

# Granada Block - Hotel and Redevelopment Project

## Floor Plans & Area Breakdown



Supplemental Information

July 16, 2013

ATTACHMENT 1

# **The Dalles – Hotel Development**

Rapoza Development Group

July 16, 2013

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# Progress Update

## DESIGN/CONSTRUCTION ESTIMATES

- Received revised floor-plan and renderings from CSHQA (May 2013)
- Received construction estimates (ROM), based on May 2013 design, from both Radix and Anderson Construction

## HVS HOTEL MARKET STUDY

- Engaged HVS Consulting and Valuation Services to author an independent Hotel Market Study and Financial Projections – commenting the need and demand factors for a Branded Hotel in Downtown. Report finalized May 30, 2013.

## FINANCING

- Finalized a detailed Investment Memorandum (60 pages) and distributed to and had discussions with a number of potential equity investors, as well during meetings at NYU Hospitality Investment Conference last month. Meetings with interested investors are already scheduled for later in the month.
  - Continue to have preliminary conversations with lenders, as well as other sources of capital, including New Market Tax Credits, EB-5 and SBA 504 loans
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# Design/Construction Update

## DESIGN UPDATE

- Continued to work with CSHQA to revise design of Hotel and finalized Conceptual Design phase in May
  - Current Hotel program assumes 4-story Hotel (above a basement level) with 117 guest-rooms spread among Floors 2-4
  - More than 7,600 SF of Meeting and Pre-Function Space
  - Fitness Center with Outdoor Swimming Pool

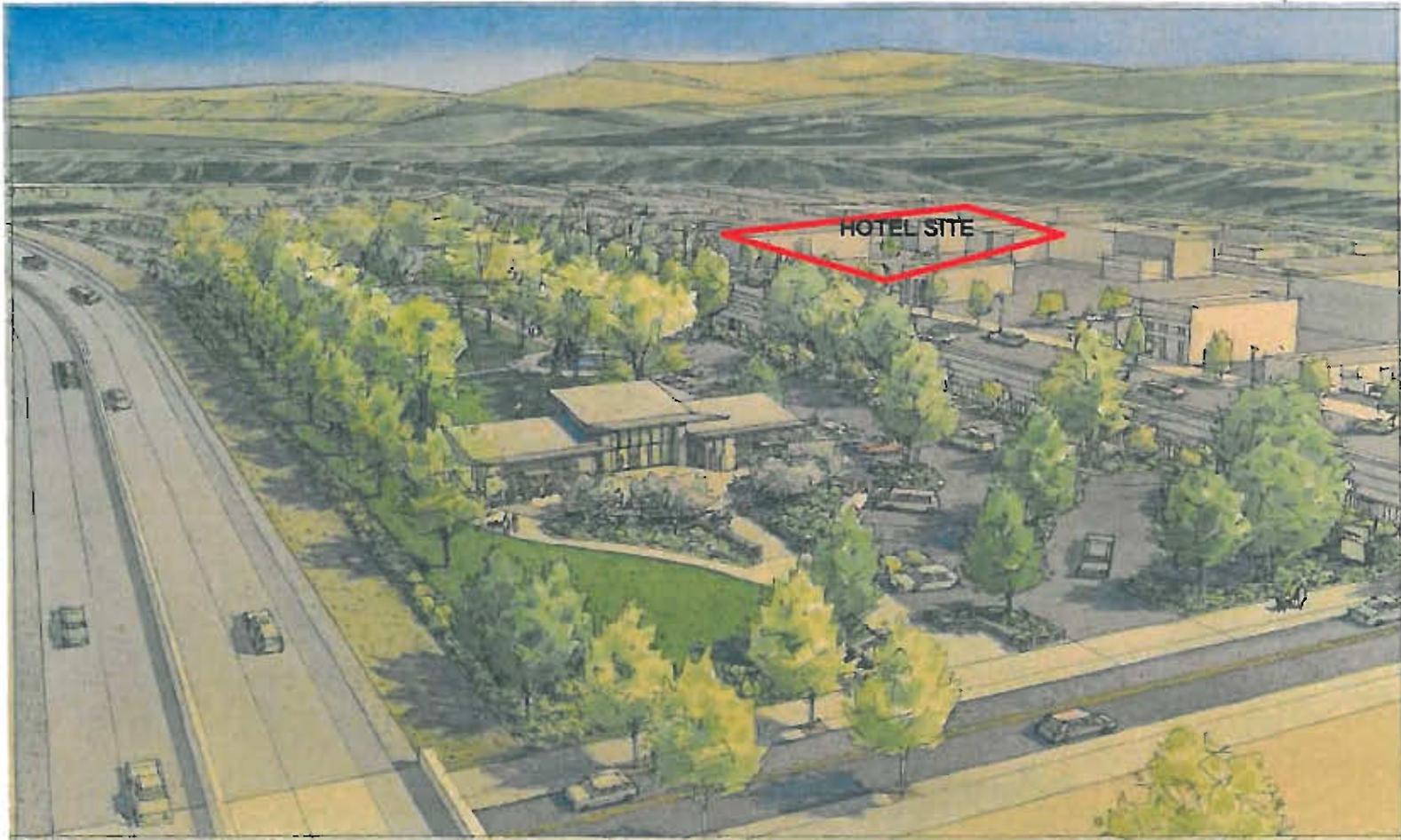
## CONSTRUCTION UPDATE

- Received two Rough Order of Magnitude (ROM) estimates from Radix Construction (Boise) and Anderson Construction (Portland) in May
  
- ❖ Both of these were critical steps in the process which allowed us to engage HVS to complete their market study and RDG to finalize our Investment Memorandum

# **Proposed Hotel Plans and Renderings**

# EXECUTIVE SUMMARY

LEWIS & CLARK FESTIVAL GROUNDRENDING – COMPLETED AUGUST 2012



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## Hotel – Conceptual Rendering *(2<sup>nd</sup> Street Perspective)*



All information is preliminary and subject to further revision.

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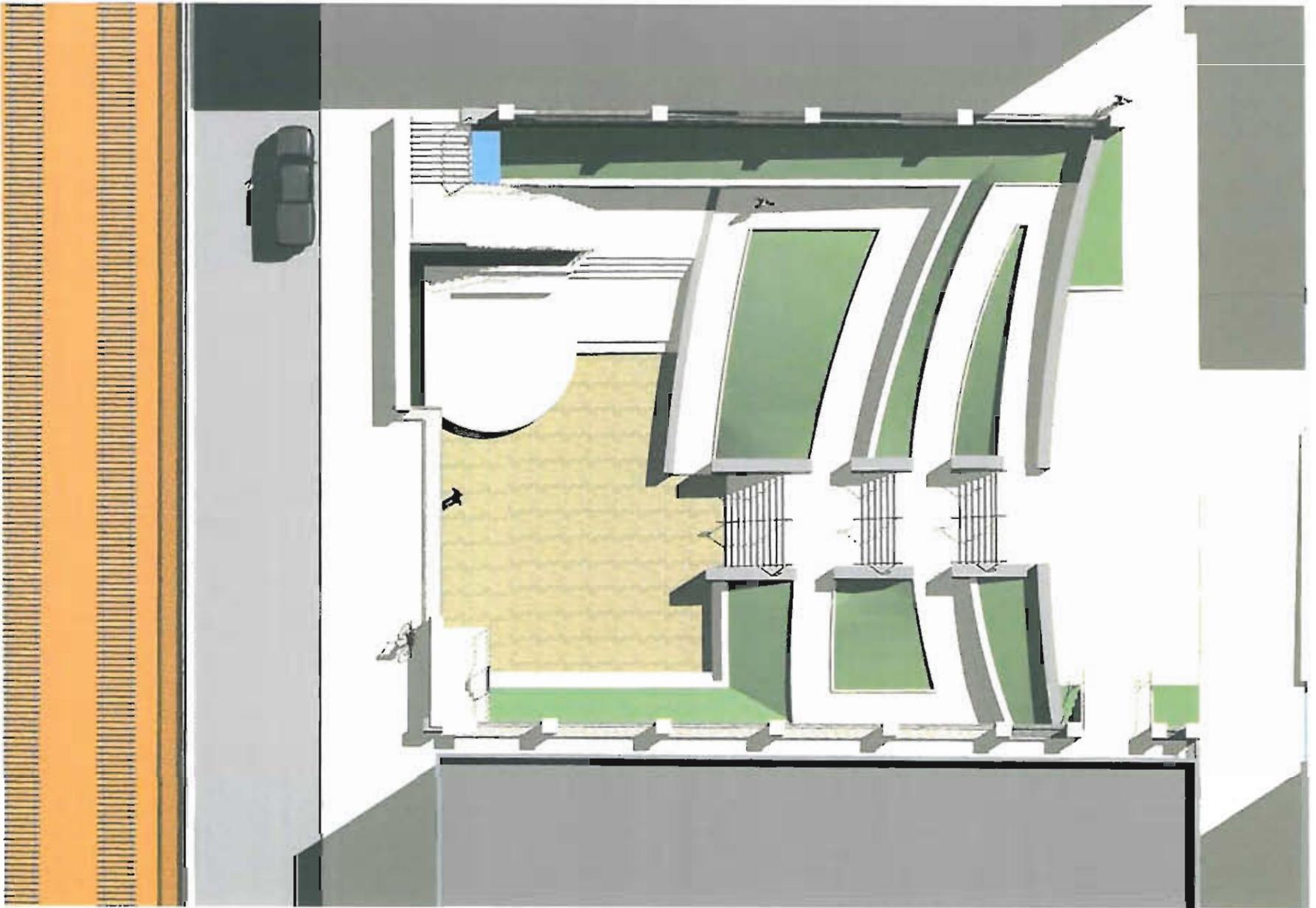


# PROPOSED HOTEL PLAN & RENDERINGS

CONCEPTUAL RENDERING – WASHINGTON STREET PLAZA PROJECT



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# Hotel – Conceptual Rendering *(Washington Street Perspective)*



CSHQA

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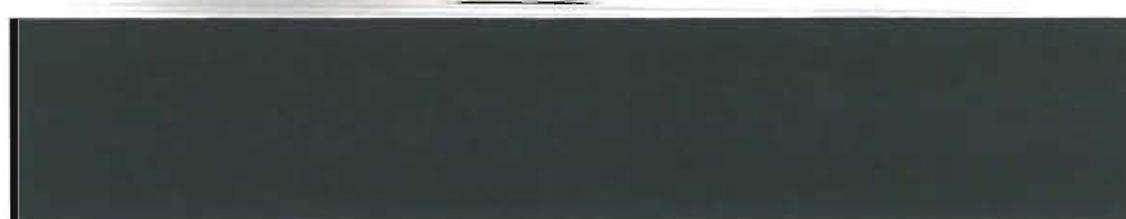


## Hotel – Conceptual Rendering (1<sup>st</sup> Street Perspective)

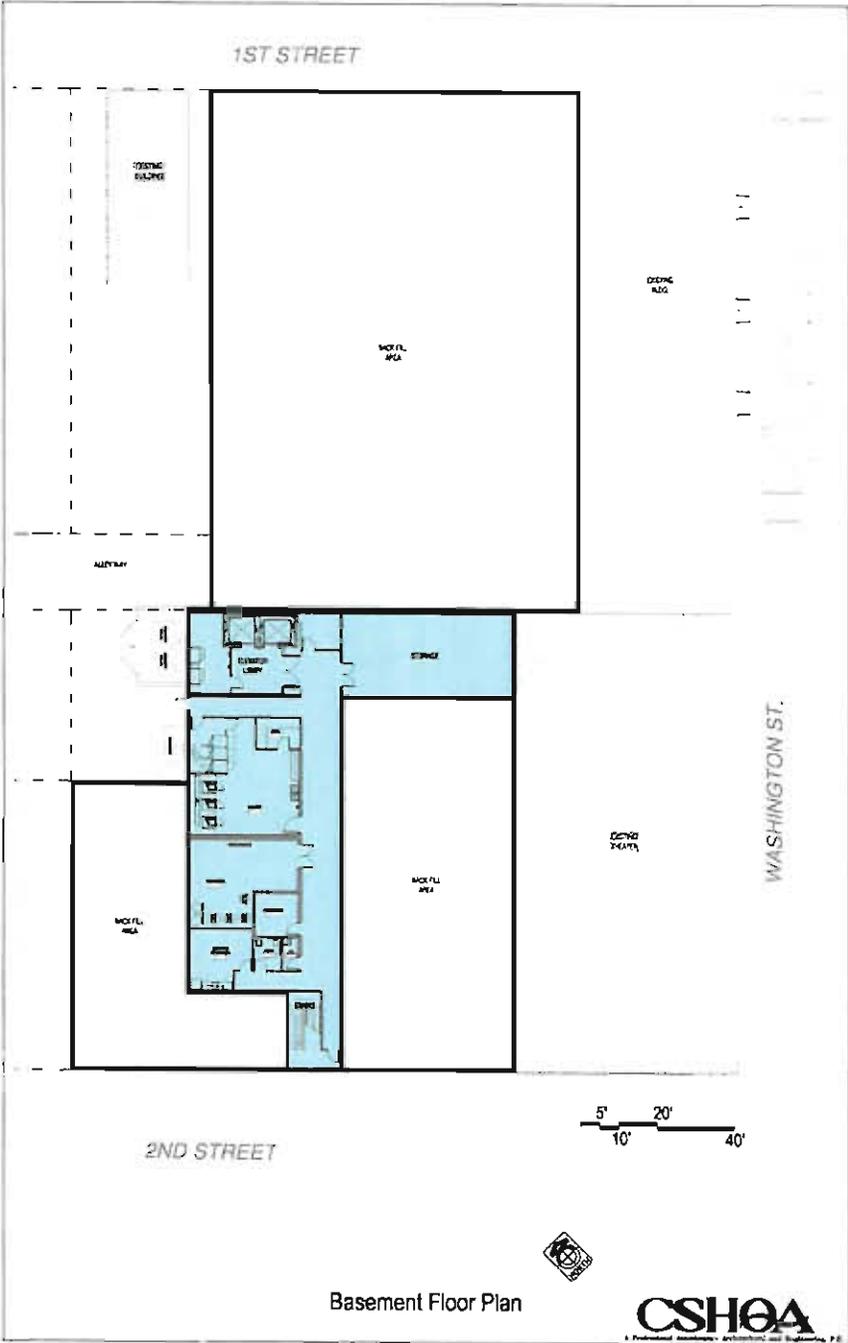


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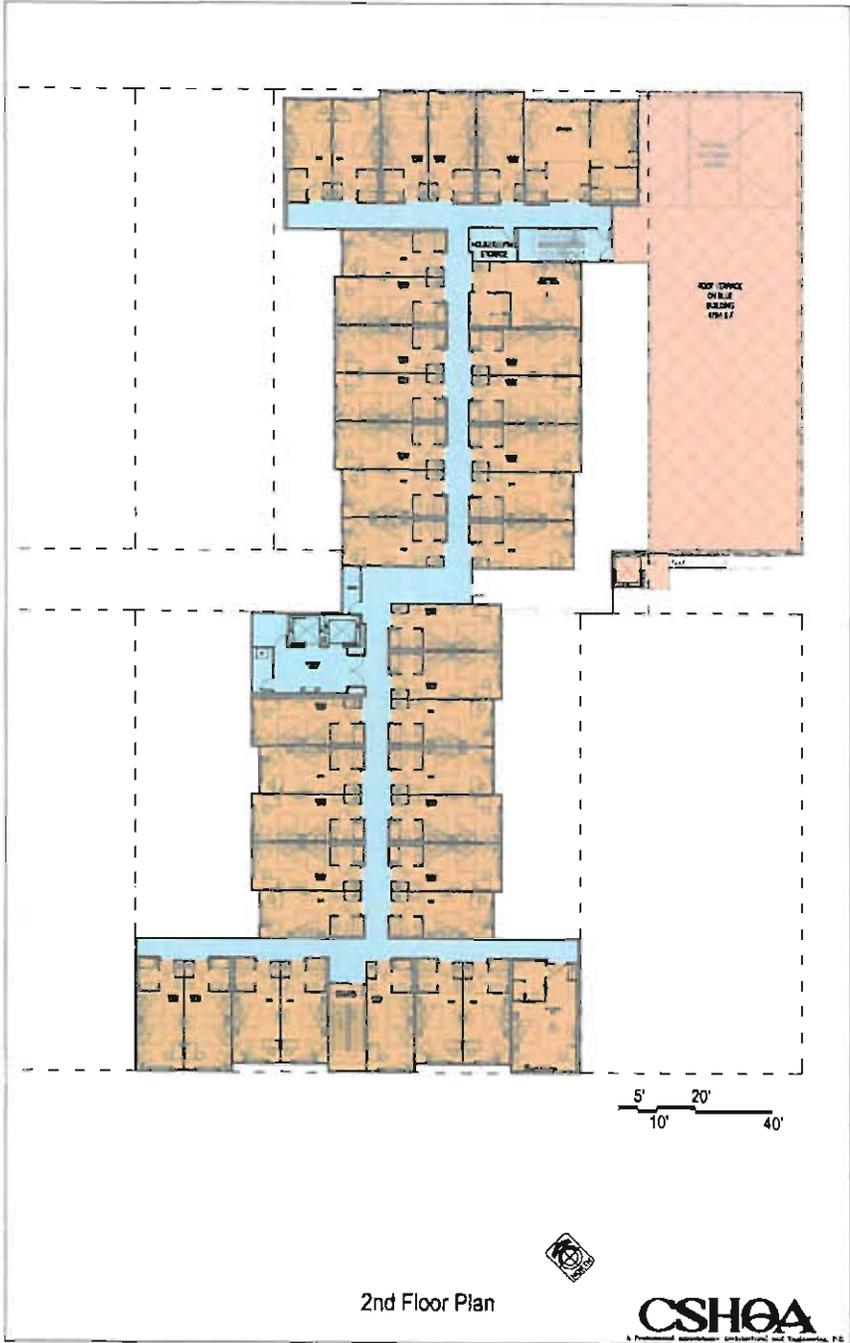


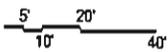
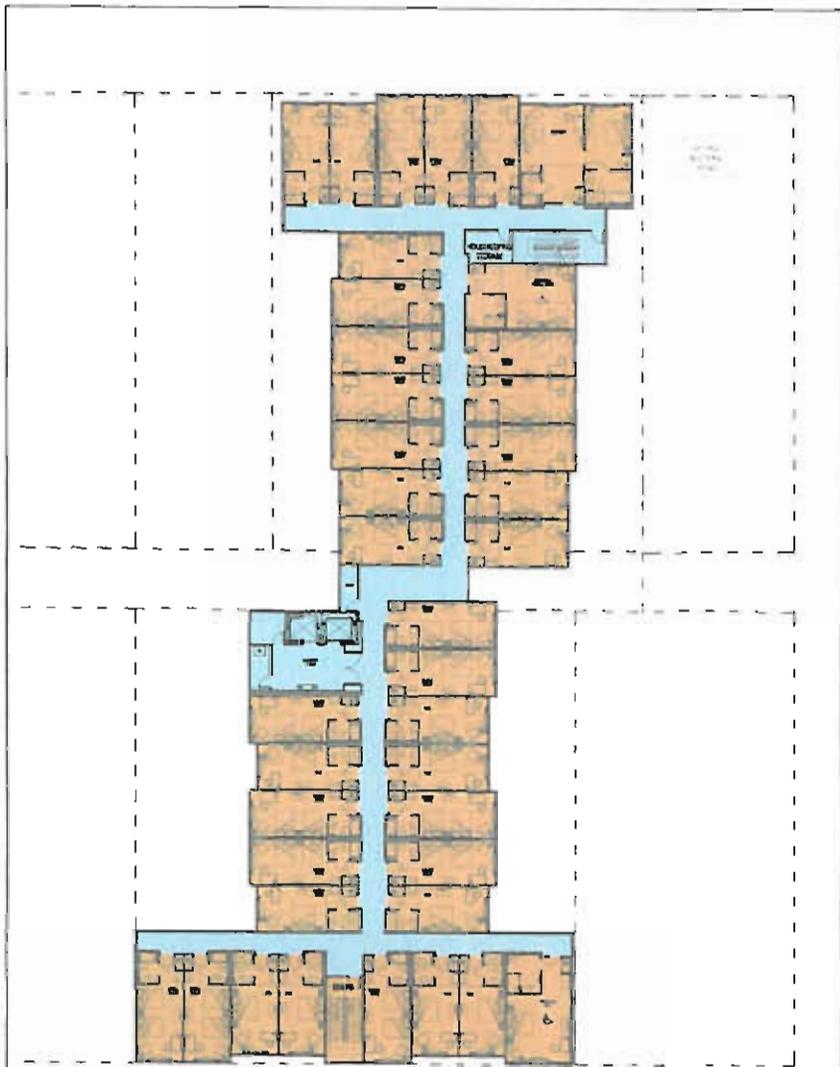


Basement Floor Plan









3rd and Fourth Floor Plan



**CSHOA**  
A PROFESSIONAL CORPORATION - ARCHITECTS AND ENGINEERS, P.C.