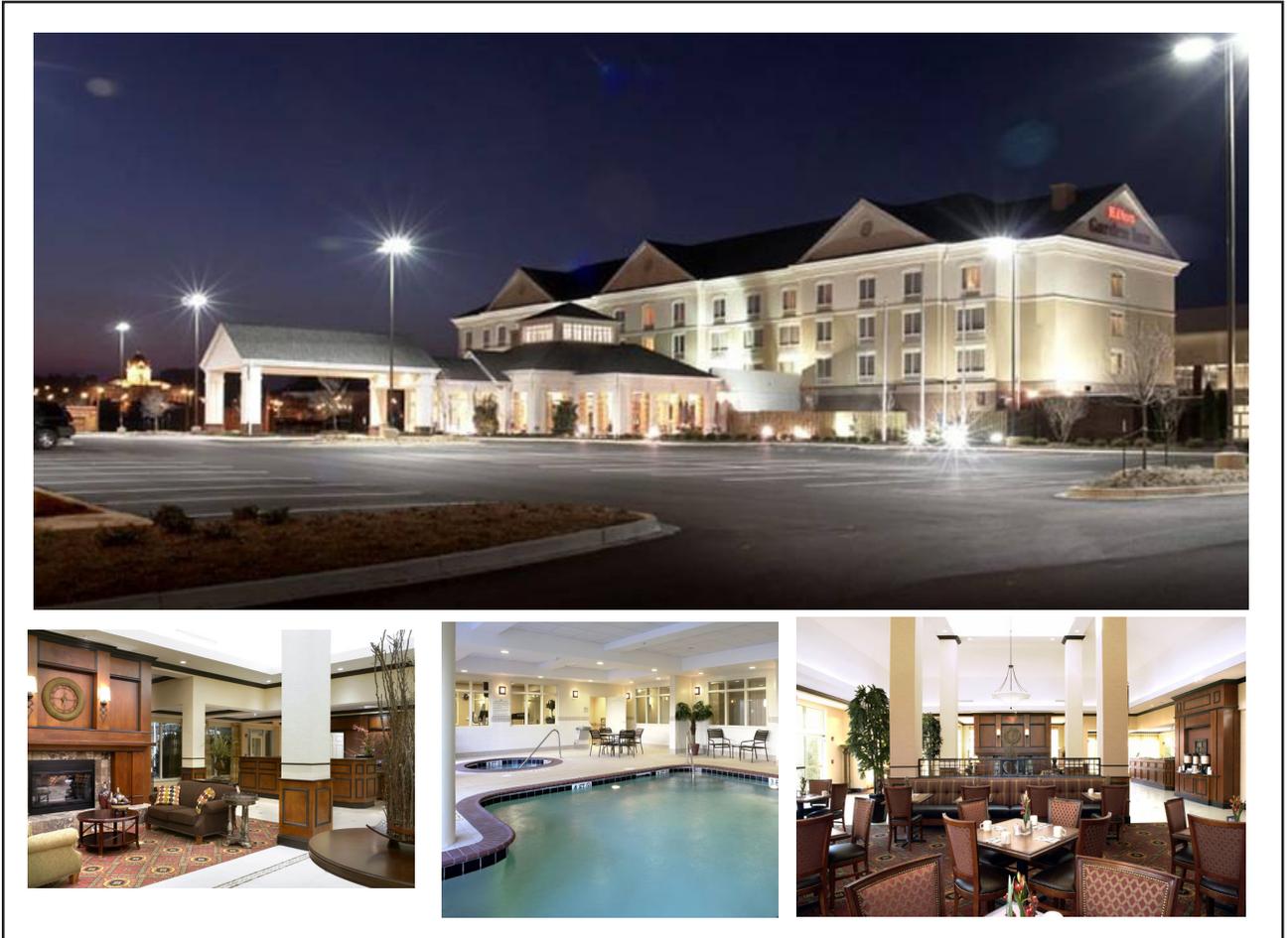
The Summit Group

ARCHITECT

Mind's Eye Architects

CONTRACT AMOUNT

\$7,200,000



DETAILS

Anchoring the Tupelo, Mississippi downtown redevelopment district will be the 110—room hotel, and 25,000 square foot conference center.

This hotel will feature a restaurant, outdoor dining terrace, indoor pool and spa, and lounge. The conference center will feature nine meeting rooms with a banquet hall and full service kitchen.

HILTON GARDEN INN & CONFERENCE CENTER
Tupelo, Mississippi

OWNER
Master Hospitality

ARCHITECT
Bounds & Gillespie

CONTRACT
\$8,000,000



DETAILS

This 4-story hotel is situated in the heart of the historic downtown district of Chattanooga, TN. This concrete frame structure was constructed with post-tensioned flat slabs meeting a specialized “Zone 4” seismic requirement. The brick veneer enclosure is accented by ornamental iron work and a standing seam metal roof, all self performed to keep tight control on the project’s schedule. The high finish interior included an indoor pool and exercise room to accommodate the 76 extended—stay suites. This project was completed in 9 months.

MARRIOTT RESIDENCE INN

Chattanooga, Tennessee

OWNER

McKibbon Brothers, Inc.

ARCHITECT

Rossini Architecture, Inc.

CONTRACT AMOUNT

\$4,400,000

There are no such lawsuits for InterMountain Management, Architecture + or Southwest Securities, Inc.

Harrell Contracting Group, LLC has had no litigation with Owners or Architects we have worked with.
Our involvement in litigation is derived from defaulted subcontractor claims and/or liens.



COURTYARD BY MARRIOTT®
PROTO-MODEL DESIGN



ARCHITECTURE AND CONSTRUCTION

COURTYARD BY MARRIOTT
CRITERIA FACILITIES PROGRAM
Program (Prototype) - Gen 4.5

GUEST ROOMS	Units	Unit Area	Total (sf)	
King	64%	77	316	24,332
Queen/Queen	25%	30	355	10,650
Inline Queen/Queen Suite	1%	2	524	1,048
King Suite 'A'	3%	4	591	2,364
Accessible King	3%	3	354	1,062
Accessible Queen/Queen	3%	3	409	1,227
Accessible Inline Queen/Queen Suite	1%	1	522	522
Total Units	100%	120		
Total Guest Room Area (Net)				41,205
Number of Floors	4			

GUEST ROOM SUPPORT/CIRCULATION	Per Floor	Unit Area	Total (sf)
Corridor/Elevator Lobby (Upper Floors)	1	1,575	4,725
Stairs	2	174	1,392
Elevators	2	49	392
Linen Storage/Chute	1	384	1,537
Vending Area (Upper Floors)	1	51	153
Total Guest Room Support/Circulation			8,199

PUBLIC SPACE	Total (sf)
Lobby/Dining	
Quick Print	37
Reception	202
The Market	111
Reception Lounge	532
Reception Dining	454
The Bistro	423
Media Pods	259
Lounge/Business	
Business Center	134
Local Library	65
Home Theater	368
Lounge	597
Coffee Area/GoBoard™	97
Function	
Meeting Room with Closet	1,292
Public Toilets	349
Ice	148
Guest Laundry	66
Recreation	
Exercise Room	535
Indoor Pool & Spa	836
Public Circulation	
Vestibule	134
Circulation	1,227
Total Public Space	7,866

BACK OF HOUSE	Total (sf)
Administration	
Work Area	163
General Manager's Office	192
Office	117
Employee	
Employee Break Room	233
Employee Restroom	80
Laundry	
Main Laundry	410
Laundry Chute	100
Kitchen	
Food Preparation	731
Engineering	
Engineering Office/Storage	150
Miscellaneous Service	
Mechanical	940
Electrical Distribution	131
Janitor's Closet	32
Video/Telephone Equipment Room	60
Storage	168
Pool Equipment/Storage	154
Elevator Equipment Room	89
Total Back of House	3,750

SUMMARY	Total (sf)
Guest Rooms	41,205
Guest Room Support/Circulation	8,199
Public Space	7,866
Back of House	3,750
Total Net Building Area	61,020
Walls and Shafts (Estimated)	6,300
Total Gross Building Area	67,320
Total Square Foot Per Room	561
<i>Data is based on a Gen 4.5 120-room indoor pool proto-model.</i>	



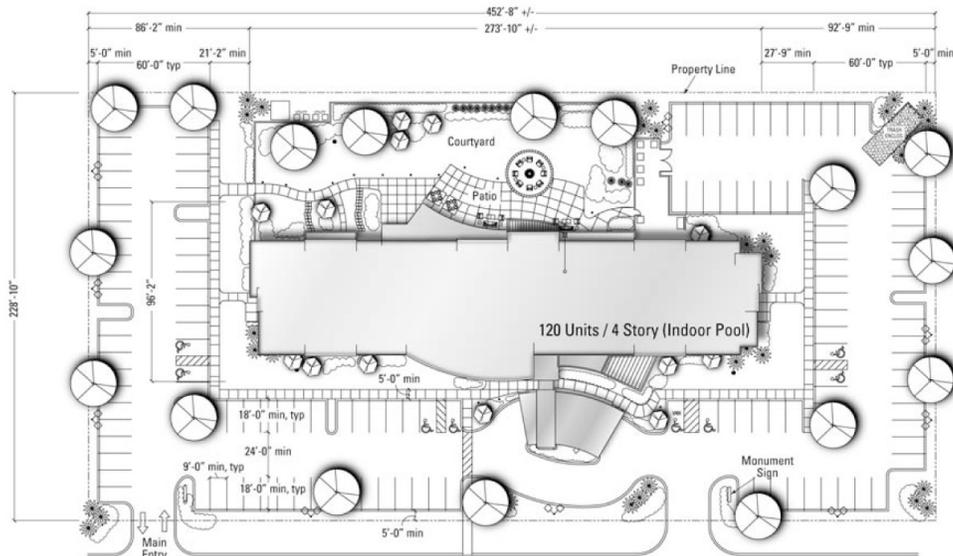
SITE SUMMARY

Building Length 274 feet
 Building Depth 98 feet
 Land 2.38 acres
 Parking 120 spaces

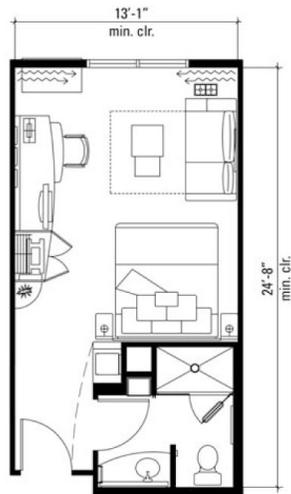
*Data is based on a Gen 4.5
 120-room indoor pool
 proto-model.*



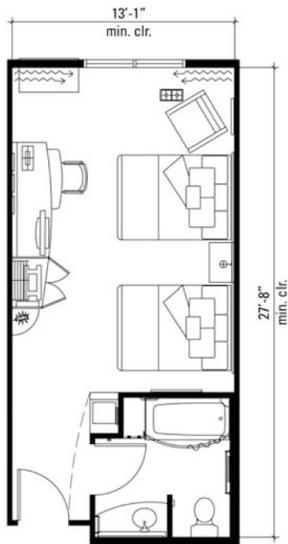
Front Elevation



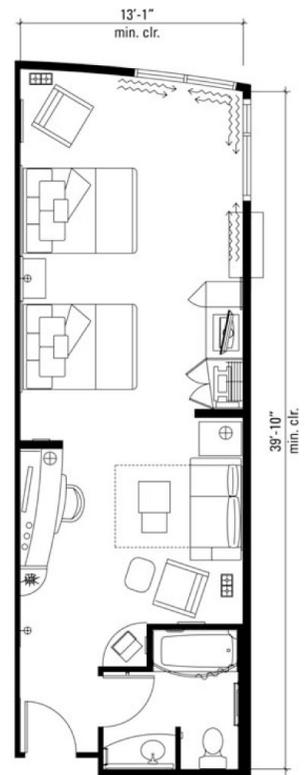
Site Plan



King

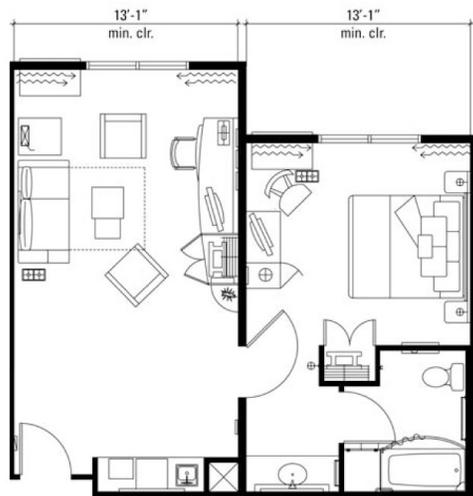


Queen/Queen



Inline Queen/Queen Suite

Inline King Suite similar



King Suite 'A'

TYPICAL UNIT MIX

King	67%
Queen/Queen	28%
Inline Queen/Queen Suite	2%
King Suite 'A'	3%

Data is based on a Gen 4.5 120-room indoor pool proto-model.



BRAND POSITIONING

Courtyard by Marriott is designed for the business traveler who's driven by success, but also enjoys the break from routine that travel offers. "Courtyard is the smart, dynamic hotel that helps me make the most of my time on the road, so I can make the most of me."

TARGET DEMOGRAPHICS

- \$130K household income
- 40 years old
- 79% male
- 20+ business trips annually
- 77% Marriott Rewards® members

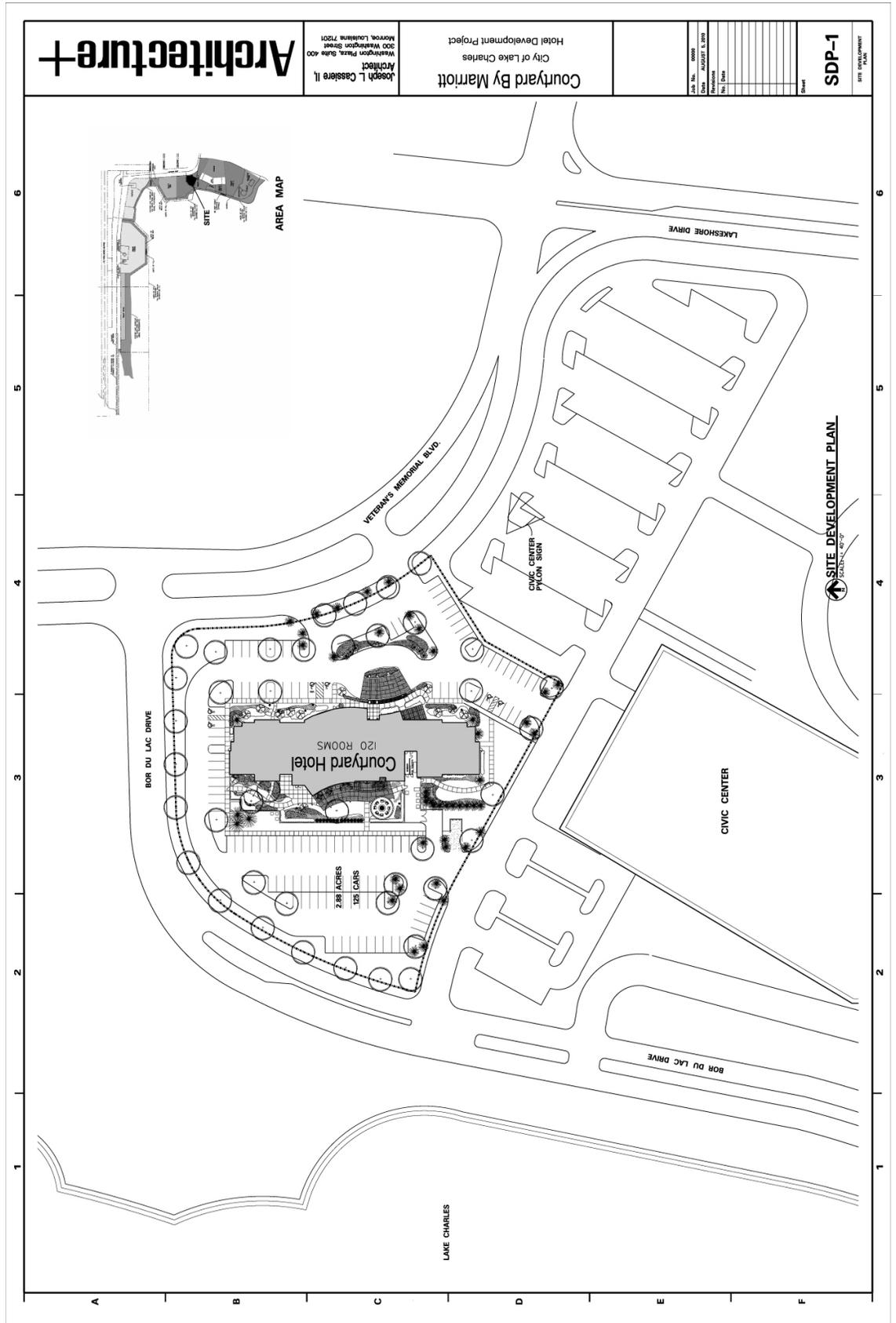
CY TARGET GUEST: THE OPTIMISTIC ACHIEVER

They are ...

- Focused and capable
- Confident and informed
- Energetic and optimistic
- Aware and responsible
- Refreshed by change

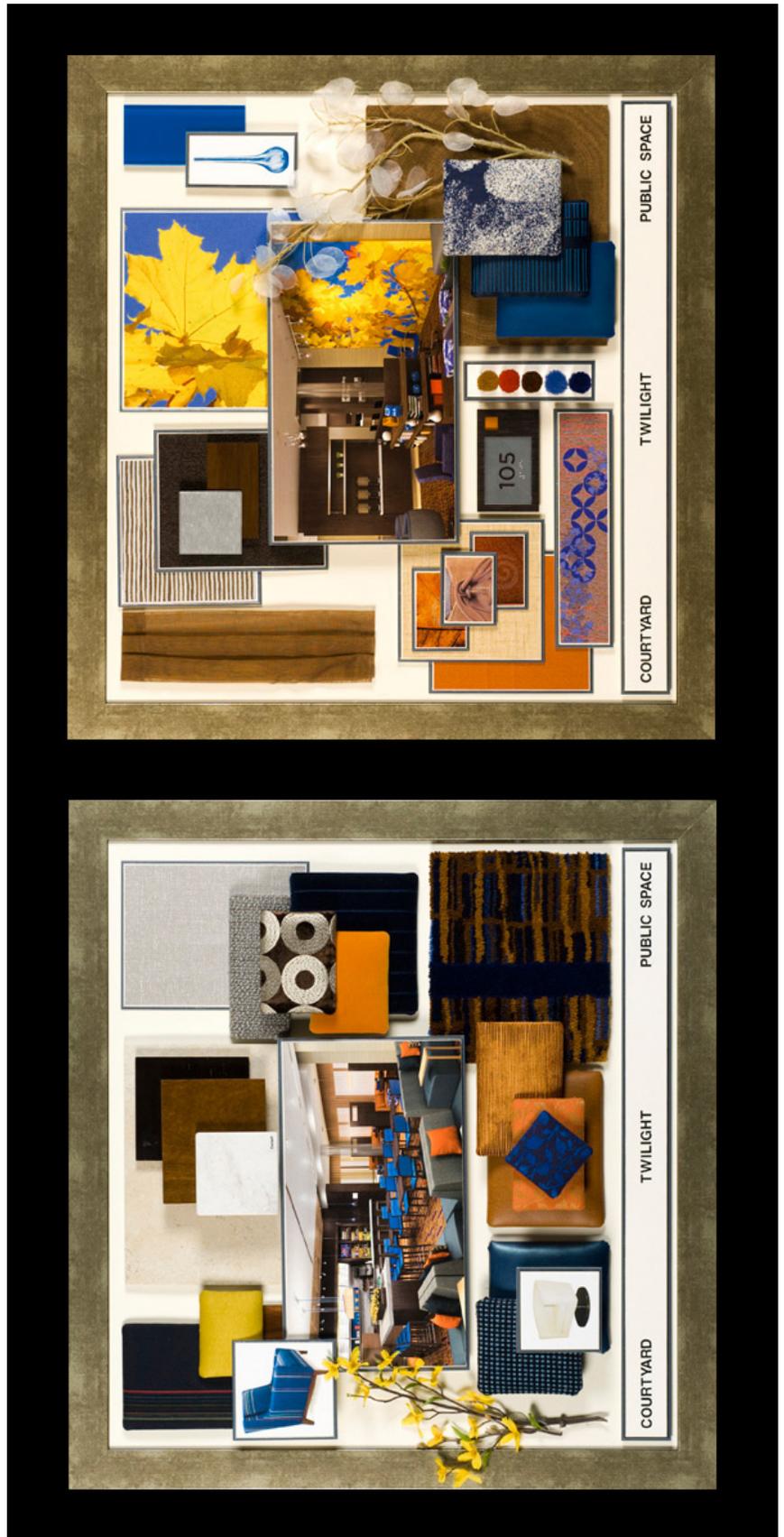
They want ...

- A more upscale standard, with improved service and food & beverage offerings
- More choices to enable a balance between productivity and enjoyment
- Permission to relax and escape their room
- Space that caters to the laptop, the center of their business universe
- Style that hits the sweet spot between modern, warm and approachable



<p>Architecture+</p> <p>Joseph L. Cassiere II, Architect 300 Washington Square Metairie, Louisiana 70001</p>	<p>Courtyard by Marriott City of Lake Charles Hotel Development Project</p>	<p>Job No. 00000 Date: AUGUST 18, 2010 Project: HOTEL DEVELOPMENT No. Date</p>	<p>A200</p> <p>Sheet</p>
<p>REFERENCE NOTES</p>	<p>CRITERIA NOTES</p>	<p>EXTERIOR FINISH KEY</p> <ul style="list-style-type: none"> COLOR 1 COLOR 2 COLOR 3 COLOR 4 COLOR 5 COLOR 6 MANUFACTURED STONE METAL PANEL CORRUGATED METAL 	
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The colors of the exterior skin materials will be selected to be compatible with surrounding buildings

Massing

The building will be four stories in height with the highest point of the building being 55 feet tall. There some story features on the front and rear facades. On the front the low features are a porte cochere, and pergola. On the rear facade the low feature is off the rear is the exercise room and a covered porch off the rear lobby entry. These low elements have curved facades. On the front behind the prote cochere there is a four story curved portion of the facade. These curves reflect the curved low facade of the multi story bank tower across the street.

Streetscape

The building is sited on its stand alone site supported by its own grade level parking. The parking and external streets are buffered by large trees to diffuse the large areas of paving. Seasonal coloring plants highlight and draw interest to the entry. Smaller multi trunk trees are used on the property interior to soften the building facade and provide human scale to the site.

Landscape plans

- Accent planting at entries and corners may include perennials for seasonal Interest
- Large trees break up parking lot mass. Tree trunks to be centered on parking stripes to protect from vehicle overhang damage
- Smaller multi-trunk trees to soften building facade and provide a human scale to the space
- Trees along parking perimeter to diffuse large expanse of pavement
- Seasonal color accenting entrance
- Plant material shall accent monument signage
- Low planting for maximum traffic visibility and safety at driving isles and lanes
- Evergreen accents to anchor corners
- Colored / imprinted concrete at porte-cochere
- Illuminate plant material
- Exterior site light fixture, uplighting
- Exterior site light fixtures in court yard area shall be bollard fixtures.
- Exterior lighting for parking lot and perimeter side walks shall be poles approximately 25 feet in height.
- Monument sign at automobile entry to site
- Pergola off dining area
- Exterior fire pit

- Border, at exterior fire pit
- Concrete paving shall be on granular fill
- Position mechanical equipment / condensers out of view of guest. Screen where necessary
- Stone paver or stamped concrete field, at exterior fire pit.
- Stone paver or stamped concrete at patio area
- Provide truncated dome tactile warning transition at flush curb condition
- Service drive and dumpster enclosed and- screened with large evergreen shrubs.

Entry feature

- Shall have entry monument sign at street entrance
- Shall have a porte cohere

InterMountain has identified a Courtyard by Marriott as the preferred brand for the Lake Charles Convention Hotel. Courtyard is the business travelers' first choice; but also caters to the needs of the family. Marriott is a very familiar name in the hotel industry and brings its own marketability to your area. InterMountain tasks the onsite management and sales team, with assistance of our Regional Directors of Operations & Sales, to evaluate and market the hotel to local, state and national businesses. Our network of national sales accounts is an asset to the proposed hotel. An annual, detailed marketing plan will be tailored to the hotel, reviewed and approved by our Regional Directors, with oversight, approval, and monitoring by corporate and executive staff.



The hotel will have a dedicated professional sales person and may have an administrative person supporting their efforts. The hotel sales person will be primarily tasked with generating leads and sales for the hotel as well as negotiating sales agreements with companies that have bulk travel demand in the Lake Charles market. In furtherance of that goal, the sales manager will be required to work closely with the City of Lake Charles and the manager of the convention center to identify prospective groups and bringing them to the convention / hotel complex. The hotel will not seek to have any control over the convention center.

schedule

Concerning the financing of the Lake Charles Downtown Hotel/Convention Center project, we would anticipate the funding of tax-exempt bonds in the name of the Development. These bonds would achieve its tax-exempt status via GO-Zone, (Gulf Opportunity Zone) Bond funding or Recovery Zone Bonds.

The anticipated structure of the Bonds would be through Tax-Exempt, "Lower Floater" Bonds. These Bonds would be "supported" or credit enhanced by a Bank, (Direct Pay), Letter of Credit. We would anticipate the Bonds being placed on a 20 year amortization, with a consideration of an interest rate SWAP being implemented for the initial 10 years, covering between 50%-100% of the Bonds.

Based on current lending restrictions, we anticipate that loan funds and developer's equity will be insufficient to fully finance the project. The City of Lake Charles has indicated that it would "consider" making \$2,800,000 available for the project as an initial capital injection, as well as signing an advantageous Long Term lease with the Developer and providing annual debt service for the project via the City of Lake Charles' Downtown TIF District. It is anticipated that this annual debt service from the Downtown TIF District could be approximately \$200,000. The Developer also anticipates applying for additional funding through the Louisiana Office of Community Development's PROP program. Between these various sources of bridge financing, the Developer anticipates that it will be able to bridge the financing gap in this trying environment.

These factors are very critical for this project obtaining either Bond or traditional Bank financing, since both the Banks and the Bond markets are financing very few Hotel/Hospitality projects nationwide as a result of the economic downturn our country has experienced over the last 3 years. The Banks may require more support from the City of Lake Charles, such as a limited guarantee, but we are hopeful that we can obtain approval of either Bond or Bank financing based on the above mentioned support "mechanisms" from the City of Lake Charles, as well as the financial strength of InterMountain Management, Inc. and its association with Marriot International.

In closing, we would need to move forward in a very expeditious manner, since this type of Bond financing would need to be closed before 12/31/10, due to the GO Zone Bond allocations expiring on 12/31/10.



Development Agreement & Ground Lease Terms

CITY OF LAKE CHARLES - HOTEL REQUEST FOR PROPOSAL

Development Agreement & Ground Lease Terms - The proposed Development Agreement and Ground Lease terms should be presented. Ground lease payments of \$1 annually for 99 years. Certain conditions and covenants acceptable to owner, developer, franchisor and lender may be required by the City. The ground lease must be in form and contain terms facilitating the developer / owner's granting of a valid first mortgage on the improvements to be constructed on the leased premises. The City may be required to consent to this pledge. The lease should include a provision that the City will not permit operation of any lodging facility (a competing hotel) on city owned property during the first 5 years of the lease.

HCG will actively pursue bids from local subcontractors in the Lake Charles area. Steps will be taken to aggressively identify local and MBE subcontractors and vendors through all resources available. Potential subcontractor scopes of work include sitework, landscaping, roofing, waterproofing, mechanical, electrical and plumbing and interior finishes. In addition to the available local database, we will use our extensive subcontractor database, our Associated Builders & Contractors' directory and the firms listed on Louisiana State Licensing Board For Contractors to target local and MBE subcontractors and material suppliers for this project.

PUBLIC NOTICE

Following the approval of the project and at the appropriate time, HCG AND IMM will launch a public relations campaign to announce the project. The campaign will include at a minimum, printed advertising in local news media stating the plans to commence construction and our intent to seek local and MBE participation in the project.

PROJECT WORKSHOP

Within 90 days of the release of construction documents to the subcontracting community, HCG AND IMM will host a Local and MBE Contractor and Supplier Workshop to introduce the Project and present opportunities for local participation.

PRECONSTRUCTION

During the 90 to 120 day preconstruction phase of the Project, HCG AND IMM will diligently execute steps to assure local and MBE contractors have an understanding of the project scope, its schedule and of the opportunities that are available to participate in the project. Generally, our process will include:

- Promoting project specific initiatives that demonstrate support for awarding contracts to local and MBE business concerns.
- Assuring that local MBE businesses are included on the source lists for solicitations for products and services they are capable of providing.
- Maintaining a bidder's lists of local and MBE business concerns from all possible sources.
- Structuring procurement "bid packages" to permit the maximum possible participation of local and MBE businesses.
- Ensuring Local and MBE businesses are made aware of contracting opportunities and how to prepare responsive bids for the Project.

Sources To Insure Local Participation

Louisiana State Licensing Board For Contractors
Economic Development Authority
Advertise In Local Publications
Our Extensive Subcontractor Database
Associated Builders & Contractors' Directory
Local Supplier, and Local Contractors Pre-Bid Meeting

CONSTRUCTION

The overall objective of HCG AND IMM is to assure that maximum opportunity is provided to local and MBE specialty trade contractors to perform work on the Project. We feel confident that using the approach outlined above, HCG and IMM can maximize local and MBE participation in the Project.

