

City of Fayetteville Staff Review Form

2022-0919

Legistar File ID

10/18/2022

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Wade Abernathy

9/26/2022

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approve a resolution authorizing Mayor Jordan to sign a letter of intent defining development agreement terms with Reindl Properties for a public private partnership for construction of the mixed-use building planned to provide ground floor active uses for the Ramble Civic Plaza on the southern end of the site.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? 	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? 	Item Cost \$ -
Budget Adjustment Attached? 	Budget Adjustment \$ -
	Remaining Budget \$ -

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF OCTOBER 18, 2022

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff

FROM: Wade Abernathy, Director Bond Construction Projects

DATE: September 25, 2022

SUBJECT: Resolution authorizing Mayor Jordan to sign a letter of intent with Reindl Properties for the construction of a mixed-use building on the Ramble/Cultural Arts Corridor Civic Plaza

RECOMMENDATION:

Staff recommends adopting a resolution authorizing Mayor Jordan to sign a letter of intent defining development agreement terms with Reindl Properties for a public private partnership for construction of the mixed-use building planned to provide ground floor active uses for the Ramble Civic Plaza on the southern end of the site.

BACKGROUND:

Schematic design for the Ramble Civic Plaza, a 2019 voter approved downtown revitalization project, focused on the West Avenue civic space. The vision for the civic space was completed in January 2019, following a series of public design charettes. The design chosen by participants who engaged in the process consists of a gathering and event lawn, public plaza, garden spaces, and a civic promenade, with two buildings bordering the site on the north and south ends, as bookends of the plaza. The southern building will be integral to the site, as a backdrop for what will become a stage and performance area for the plaza. Additionally, the building will provide public restrooms accessible from the Razorback Greenway and Civic Plaza storage space within the ground floor.

A Request for Proposals (RFP) process solicited competitive development proposals for a public private partnership to build the southern anchor building on the West Avenue Civic Plaza. The RFP asked for an approximately 14,300 square foot building footprint with a height limit of seven stories and three primary facades. Additionally, the city requested that the building be constructed of high-quality and lasting materials that are complimentary to the overall aesthetic of the site and the emergent Arts and Entertainment District.

The RFP, issued in August 2021, was advertised on several platforms, including on the CoStar website which provides market-leading research on commercial real estate properties in nearly all markets and sub-markets. The RFP was downloaded by over 100 interested parties. A non-

mandatory pre-proposal conference held in September, 2021 was attended by over 30 participants.

Additional Background:

Key to the design and planning of the overall spaces are the public private partnerships that can help activate the space and provide a mixed use, sales tax generating, downtown development project to complement the city's investment in The Ramble. Partners are both private developers and philanthropic support efforts.

Initial design for this transformative project was made possible by a 2017 grant from the Walton Family Foundation's Design Excellence Program. Award-winning landscape architects Nelson Byrd Woltz (NBW) were selected to design the corridor with the primary goals of:

- Increasing public access and strengthening the surrounding neighborhood,
- Leveraging the connected trail network,
- Demonstrating a commitment to sustainability, and
- Embodying an innovative spirit, encouraging visitors and residents to engage with the space in new ways.

There are five primary elements included in plans for the Cultural Arts Corridor bond project: The West Avenue Civic Space, West Avenue streetscapes, The Fay Jones Woods, The Razorback Greenway, and a new parking deck one block north of the corner of West Ave. and Dickson Street. In April 2019, citizens of Fayetteville voted to authorize a \$31,685,000 bond for construction of the Cultural Arts Corridor Improvements.

Arts Corridor improvements to the Fay Jones Woods, the southern portion of the Razorback Regional Greenway, and the southern portion West Ave. began in September 2020 with construction completed in September, 2022. Construction of the new parking deck began in January 2022 with completion planned in early 2023. In June 2021, after a 5-month public renaming process, the City announced *The Ramble* as the new name for the Cultural Arts Corridor.

DISCUSSION:

On October 26, 2021, the City of Fayetteville accepted proposals for the southern anchor building on the Civic Plaza. One proposal was received from Reindl Properties that included a project team with a passion for high-quality construction, human-scaled design, craftsmanship, efficiency, and love of community. Their team includes:

- Brian Reindl – Developer and owner of the adjacent Metro Building along with several other properties in and around downtown Fayetteville.
- Rob Sharp – Architect and designer of several Fayetteville projects including: Three Sisters Building, Mill District, The Dickson Building and most recently the Network Building, which was designed to be the first net zero mixed-use building in Fayetteville.
- Windsor Aughtry – Hotel developer with over 25 years of experience developing urban hotel projects in the Southeastern US. They are currently working in the Northwest Arkansas market. In addition to assisting with the development project, they will assist in

selecting a management company that will operate the hotel and ensure its active uses are in coordination with the city's active plaza uses.

- CR Crawford – General Contractor headquartered in Fayetteville, with experience building multiple urban infill projects.

The Selection Committee chose the proposal from Reindl Properties and staff began to negotiate a public private partnership agreement for the construction of the building, resulting in the attached Letter of Intent (LOI) to provide an initial framework for that agreement. Terms in the LOI will guide final development and land sale agreements to be brought back to the City Council at a later date for final approval.

The LOI specifies that the final development agreement will have a termination and buy back clause requiring Reindl properties to start construction on the new building within 12 months of the completion of the Civic Space. Also, within four weeks of approval of the LOI, Reindl Properties will take additional community input on the ways in which the proposed building will interact with the plaza and civic space.

As indicated in the LOI renderings, the proposed mixed-use building will be substantial and striking. The building's proposed uses will increase the liveliness of the adjacent Civic Plaza and attract visitors to the downtown. Hotel guests will eat, shop and recreate in the area, providing benefit to many existing local businesses. Initial analysis shows that the project would provide approximately \$350,000 per year in sales and HMR taxes to the City plus another \$85,000 per year in property tax to the City of Fayetteville for the general fund, library and fire and police departments. The construction impact of this \$50 million construction project will approximately yield another \$175,000 in sales tax revenue.

If the Council approves this resolution, it will allow the following steps to occur:

- City staff and design consultants with Nelson Byrd Woltz will work with Reindl Properties to finalize the building footprint in relationship to the trail relocation and relative to the final design of the Civic Plaza.
- Staff will work with Reindl Properties to secure a third party, independent appraisal for the land values.
- Major terms and conditions for a proposed Contract for the final agreement will be provided in a resolution of intent for the City Council.
- Council will review and approve the PZD.
- Staff will request approval of an Ordinance authorizing the real estate contract which will also include the final development agreement.

BUDGET/STAFF IMPACT:

As discussed, the value of the land sale to Reindl Properties shall be based on appraised market value. The value of land will be used to offset the cost of construction of public restrooms and Civic Plaza storage space within the ground floor of the mixed use building, thereby eliminating this capital expenditure from the City of Fayetteville's cost to construct the

adjacent Civic Plaza. Any land sale proceeds not applied to these items will be appropriated to the Civic Plaza project.

Attachments:

Letter of Intent

RFP Response from Reindl Properties

Final Civic Plaza Schematic Design from 2019

LETTER OF INTENT, CIVIC SPACE AT THE CULTURAL ARTS CORRIDOR, MIXED USE BUILDING

Background:

On April 9, 2019, the voters of the City of Fayetteville (“City”) approved a bond issue for the Cultural Arts Corridor (recently renamed the Ramble) in downtown Fayetteville. The Ramble design for the Civic Space at the southwest corner of Dickson Street and West Avenue consists of a gathering and event lawn, community plaza, garden spaces, a public promenade and building sites on the plaza. The southern anchor building site was proposed to support and enhance the experience of the Civic Plaza, to provide community benefit, to frame the view of the Civic Space and to generate tax revenues. On October 26, 2021, the City accepted Request for Proposals for the design and construction of innovative development proposals for the southern anchor building. The City Selection Committee selected Reindl Properties Inc. (“Reindl”) to implement the vision of a southern anchor building that is both beautiful and of exceptional architectural quality, material, and urban design befitting this extraordinary location.

This document describes an agreement between the City and Reindl regarding that property on the south end of the Civic Space adjacent to West Avenue and Spring Street. The basic terms of the agreement would be as follows:

1. The Building:

A. Reindl will construct a multi-story Mixed Use Building (the “Building”) containing hotel uses and associated meeting spaces, office spaces, street level retail, and hospitality spaces. The Building may include other uses as necessary to meet the financial goals of the project. The following Use Units will be allowed, subject to City’s approval:

Unit 4: Cultural and Recreational Facilities; Unit 13: Eating Places; 12a: Limited Business; 12b: General Business; Unit 14: Hotel, Motel and Amusement Facilities; Unit 15: Neighborhood Shopping Goods; Unit 16: Shopping Goods; Unit 19: Commercial Recreation, Small Sites; Unit 25: Offices, Studios, and Related Services; Unit 26: Multi-Family Dwellings; Unit 29: Dance Halls; Unit 34: Liquor Stores; Unit 35: Outdoor Music Establishments; Unit 40: Sidewalk Cafes; Unit 45: Small Scale Production; and Unit 46: Short Term Rentals.

B. As befits its prominent location, the Building will be a substantial and attractive building. The building design and site development will be subject to City’s development review process, ordinances, and rules. The final building design, plans and specifications, including but not limited to exterior finishes is subject to City Council approval. Nothing in this Letter of Intent is intended to or may be construed as a waiver of any of City’s ordinances, rules, or regulations.

C. The Building will have three primary facades; one facing the Civic Plaza to the north, one facing the vacated Spring Street right-of-way to the south, and the third facing West Avenue to the east. All primary facades will be attractive, well-proportioned, and constructed of high-quality materials in accordance with the plans and specifications.

D. The Building shall be designed and built in substantial compliance with the drawings on the attached Exhibits A, B and C which depict the minimum standards for materials, design, and architectural features. Any significant deviation from exterior design reflected on Exhibits A, B, and C is subject to additional City Council approval.

2. The Location:

The Building will be located at the south end of the Civic Space as shown in Exhibits D and E. The indoor-outdoor relationship of the Building to the Civic Plaza will demonstrate sensitivity and engagement towards the Civic Plaza to the north, the West Avenue Promenade to the east, and to the Metro Building to the south. Exhibit G identifies the approximate Building location on City property, however the exact legal description of the property to be conveyed from the City to Reindl, as further described in Paragraph 9, will be determined by a land survey, the cost of which will be shared equally between the City and Reindl.

3. Ground Floor Activity:

Ground floor uses at the Building shall be open and inviting to the general public. The operating plan and design for the ground floor activity shall support activation of the Civic Plaza. It is anticipated that bar, restaurant, café, and retail uses will be included. Hotel lobby shall be designed to be open and inviting. Refer to Exhibit F for a diagrammatic floor plan showing the location of these uses.

4. Public Benefit:

In addition to increasing the beauty and liveliness of the Civic Space, the Building will also have a substantial fiscal impact for the City. A project of this scale, over a 10-year period, would provide approximately \$3.5 million to the Fayetteville Public School System and approximately \$3.3 million to various City operations such as the library, police and fire departments, roads, and general fund.

During construction, Reindl will make a good faith effort to purchase building supplies locally to increase sales tax revenues for the City .

5. Benefit to Local Merchants and Downtown Business Owners:

A project of this scale will attract visitors to the downtown. Hotel guests will eat, shop, and play in the area. In addition, Reindl has a proven track record in recruiting and retaining local entrepreneurs, which provides both an economic benefit to small business enterprises and enhances local character.

6. Parking:

Hotel uses are ideal for a smart parking strategy. Valet parking is the best and most convenient way to address the matter. This allows remote storage of cars off-site. Once parked, a hotel guest in this location has access to the University of Arkansas, Dickson Street Entertainment District, Downtown Square, Razorback Greenway, Walton Arts Center, TheatreSquared, and multiple restaurant and shopping opportunities; all within a short walk. Personal mobility devices, such as electronic scooters, can boost the range of the hotel guests. Superb bicycle infrastructure is already in place.

At many times of the day, existing City parking resources are underutilized. The hotel will create parking demand for those off-peak times and will be a significant revenue source for the City's parking resources. Reindl will provide basement level parking in the Building with capacity of a minimum of 32 parking spaces.

City agrees to lease or provide access to city's excess parking spaces to Reindl per current market rates. Reindl is responsible for setting up valet parking services and encouraging the use of valet parking so that hotel guests do not add pressure to existing parking loads in the Dickson Street Entertainment Zone.

Reindl will continue to pursue the purchase or lease of off-site parking for the Building. Prior to executing and as a condition of entering into the land purchase agreement, Reindl will have parking agreements in place that comply with City code sections 172.05 and 156.03C(5) and as are deemed sufficient by City.

7. Loading and Solid Waste:

Reindl will provide areas for loading, recycling, and solid waste receptacles on the west side of the Building. No loading, waste removal, or recycling will be done from West Avenue or any other public street.

8. Sustainability:

A. Sustainability has been a core goal of the Cultural Arts Corridor as demonstrated by the City's efforts at making this project the first SITES Certified project in Arkansas. Reindl proposes a furtherance of this sustainability commitment by constructing a healthy, efficient, and durable building on the Civic Plaza.

B. Indoor air quality is a critical aspect of the design, particularly in light of recent health challenges. Proper indoor finish selection and air filtering are vital to the success of any new building, particularly one that involves hospitality and lodging. Reindl will implement the use of design and sufficient air filtering to promote indoor air quality in the Building.

C. Another important characteristic is an efficient building envelope. Keeping water and air out and creating a good thermal barrier is critical. Reindl commits to an efficient and properly designed envelope that will prevent air and water infiltration and reduce thermal bridging. Reindl will implement the use of smart energy-management systems to decrease energy use in the Building. Smart systems will be installed to avoid heating and cooling vacant rooms.

D. The most sustainable aspect of a building is to construct and detail for a long life. A building that lasts several hundred years is superior to one that has a design life of a few decades. The simplicity of the proposed Building design as reflected on Exhibits A, B, and C, is rational and straightforward and will be easy to maintain far into the future.

9. Land Purchase:

A. Reindl will purchase land for the Building from City in the approximate location as reflected on Exhibit G. The exact legal description of the land to be conveyed shall be determined by a survey.

B. The purchase price for the land shall be the fair market value for the property as determined by a third-party real estate appraiser to be selected by both parties.

C. Costs of the appraisal, surveys, and closing costs shall be split evenly between Reindl and City and listed on the settlement statement at closing.

D. A real estate contract will be entered into to formalize the real estate transaction once appraisals, surveys, and market studies have been completed. Closing on the property to occur after Reindl obtains a Building Permit from City in accordance with the terms and intent of this Letter of Intent.

E. Reindl shall convey property or grant perpetual easements across real property to City for construction of public walking and biking trails. The consideration for Reindl's property transfer or grant of

perpetual easements to City shall be either (1) the fair market value of the real property transfer or perpetual easements determined by a third-party appraiser to be selected by both parties, which shall be deducted from the Purchase Price at Closing, or (2) City will grant Reindl, at Reindl's request, an easement on City owned property, or (3) the option to purchase City property adjoining the development at a restricted use value.

F. City and Reindl will coordinate design consultants on designing bicycle, pedestrian, automotive, and landscape infrastructure on all sides of the Building. Costs of those improvements and agreement as to which costs will be paid by City and which will be paid by Reindl shall occur prior to entering into the real estate purchase contract and shall be a condition of the real estate contract.

G. Closing on the land purchase transaction will occur within a reasonable time after execution of the real estate contract as agreed between the parties.

10. Infrastructure:

A. Infrastructure costs that will benefit both City and Reindl, such as extending water and sanitary sewer to the Building site, shall be evenly split between Reindl and City. Any infrastructure cost for the sole benefit of the Reindl will be at its own expense.

B. The City will assist Reindl in coordinating burial of overhead power lines and may, at its sole discretion, choose to share a portion of this cost.

C. Reindl will work with electrical, cable, telephone, and gas utilities to provide and extend service to the Building site. City will reasonably cooperate to provide utility easements if necessary.

11. Restrooms, and stage support space:

A. The Building shall contain, at street level, publicly accessible restrooms to serve trail and other public space users (the "City Restrooms"). All City Restrooms must comply with the Americans with Disabilities Act. Access to the City Restrooms shall be from the Frisco Trail.

B. The Building shall also contain at street level a "back of house" space to be used by event organizers.

C. Reindl shall be responsible for the construction of the City Restrooms and storage space, however, City shall have oversight of the design of the City Restrooms and storage space.

D. The City Restrooms and stage storage space shall be a minimum of 1,600 square feet. Public restrooms shall face and be accessible from the Razorback Greenway. Stage support space shall be located proximate to the outdoor stage immediately north of the Building.

E. The costs of construction of the City Restrooms and storage space, including the pro-rata share of the cost of foundations, structure, roof, and exterior walls as well as the electrical, plumbing, and HVAC equipment and services, and all interior finishes, doors, hardware, and other elements desired by the City shall be paid for by the City. The cost of these items shall be deducted from the Purchase Price at Closing of the real estate transaction.

F. City shall have the exclusive use, control, possession, and right to the City Restrooms and storage space pursuant to a perpetual exclusive easement granted by Reindl, the form of which must be agreed prior to entering into the real estate contract described in paragraph 9.

G. Reindl will provide separate public restrooms for the use of patrons of the Building at its sole expense, in accordance with City's ordinances, rules, and regulations.

12. Adjacent Exterior Features:

NBW, City's landscape design architects, will prepare a landscape design for the north and east sides of the Building and Reindl shall implement and install landscaping on property that is owned by Reindl in accordance with NBW's landscape plan. Use of the exterior spaces shall be coordinated between Reindl and City, anchor institutions adjacent to the land, (e.g., Walton Arts Center, TheatreSquared, etc.) and any other group selected by the City to represent its interests in creating a lively and attractive park. Use agreements shall be developed to ensure that Building's ground floor uses support the activation of the Civic Plaza. Each party shall be responsible for the maintenance of exterior spaces and landscaping on property it owns.

13. Opportunities for Public Art:

Reindl shall provide locations for public art display at the Building. Public art shall be coordinated between Reindl and local arts organizations, including any groups selected by City to represent its interests in creating opportunities for public art.

14. Public Communication and Outreach Event:

In keeping with the open and transparent Cultural Arts Corridor design process, Reindl shall present the design of the Building to anchor institutions and the general public for additional review and comment. Such presentation shall occur within 4 weeks of acceptance of this Letter of Intent.

15. Development Review Process:

Once financing has been secured for the project, but no later than July 1st 2024, Reindl shall submit the Building plans and specifications to the City of Fayetteville's development review process and Building Permit review. To allow an enhanced level of scrutiny, and to address the unique aspects of this site, this project will be submitted as a Planned Zoning Development (PZD), which will document the specific development strategies and design standards that are shown in this document. The PZD process allows review of the project at the level of planning staff and the Planning Commission. At the final step of the PZD process, the full project will be brought back to City Council for review and approval. At both Planning Commission and City Council, members of the public are allowed and encouraged to ask questions of the developer and to comment upon the proposal.

16. Termination Clause:

If Reindl does not secure a Building Permit for the Building within twelve (12) months of substantial completion of City's Civic Space, then this Letter of Intent and all agreements pertaining to this Letter of Intent shall be null and void.

17. City of Fayetteville Right to Buy Back Land

Should Reindl not commence construction of the Building within sixty (60) days of City issuing a Building Permit or should Reindl not complete construction of the Building within twenty four (24) months of issuance of the Building Permit, then City at its sole discretion shall have the right to buy back the land, and any

EXHIBIT A: VIEW OF HOTEL FROM WEST AVENUE



EXHIBIT B: VIEW OF HOTEL FROM CIVIC SPACE



EXHIBIT C: EXTERIOR MATERIAL AND DETAIL DIAGRAMS FOR THE HOTEL



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

EXHIBIT C, continued: EXTERIOR MATERIAL AND DETAIL DIAGRAMS FOR THE HOTEL



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

EXHIBIT D: AERIAL VIEW OF HOTEL FROM THE NORTHEAST



EXHIBIT E: CONCEPTUAL SITE PLAN, PRELIMINARY DESIGN, SHOWING HOTEL AT SOUTH END OF CIVIC SPACE

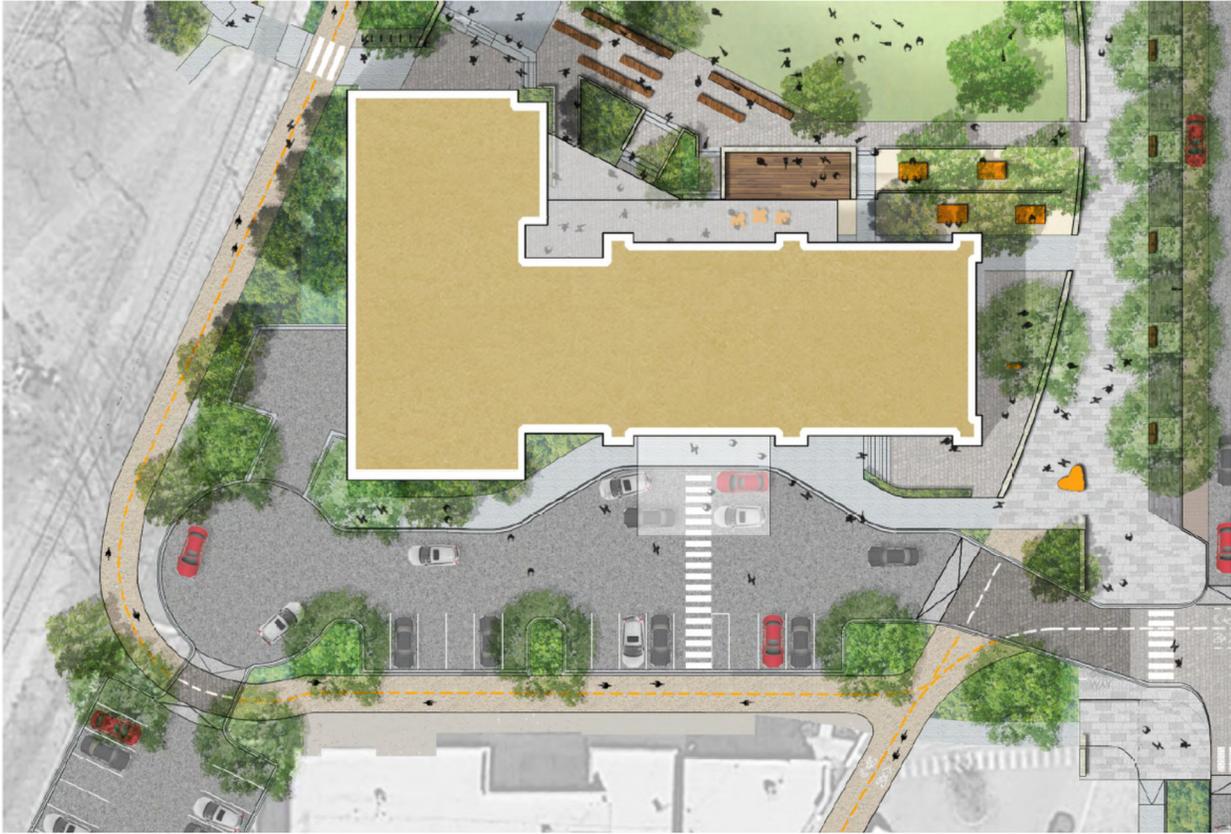


EXHIBIT F: DIAGRAMMATIC PLAN OF GROUND FLOOR SPACES

CIVIC SPACE SIDE

SCHEME 09 - 29 AUC

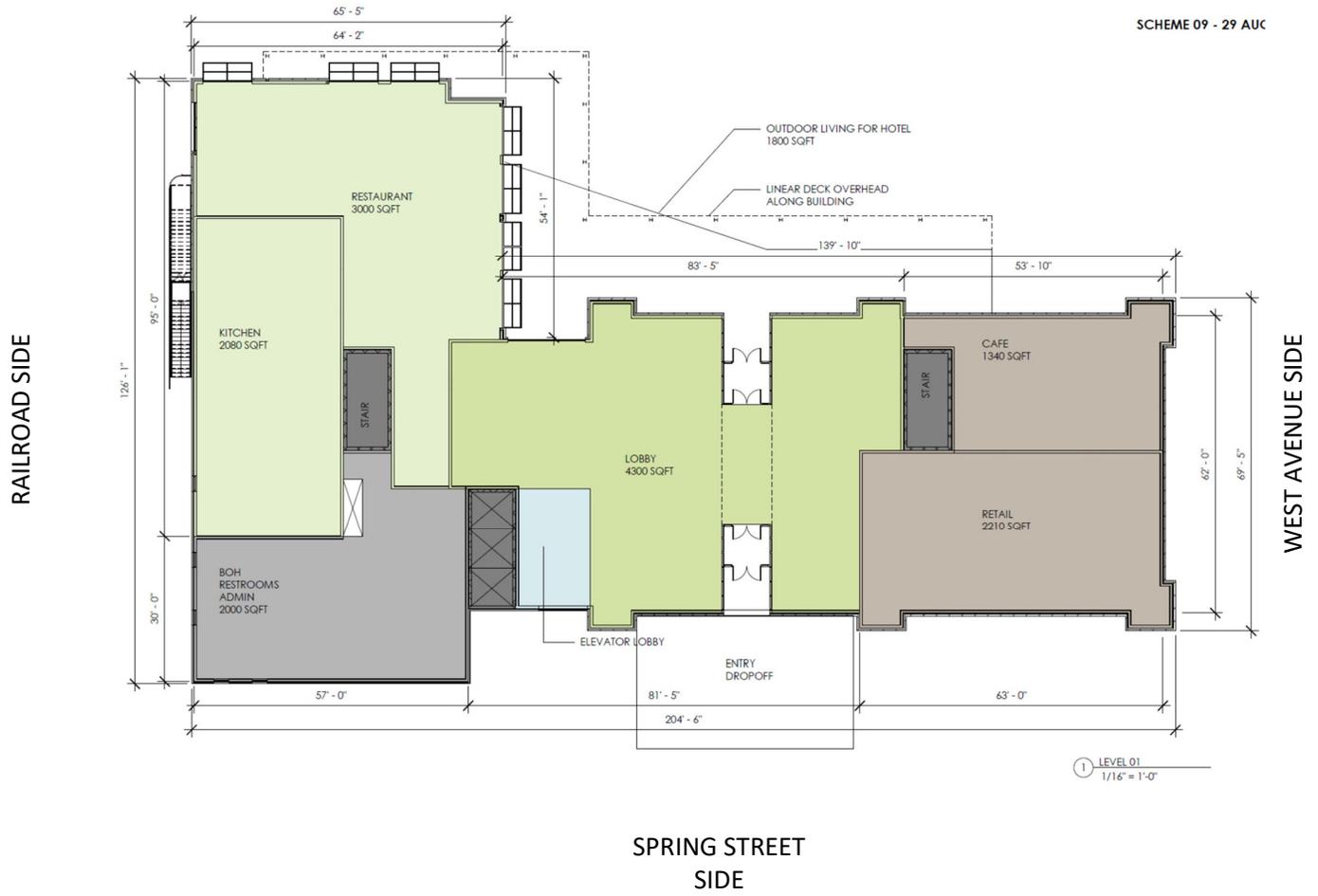
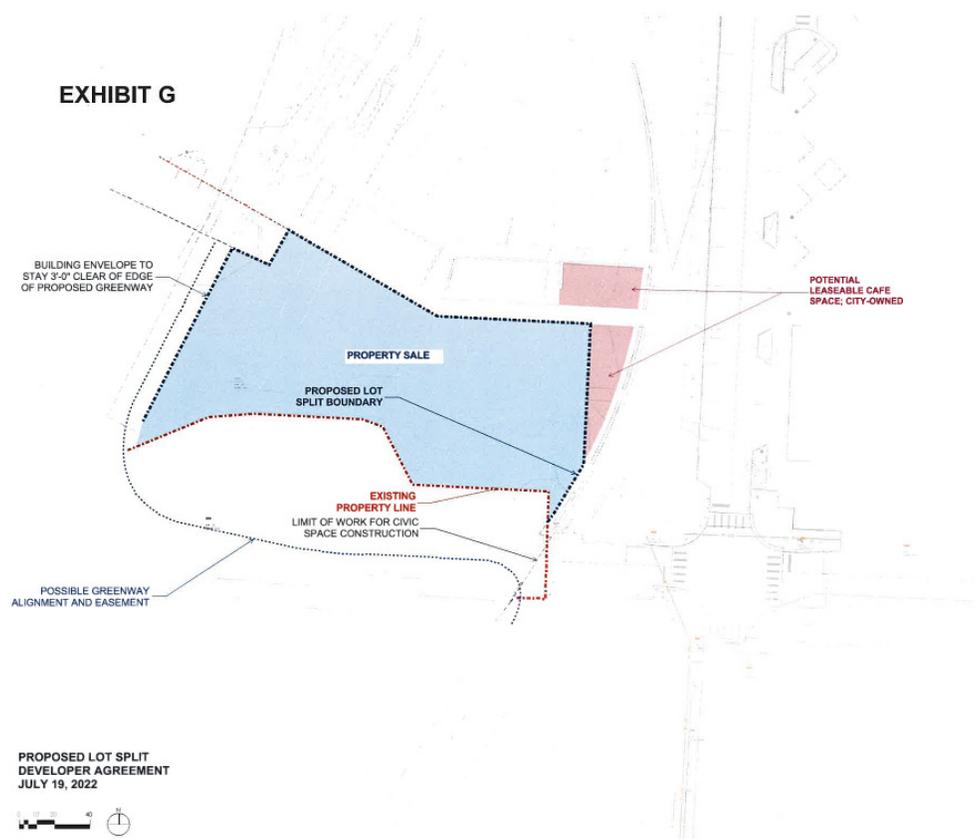


EXHIBIT G:





CITY OF FAYETTEVILLE ARKANSAS

City of Fayetteville, Arkansas
Purchasing Division – Room 306
113 W. Mountain
Fayetteville, AR 72701
Phone: 479.575.8220

TDD (Telecommunication Device for the Deaf): 479.521.1316

RFP (REQUEST FOR PROPOSAL)

Request for Proposal: RFP 21-02, Public Private Partnership for Cultural Arts Corridor Development

DEADLINE: Tuesday, October 26, 2021 before 2:00 PM, local time

Pre-Proposal Conference: Thursday, September 16, 2021 at 2:00 PM, local time

PURCHASING MANAGER: Jonathan Smith, jonsmith@fayetteville-ar.gov

DATE OF ISSUE AND ADVERTISEMENT: Sunday, 08/29/2021 – Second ad, 09/26/21

REQUEST FOR PROPOSAL

RFP 21-02, Public Private Partnership for Cultural Arts Corridor Development

No late proposals shall be accepted. RFP's shall be submitted in sealed envelopes labeled with the project number and name as well as the name and address of the firm.

All proposals shall be submitted in accordance with the attached City of Fayetteville specifications and bid documents attached hereto. Each Proposer is required to fill in every blank and shall supply all information requested; failure to do so may be used as basis of rejection. Any bid, proposal, or statements of qualification will be rejected that violates or conflicts with state, local, or federal laws, ordinances, or policies.

The undersigned hereby offers to furnish & deliver the articles or services as specified, at the prices & terms stated herein, and in strict accordance with the specifications and general conditions of submitting, all of which are made a part of this offer. This offer is not subject to withdrawal unless upon mutual written agreement by the Proposer/Bidder and City Purchasing Official.

Name of Firm: Reindl Properties, LLC

Contact Person: Brian Reindl Title: President

E-Mail: greaterproductions@gmail.com Phone: 479.283.6816

Business Address: 509 W Spring Street, Suite 310

City: Fayetteville State: Arkanas Zip: 72701

Signature: Brian Reindl Date: 10/26/2021

1. DISCLOSURE INFORMATION

Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must disclose if a known relationship exists between any principal or employee of your firm and any City of Fayetteville employee or elected City of Fayetteville official.

If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

1) NO KNOWN RELATIONSHIP EXISTS

2) RELATIONSHIP EXISTS (Please explain): _____

I certify that; as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

Pursuant Arkansas Code Annotated §25-1-503, the Contractor agrees and certifies that they do not currently boycott Israel and will not boycott Israel during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-503. If at any time during contract the contractor decides to boycott Israel, the contractor must notify the contracted public entity in writing.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Corporate Name of Firm: Reindl Properties, LLC

Primary Contact: Brian Reindl Title of Primary Contact: President

Phone#1 (cell preferred): 479.283.6816 Phone#2: N/A

E-Mail Address: greaterproductions@gmail.com

3. ACKNOWLEDGEMENT OF ADDENDA

Acknowledge receipt of addenda for this invitation to bid, request for proposal, or request for qualification by signing and dating below. All addendums are hereby made a part of the bid or RFP documents to the same extent as though it were originally included therein. Proposers/Bidders should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject vendor to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED

5. DEBARMENT CERTIFICATION:

As an interested party on this project, you are required to provide debarment/suspension certification indicating in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

Signature certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Questions regarding this form should be directed to the City of Fayetteville Purchasing Division.

NAME OF COMPANY: Reindl Properties, LLC

PHYSICAL ADDRESS: 509 W Spring Street, Suite 310, Fayetteville, AR 72701

MAILING ADDRESS: 509 W Spring Street, Suite 310, Fayetteville, AR 72701

PRINTED NAME: Brian Reindl

PHONE: 479.283.6816 FAX: N/A

E-MAIL: greaterproductions@gmail.com

SIGNATURE: 

TITLE: President DATE: 10/26/2021

REINDL PROPERTIES

*Response to RFP 21-02, Public Private Partnership
for Cultural Arts Corridor Development*





PROJECT DESCRIPTION:

The design of the Civic Plaza provides a site for a significant mixed-use building on the south side of the park. This building not only helps to frame the park, it also encloses and completes the portion of Spring Street north of the historic Metro Building, a goal that the city identified in the 2008 Downtown Master Plan. A building on such a prominent site must be well crafted and serve as an exemplar of good urban design, sustainability, and durable construction.

A VIBRANT ANCHOR FOR A GREAT PARK:

The proposed building must also serve to activate the new Civic Plaza. Vibrant ground-level businesses that are open to all and are unique, local enterprises would be the ideal. The Razorback Greenway must engage this area in the most intimate and urban manner. The interaction of bicyclists, pedestrians, and merchants is a unique opportunity.

A NEW HOTEL FOR A GROWING DOWNTOWN:

Downtown Fayetteville has not had a new hotel since the 1970s. This site represents an ideal opportunity for such a venture, being adjacent to Walton Arts Center, TheatreSquared, the Dickson Street Entertainment District, and midway between the Square and the University of Arkansas. Reindl Properties, in consultation with their hotel consultant, has designed a 170-room hotel with associated meeting spaces, hospitality spaces, and ballrooms. The scale and materials of the building have been carefully considered to reflect and enhance the existing character of this area, its industrial past, and its aspirations for the future. The south, east, and north facades of the hotel engage the adjacent public spaces. All service areas are located on the southwest corner abutting the railroad tracks. In addition to being a significant work of architecture in its own right, the proposed hotel will provide multiple opportunities for the display of art in its public spaces.

A MODEL OF SUSTAINABILITY AND RESILIENCE:

Green space, enhanced building envelope, and durable materials will be used to preserve natural resources and reduce operating costs. Opportunities to provide clean energy with roof-mounted photovoltaic panels will be explored as a way to increase the resiliency of our local power supply and to increase the efficiency of the building. The design and construction team recently completed the Network Building, the first mixed-use, net-zero energy building in the state of Arkansas. The unique and very recent experience and insight gained on this building will be applied to the new hotel.

LOCAL FLAVOR IS KEY:

Reindl Properties has a two-decade history of providing carefully crafted spaces for local entrepreneurs. At the Metro District Building and along the 100 block of Block Avenue, Reindl has provided addresses for some of Fayetteville's most unique and vibrant local enterprises such as:

- Block Street Records, Wade Ogle
- C4 Nightclub, Jaime Wilson
- Prelude Breakfast Bar, Ben & Jaye Parker
- Ozark Escape Fayetteville, Matt & TJ Ross
- Crown Beauty Bar, Megan Harris
- Rolando's Restaurant, Ernesto & Maria Garcia
- American Shaman Vitamins & Supplements, Ranaga Farbiaz & Loudy Bousman
- The Cork & Keg, Mo Green
- Skye on the Town, Kristi Parrish
- Wander Boutique, Cara Godfrey & Kristen Morgan
- Block St. Nutrition, Candice Mendoza
- Foxtrot Boutique, Allison Crane
- Lola Boutique, Paige Arnold & Lynlee Critz
- Pinpoint Bar, Bo Counts

Together, these local entrepreneurs provide 97 jobs for our community. No other Fayetteville developer can claim to have created spaces for more local downtown businesses than Reindl Properties. Reindl has a unique skill set in this field; such skills are needed to establish local and unique businesses adjacent to our new civic park.



This proposed building location increases the size of the park compared to the footprint proposed by the City of Fayetteville.

No other developer can provide this extremely significant benefit.

In addition to the architectural and urban design qualities, the City of Fayetteville will enjoy significant financial benefits as follows. Over a 10-year period, the proposed building will provide funding for public institutions as follows:

- Fayetteville Public Schools: \$4,565,000
- Fayetteville Public Library: \$370,000
- Police and Fire \$80,000
- City General Fund \$230,000
- Roads \$88,000
- Total anticipated income to City of Fayetteville and Fayetteville Public Schools: \$5,333,000
- Sales Tax and HMR Tax Revenue is projected to be as follows for a 10-year period: \$3,460,000

A certain amount of Sales and HMR Tax revenue is simply moving from an existing location to the new location, however, a new, high-quality hotel provides a significant draw for our Advertising and Promotions Commission to use to attract events and tourists. A hotel brings visitors to our Entertainment District and our downtown. Each visitor will spend money in the existing bars, restaurants, and shops in the area. This infusion of new customers will have an immediate and on-going positive impact on existing merchants and the downtown cultural institutions. ***In addition, it is anticipated that the new hotel and its related activities will create 60 to 70 full time jobs.***

STRUCTURE OF PROPOSAL: WORKING TOGETHER TO COMPLETE THE VISION

Reindl Properties will enter into an Interim Agreement with the City of Fayetteville to develop a mixed-use building on the south edge of the Civic Plaza. The building will be partially located on property that is currently owned by the City of Fayetteville; the remainder of the building will be located on property currently owned by Reindl Properties. The Razorback Greenway will be relocated onto property currently owned by Reindl Properties. Street scape improvements along Spring Street will be constructed north of the existing Metro District Building. Public Restrooms (approximately 1,200 sq. ft.) will be provided within the new Mixed-Use Building.

Any property purchased by Reindl Properties will be appraised and purchased at Fair Market Value. Any property granted by Reindl to the City of Fayetteville will be credited toward the purchase price. Cost of the public restrooms will be credited to the purchase price. Ongoing maintenance, janitorial, and supplies for public restrooms will be provided by the City of Fayetteville.

Reindl Properties will provide all market studies, appraisals, construction cost estimates, and revenue projections to demonstrate the feasibility of the project. Reindl Properties and the City of Fayetteville will work together to determine construction easements, utility locations, and timing of construction of the Civic Plaza and the mixed-use building.

THE RIGHT TEAM TURNS THE VISION INTO REALITY:

Reindl Properties has developed a project team that shares their passion for high-quality construction, human-scaled design, craftsmanship, efficiency, and love of community.

Windsor Aughtry of Greenville, South Carolina, will provide consulting and development services for the hotel and hospitality portion of the mixed-use building.

Design work will be provided by **Courtyard Building and Block**, led by architect Robert Sharp, who has deep experience in creating some of the region's most significant, transformative, and well-loved buildings.

Construction services will be provided by **C.R. Crawford Construction**. C.R. Crawford has extensive experience serving as general contractor for hotel and mixed-use building projects.

The design and construction team will assist Reindl Properties in establishing construction cost information to determine the viability of the project.

Development structure and financial methods will be explored by Reindl Properties and Windsor Aughtry. Working with arm's length third-party consultants, they will determine complete operating costs, occupancy rates, and revenue streams. Reindl Properties will explore incentives for hotel construction, such as New Market Tax Credits to enhance the viability of the project. Reindl Properties will share information regarding construction cost, land value appraisals, anticipated income streams, tax incentives, and final building design with representatives of the City of Fayetteville. If the terms are deemed to be beneficial to both parties, then a Comprehensive Agreement for the sale of the land will be executed.

Reindl Properties will also engage with the Walton Arts Center, TheatreSquared, Dickson Street Merchants, and the Fayetteville Advertising and Promotion Commission to make this new hotel a great asset to the City as well as the Downtown Arts Corridor.

PART I

BUSINESS ORGANIZATION

REINDL PROPERTIES

Developer

Brian Reindl
Fayetteville, Arkansas

Brian Reindl first moved to Fayetteville in 1984 to attend the University of Arkansas, graduating in 1987. After college, Reindl moved to Little Rock and started a company called Ink Promotions, Inc. He later sold his part of this company, but the company is still in business and currently employs over 45 people in Central Arkansas. He then moved back to Fayetteville in 1994 to start the company B. Unlimited Enterprises. Although Brian sold B. Unlimited in 2002, it is also still in business and currently employs over 220 people in Northwest Arkansas.

Reindl has been heavily invested in downtown Fayetteville real estate for the last 22 years as a developer and owner. After purchasing the Metro District Building in 1999, Brian completely remodeled the 61,000-square-foot building into what it is today, an anchor in what is now known as the “Entertainment District” and the “Cultural Arts Corridor.” Prior to 1999, the Metro District Building was a blight on the downtown landscape. Brian also purchased a building just off the Downtown Square located at 11-23 N. Block in 2012 which he also completely remodeled. Combined, the two buildings house 18 commercial spaces (all leased by local entrepreneurs) and 22 residential units. Other notable real estate projects include two incredibly beautiful three-story mansions directly in front of Gate 1 at Donald W. Reynolds Stadium, and also Hawksbill Subdivision in East Fayetteville which sits on 45 beautiful tree-covered acres.

Brian also produced and wrote the movie “Greater” which was released in August of 2016. During principal photography, Greater Productions, LLC, employed over 165 members of the cast and crew. Brian was able to bring this great story to life and bring both employment opportunities and positivity to the great state of Arkansas. Being a member of the business community as well as a member of the arts, Brian understands what this site can be for the community. He intends to engage with Walton Arts Center to make this new hotel a great asset to the City as well as the Downtown Arts Corridor.

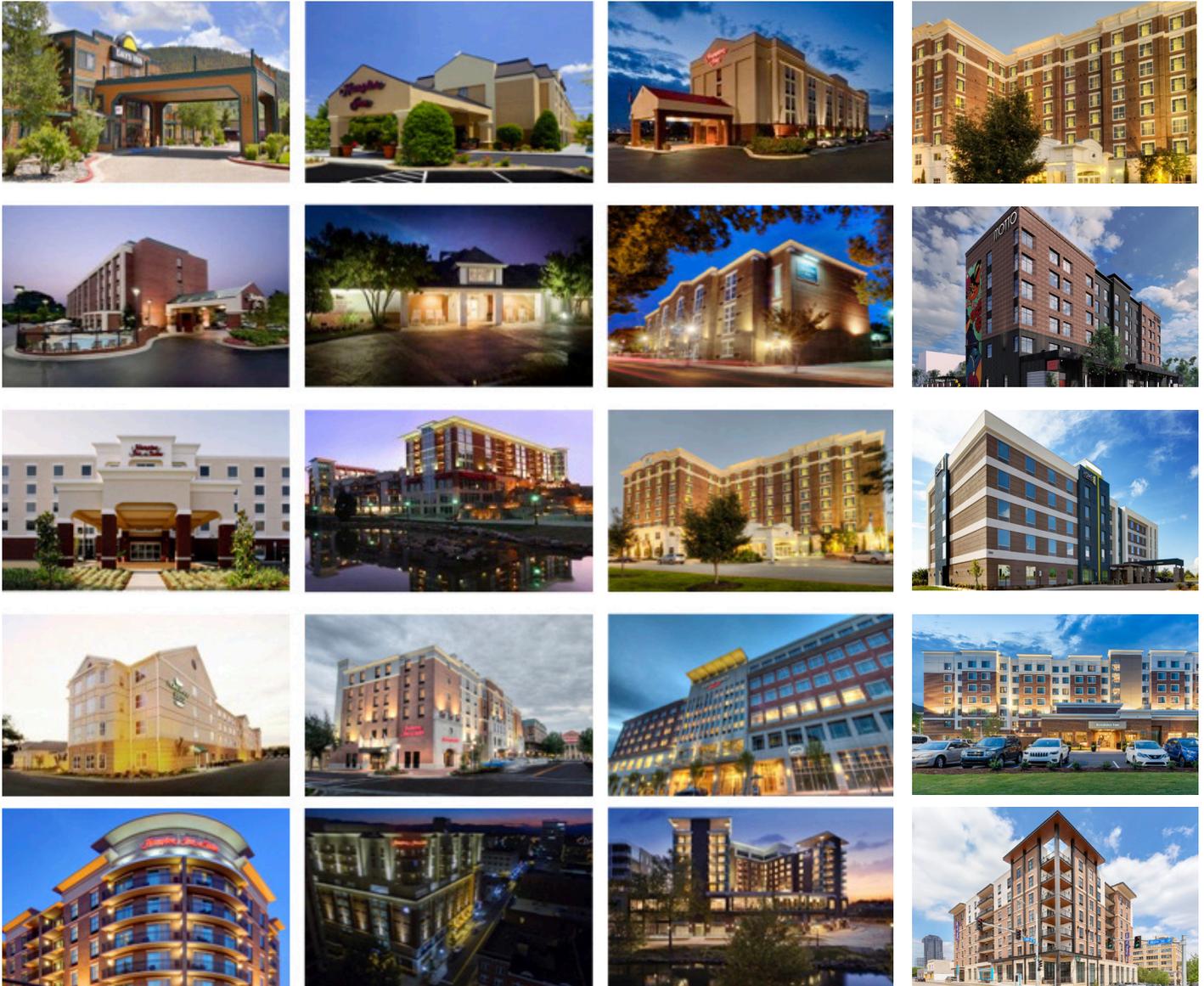


Development Consultant

*Paul C. Aughtry, III
Greenville, South Carolina*

For over 25 years Windsor Aughtry has carefully built a reputation for excellence through developing and brokering the spaces businesses want. Beginning in 1988 with the merger of Windsor Properties, a prominent residential firm, and The Aughtry Company, a leader in commercial real estate, Windsor Aughtry brings a uniquely comprehensive perspective of what it takes to be successful in real estate. Today, the company leads a commercial real estate developer and brokerage firm in the Southeast.

- Twenty Developments Since 1993
- Suburban Developments
- Urban Infill Projects
- Competitive City RFP'S
- Surface & Structured Parking
- Historic District Preservation
- Financing Utilizing Conventional loans, Tax Exempt Revenue Bonds, New Markets Tax Credits & TIF Districts



General Contractor

*Cody Crawford, Jason Keathley, & Scott Stokenbury
Fayetteville, Arkansas*

Founded in 2006 in Fayetteville, Arkansas, C.R. Crawford Construction has grown to become one of the largest and most trusted general contracting and construction management companies in the state. The company has served as general contractor for some of Arkansas' largest and most significant construction projects and has a history of successfully completing intricate and complex builds.

Maintaining high standards is at the heart of C.R. Crawford's success. Here are a few standout points that C.R. Crawford clients say put them above their competitors:

- The company's pre-construction services are second to none. There is a tremendous amount of experience, skill, and emphasis in this area.
- It is a financially solvent company with a single job bonding capacity of \$350,000,000 and aggregate program of \$700,000,000.
- Developing strong partners and repeat clients is a priority. C.R. Crawford is known for staying client focused and has a reputation for quickly responding to client needs.



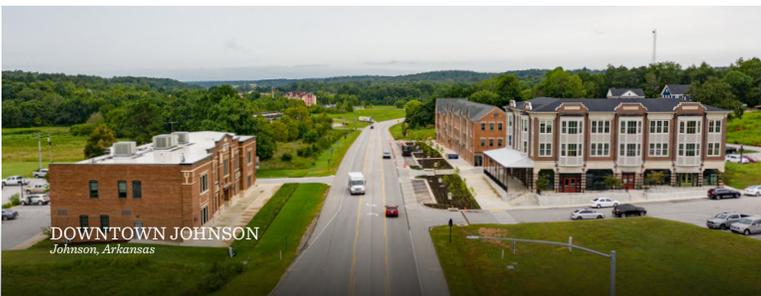
THE MARSHALL
Fayetteville, Arkansas



NETWORK BUILDING
Fayetteville, Arkansas



TRUESDALE BUILDING
Johnson, Arkansas



DOWNTOWN JOHNSON
Johnson, Arkansas



PHARM II
Bentonville, Arkansas



COURTYARD BY MARRIOTT
Rogers, Arkansas



HOME 2 SUITES
Bentonville, Arkansas / Springdale, Arkansas

Following is a list of C.R. Crawford Construction's relevant public sector experience.

Project Name	Industry	Construction Type	City	State
Runway 36 Extension Bentonville Municipal Airport	City/Govt./Higher Ed.	Miscellaneous	Bentonville	AR
Bentonville Animal Shelter	City/Govt./Higher Ed.	New Construction	Bentonville	AR
GSA Census	City/Govt./Higher Ed.	Tenant Improvement	Springdale	AR
Social Security Office	City/Govt./Higher Ed.	Tenant Improvement	Fayetteville	AR
Miami SSA Remodel	City/Govt./Higher Ed.	Renovation/Expansion	Miami	OK
State Revenue Office	City/Govt./Higher Ed.	Tenant Improvement	Fayetteville	AR
Kappa Sigma Remodel	City/Govt./Higher Ed.	Renovation/Expansion	Fayetteville	AR
Siloam Springs Fire Station #2	City/Govt./Higher Ed.	New Construction	Siloam Springs	AR
Bella Vista Library Expansion	City/Govt./Higher Ed.	Renovation/Expansion	Bella Vista	AR
City of Bentonville Maintenance Building	City/Govt./Higher Ed.	New Construction	Bentonville	AR
UofA - Central Utility Plant Shop	City/Govt./Higher Ed.	New Construction	Fayetteville	AR
Bentonville Trailhead Restrooms	Miscellaneous	New Construction	Bentonville	AR
UAMS Misc Jobs	Miscellaneous	Miscellaneous	Fayetteville	AR
Centerton Road Work	Miscellaneous	Miscellaneous	Centerton	AR
Hwy 59 Improvements	Miscellaneous	Miscellaneous	Decatur	AR
Beaver Water District - Steele Operations Remodel	Miscellaneous	Renovation/Expansion	Lowell	AR
Barling Elem	K-12	Renovation/Expansion	Barling	AR
Nashville Waterline Extension	K-12	Miscellaneous	Nashville	AR
Prairie Grove Schools	K-12	New Construction	Prairie Grove	AR
Nashville High School Addition	K-12	Renovation/Expansion	Nashville	AR
Nashville Jr. High Renovation	K-12	Renovation/Expansion	Nashville	AR
Cookson Hills Christian School - Infrastructure	K-12	Miscellaneous	Kansas	OK
Wilbur D. Mills Coop	K-12	New Construction	Beebe	AR
Cookson Hills Dining Hall	K-12	New Construction	Kansas	OK
Midland High School	K-12	New Construction	Pleasant Plains	AR
Midland Elementary School	K-12	New Construction	Pleasant Plains	AR
Cookson Hills Christian Academy Classroom Building Project	K-12	New Construction	Kansas	OK
Prescott Schools Fire Alarms	K-12	Miscellaneous	Prescott	AR
Nashville HPER	K-12	New Construction	Nashville	AR
Prairie Grove - Gym, Elem Expansion, Concessions	K-12	New Construction	Prairie Grove	AR
Prescott - Asbestos Abatement	K-12	Renovation/Expansion	Prescott	AR
Prescott Cafeteria Multipurpose Building	K-12	New Construction	Prescott	AR
Cedar Crest Childrens Academy	K-12	New Construction	Rogers	AR
Flippin School District Safe Room	K-12	New Construction	Flippin	AR
Prescott Agri Building	K-12	New Construction	Prescott	AR
Pea Ridge Admin & City Hall	K-12	New Construction	Pea Ridge	AR
Melbourne School District - Elementary	K-12	New Construction	Melbourne	AR
Flippin Elementary School	K-12	New Construction	Flippin	AR
Ashdown School District	K-12	Renovation/Expansion	Ashdown	AR
Pea Ridge Agri Building	K-12	Renovation/Expansion	Pea Ridge	AR
Louise Durham School Renovation	K-12	New Construction	Mena	AR
Greenland School Renovation	K-12	Renovation/Expansion	Greenland	AR
Flippin School Cafeteria Remodel	K-12	Renovation/Expansion	Flippin	AR
Huntsville School Remodel	K-12	Renovation/Expansion	Huntsville	AR
Mountainburg - Safe Room/PE Building	K-12	New Construction	Mountainburg	AR
Poyen Gym & Classrooms	K-12	New Construction	Poyen	AR
Ashdown Jr High Remodel	K-12	Renovation/Expansion	Ashdown	AR
Ashdown Schools - Elem School Renovation	K-12	Renovation/Expansion	Ashdown	AR
Marvell Gym Remodel	K-12	Renovation/Expansion	Marvell	AR
Elkins Primary School - Remodel	K-12	Renovation/Expansion	Elkins	AR
Ashdown Schools - CD Franks Remodel	K-12	Renovation/Expansion	Ashdown	AR
Cross County - Admin/Vestibule Remodel	K-12	Renovation/Expansion	Cherry Valley	AR
Rogers Middle Schools - Tracks	K-12	New Construction	Rogers	AR
Pea Ridge High School	K-12	New Construction	Pea Ridge	AR
Huntsville Career & Technical Education Building	K-12	New Construction	Huntsville	AR
St. Paul Career & Technical Education Building	K-12	New Construction	St. Paul	AR
Fayetteville - Washington Elementary Playground	K-12	Miscellaneous	Fayetteville	AR
Pea Ridge Intermediate School A/C	K-12	Miscellaneous	Pea Ridge	AR
Huntsville School - Gym A/C	K-12	Renovation/Expansion	Huntsville	AR
Elkins Gym HVAC Upgrades	K-12	Miscellaneous	Elkins	AR
Prescott Elementary	K-12	New Construction	Prescott	AR

In addition to having successfully completed more than 60 public sector projects, C.R. Crawford Construction has the following RECENT (within the past five years) experience that is specifically relevant to this project.

Project Name	Industry	Construction Type	City	State
Home 2 Suites by Hilton (Springdale)	Hospitality	New Construction	Springdale	AR
Marriott Fairfield Inn & Suites (OKC)	Hospitality	New Construction	Oklahoma City	OK
Marriott Fairfield Inn & Suites (Catoosa)	Hospitality	New Construction	Catoosa	OK
Courtyard by Marriott	Hospitality	New Construction	Rogers	AR
Home2 Suites by Hilton (Bentonville)	Hospitality	New Construction	Bentonville	AR
Champions Club	Multifamily	New Construction	Fayetteville	AR
North Cedar Townhomes	Multifamily	New Construction	Fayetteville	AR
Depot 16 Apartments (Building Only)	Multifamily	New Construction	Bentonville	AR
Pharm II	Multifamily	New Construction	Bentonville	AR
Village Flats	Multifamily	New Construction	Bentonville	AR
Johnston Square Liner Building	Multifamily	New Construction	Johnson	AR
Little Emma Apartments	Multifamily	New Construction	Springdale	AR
The Marshall	Multifamily	New Construction	Fayetteville	AR
Network Living	Multifamily	New Construction	Fayetteville	AR
City U	Multifamily	New Construction	Bentonville	AR
Johnson RMP	Office	New Construction	Johnson	AR
Drake Farms (Pendergraft Office)	Office	New Construction	Fayetteville	AR



Architect

*Robert Sharp
Fayetteville, Arkansas*

Courtyard Building and Block, LLC, was founded in 2014 to serve the needs of municipalities, real estate developers, and land planners. The firm was founded by Robert Sharp and is located in Fayetteville, Arkansas. The design ethic of Courtyard Building and Block is deeply rooted in the history, patterns, and construction methods of the region. Over the years, we have developed expertise in designing mixed-use buildings and have deep experience in adaptive re-use and historic restoration. Courtyard Building and Block also specializes in designing two- and three-story courtyard apartment buildings for Traditional Neighborhood Developments (TND) and infill locations. In addition to deep experience with multifamily housing and courtyard apartment buildings, the firm has extensive experience in designing single-family housing at every scale, including cottages, townhouses, and large estates.

Founder Robert Sharp is active in the community and served on the Fayetteville Planning Commission and on the board of Partners for Better Housing, a local non-profit that is dedicated to providing efficient and dignified housing in Fayetteville's Walker Park Neighborhood. He is also active in the Congress for New Urbanism (CNU) and is a member of the Urban Guild.

THREE SISTERS BUILDING

Fayetteville, Arkansas

This collection of buildings is organized as a series of distinct facades along three faces of a single city block. This project includes 62,000 sq ft overall. Ground floor is retail and entertainment uses with office spaces above. Upper floors contain residential apartments and are stepped back from the street edge to maintain the scale of the existing context. Simple masonry forms are enhanced with traditional ornamental devices such as pressed metal, cut stone, and cast iron. The complex conceals a two story parking structure in the middle of the block. When views from a distance, the silhouette of the various elements creates a distinctive landmark.



MILL DISTRICT

Fayetteville, Arkansas

This significant relic of the region's agricultural infrastructure is located at the corner of two busy commercial streets at the extreme southern edge of the downtown. The immediate surroundings are low rise industrial and commercial structures. The original building was stripped down to the steel frame and new floors inserted within the existing volume. The simple geometric form of the building was clad with galvanized metal, fiber cement board, painted concrete block, and steel windows. The building is home to retail, office, and restaurant space. In addition, the upper two floors contain six two-story residential loft apartments.

A major emphasis of the project is to provide urban amenities to conceptually extend the walkable pattern of the downtown area while still taking advantage of the visibility and automotive access that the site enjoys. A multi-use trail was created along the western edge of the site to link this project to Fayetteville's extensive trail system. The Mill District has served as a catalyst for positive growth in this transitional neighborhood.



RMP BUILDING

Johnson, Arkansas

Johnson Square is a new walkable, compact, mixed use neighborhood. At the heart of this neighborhood is the RMP Building, a three story masonry building that contains law offices on the upper two floors. Streetside spaces are Pizzeria Ruby and the Hail Fellow Well Met Market. The combination of Class A office space and vibrant ground level tenants is a model for downtown development. The building exterior is brick with large operable windows, decorative cornices and bay windows, and exterior decorative iron. Overall project area is 21,000 square feet.



RMP
Johnson, Arkansas

TRUESDALE BUILDING

Johnson, Arkansas

The Truesdale Building is a mixed use building in Johnson Square that includes 25 residential apartments and ground floor retail of office space. The building defines the street edge of Johnson Mill Boulevard. In addition to the three story façade, street trees, wide sidewalks, and on-street parking provide a protected pedestrian realm. Brick, operable windows, pitched roofs, and decorative trim are used to create a varied composition.



TRUESDALE BUILDING
Johnson, Arkansas

NETWORK BUILDING

Fayetteville, Arkansas

This mixed use building is the first in the state of Arkansas to be net zero energy—the building will create as much power as it uses. The building envelope was enhanced to save energy and photovoltaic panels provide power into the local electrical grid. The building is of durable brick construction and contains 28 apartments and 4,000 sq ft of office space. The Network building is located across the street from the Fayetteville Public Library.



NETWORK BUILDING
Fayetteville, Arkansas

THE DICKSON BUILDING

Fayetteville, Arkansas

The design of the building is heavily influenced by the extreme conditions of the site. The north facade of the building takes its place among the low rise masonry buildings that line a typical urban street edge. The south and east edges of the site face a railroad track and an electrical substation. The west façade of the project addresses the University of Arkansas in the distance. The programmatic elements of the building are organized to address these various conditions in a logical manner: the parking structure abuts the electrical substation and is concealed by a two story liner building. The street façade is composed to emphasize the primary pedestrian entry and the street level retail. A courtyard is carved out of the building within the middle of the block to create an oasis at the heart of the building. The massiveness of the exterior walls of the lower floors gives way to lighter structural members and expansive windows as the building rises to allow distant views of the mountains and the university from the upper floors. Overall project includes 110,000 square feet of retail, restaurant, office and residential area.



METRO DISTRICT BUILDING

Fayetteville, Arkansas

This complex began life as a food processing plant and served for decades as a storage and light manufacturing facility. The building had suffered from deferred maintenance and a series of opportunistic additions. The design solution was to create a series of identifiable entrances along a continuous sidewalk. A new multi-use trail was created along the east side of the building in cooperation with the City of Fayetteville. The large footprint of the building made it difficult to divide the building incrementally into usable spaces, so common areas were added at each level to create a coherent entry sequence for a variety of occupants. The building contains office space, salons, restaurant, and entertainment uses. Overall project area is 46,000 square feet and includes retail, entertainment, office, and residential uses. This property was developed and built by Reindl Properties.



METRO DISTRICT LOFTS

Fayetteville, Arkansas

This building is organized as three stories of stacked flats arranged around a shared courtyard. The property has limited street frontage, which led to the idea of the individual apartments having their front doors facing onto the shared courtyard. Entry to this courtyard is through a substantial two story arched opening.

The exterior of the building is masonry construction as befits its urban site. Corbelling, cast stone details, and deeply set windows contribute to the feeling of mass and durability. Decorative wrought iron balconies and rooftop cupolas provide a counterpoint to the solidity of the exterior walls. The project consists of thirty residential apartments and was developed by Reindl Properties.



PART II CONCEPT AND SOLUTION

PROJECT VISION AND GOALS:

Urban Design and Scale:

The hotel is designed to provide a strong visual anchor at the south end of the Civic Plaza. Urban parks benefit from a strong sense of enclosure. The west portion of the hotel building is designed to terminate the canal feature of the Civic Plaza, creating a destination for those strolling along the canal. The existing pedestrian train track crossing occurs at that intersection of building and canal.

Respect for the work to date of Nelson Byrd Wolz (NBW):

The proposed hotel was designed to respond to the outstanding Civic Plaza designed by NBW. The building form, location, and articulation are direct responses to their design work to date. In addition, we look forward to working with NBW to fine tune the landscape design adjacent to the hotel.

Loading, Access, and Fire Protection:

A critical element of this design is that all loading areas are located on the southwest portion of the site, against the existing railroad track. The current design by Nelson Byrd Wolz envisions a continuous tree shaded walk along the entire West Avenue frontage. It would be tragic to interrupt this feature with loading and trash collection. Also of utmost importance is the location of Aerial Fire Apparatus area, which we are proposing to be south of the new hotel building. This is an extremely important safety feature that would be very difficult to provide using the footprint shown in the City of Fayetteville RFP document.

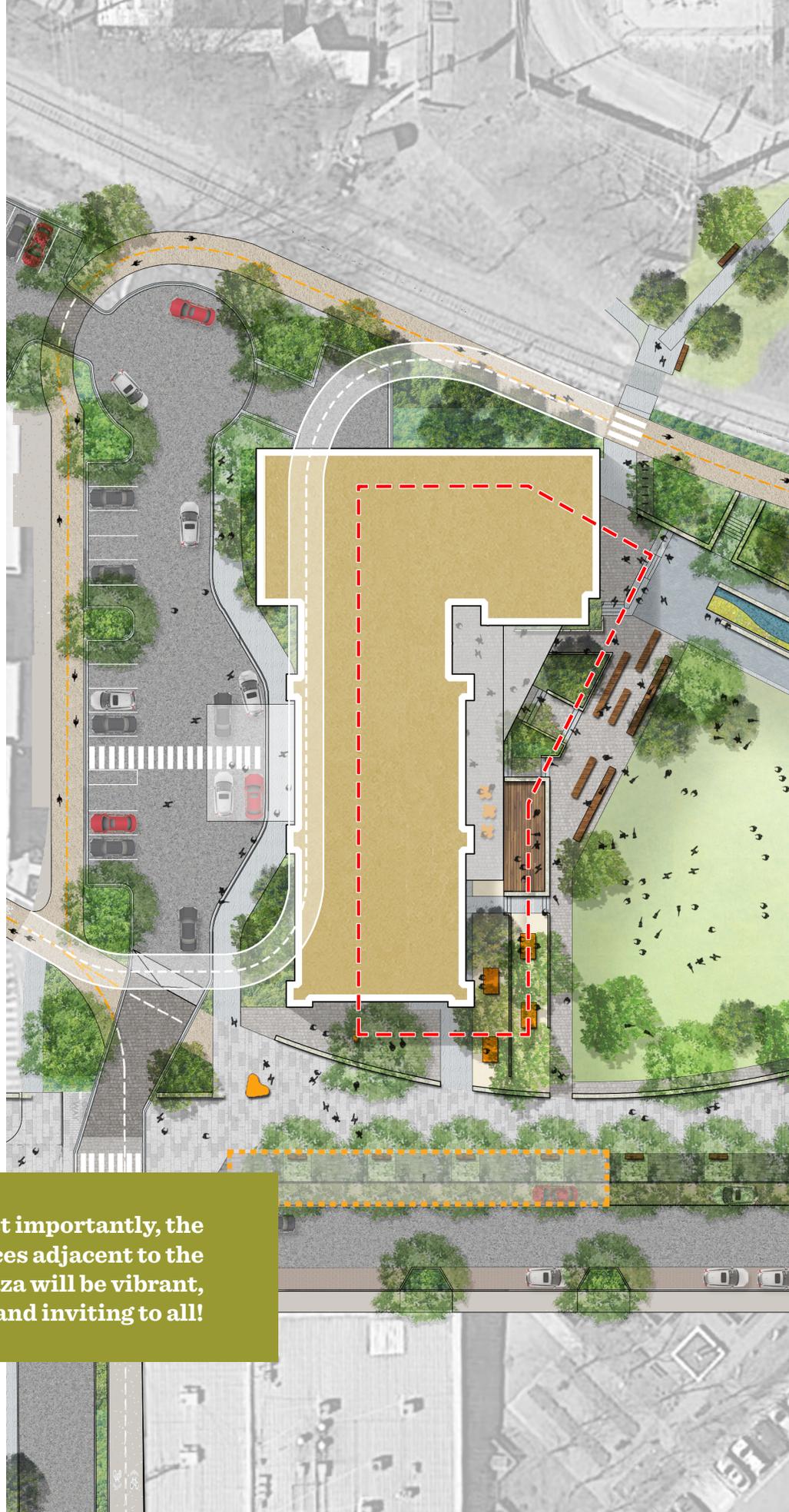


A Better Bike Trail:

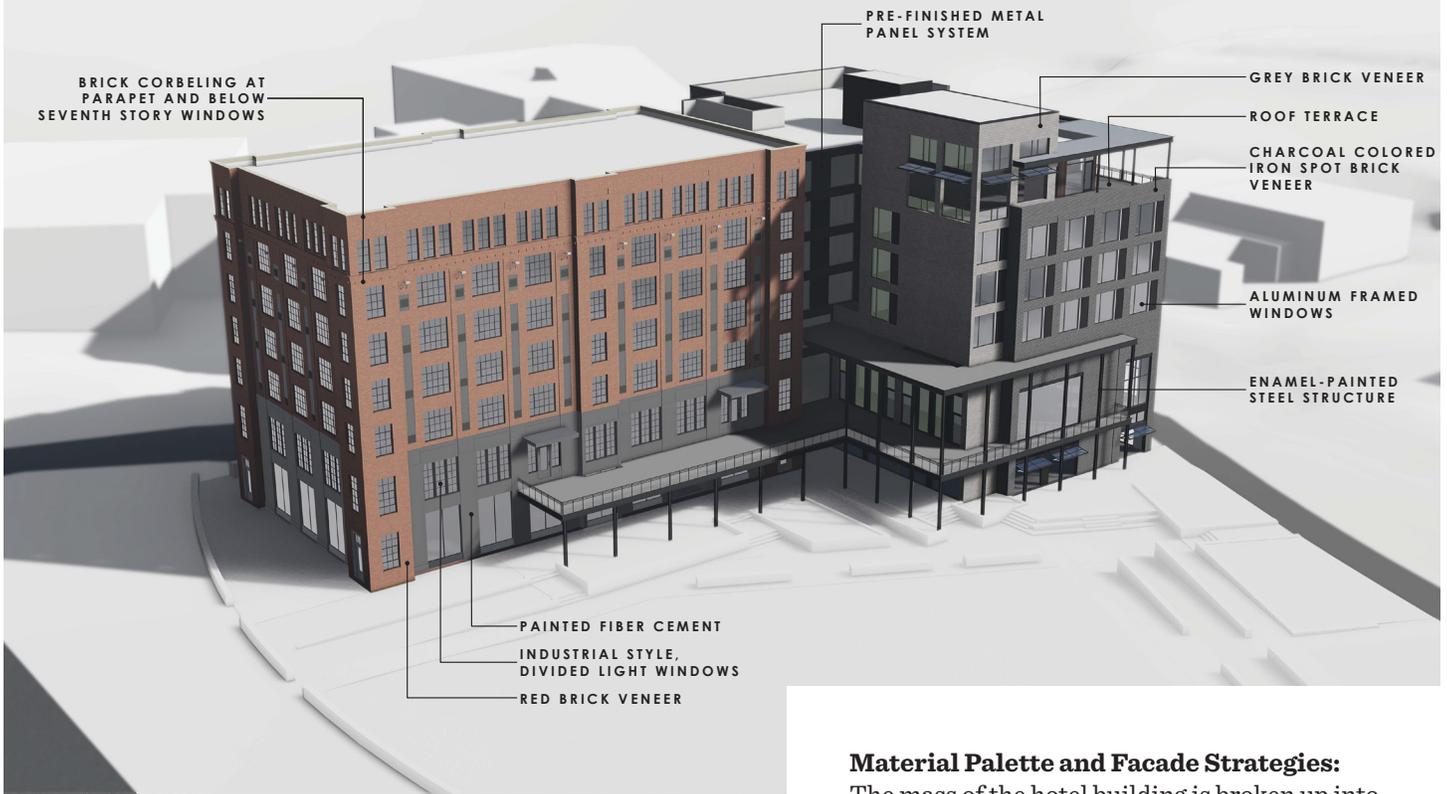
Another significant advantage of the proposed site plan is that the multi-use trail can be located adjacent to the existing shops, restaurants, and bars at the historic Metro District Building. This is a unique opportunity to have a multi-use trail in a very urban environment. The trail would be located north of the existing terraces and sidewalks. Head-in parking provides a layer of protection on the north side of the trail.

Smart Parking Strategies:

All downtown parking assets must be considered in terms of managing resources properly and encouraging multi-modal transportation choices. The current inventory of approximately 9,000 parking stalls downtown has a utilization rate of 50% during the week and 40% at the weekends. Entertainment District parking is at least 90% utilized during special events, but the overall parking supply seems adequate for years to come, particularly as walking, biking, e-bikes, e-scooters, and mixed-use development trends expand. We anticipate creating a valet parking system that will allow us to tap into the underutilized parking the downtown area. Working with the City of Fayetteville, we will pursue off-peak agreements with local churches, banks, and Washington County.



Most importantly, the spaces adjacent to the Civic Plaza will be vibrant, open, and inviting to all!



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

Material Palette and Facade Strategies:

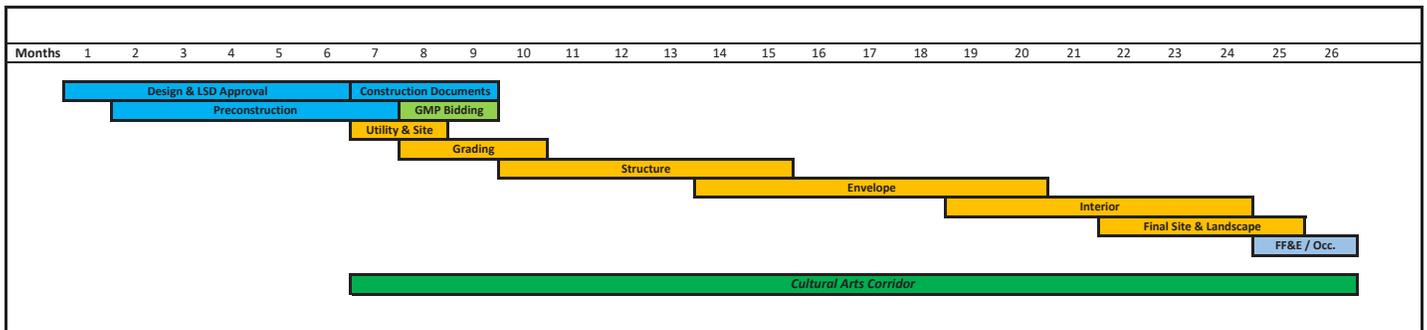
The mass of the hotel building is broken up into two portions: An eastern wing that is inspired by the industrial masonry heritage of the area and a western wing that participates in the aesthetic exemplified by TheatreSquared, Walton Arts Center, and The Dickson Building.

Brick corbels, pilasters, and divided-light, loft-style windows are used on the east wing to create a sense of craft, weight, and hierarchy. The west wing features charcoal iron spot brick (similar to the brick used at the recent addition to the Fayetteville Public Library), enameled steel, steel bar grate, pre-finished metal panels and trellis systems. Glazing at the west wing is aluminum framed windows.

PART III PROGRAM

Our team has analyzed the likely structure and material components proposed for the hotel. To maximize efficiency, our team will procure the long lead materials and grading permit ahead of the final design in order to maintain a predictable work flow and earlier project completion. Our entire team has successfully completed projects using this scheduling method adjacent to the arts corridor, including projects with the city of Fayetteville.

INITIAL PROJECT SCHEDULE



PROJECT APPROACH

PRE-CONSTRUCTION PHASE

The pre-construction phase is the period when the owner and construction manager have the most opportunity to identify and mitigate any potential risk. Our pre-construction team and processes have proven themselves over and over again. Trent Rogers will lead the pre-construction phase and team on this project.

1. ESTIMATING PROCESS AND PRELIMINARY BUDGET:

We will use our proprietary in-house estimating models (such as Lumion and PlanSwift), historical information, and real-time conversations from the supplier/subcontracting community to develop initial cost estimates. This is an early indication if the project will fall within budget.

2. BUILDING INFORMATION MODELING

C.R. Crawford generally produces a BIM model utilizing Revit and Navisworks with our in-house model integrator to help support estimating decisions, planning and coordination. While in the pre-construction phase, the model will be used to visualize areas of the design needing resolution or clarification.

3. VALUE ANALYSIS:

Our value management efforts focus on a facility's function and performance. Any ideas and opportunities to avoid costs, while also generating the most value for your project, will be examined and communicated with you and the architect. Our approach is to always strive to maintain the original program area of a project and look for opportunities to save costs in ways that will not be noticeable to end-users of a facility. We will present a detailed list of value-generating and cost-reducing options for your review so that you can make the best decision as to which of those ideas and opportunities can be incorporated into the plans and specifications.

4. SCHEDULING:

The project's schedule is the backbone of a successful outcome. Our VPs will be heavily involved in creating every schedule and have extensive experience in knowing what is realistic. Each task and trade is given a timeline, then they are pieced together sequentially for what makes the most sense for site logistics. C.R. Crawford is very aggressive when it comes to organizing a project construction schedule, as we do not believe in wasting time or charging excess overhead costs to a job. Depending on the complexity of a project, we use either Microsoft Project or Primavera to format our schedules. Each week the Project Superintendent and the Project Manager will create a three week "look ahead" schedule. This is communicated to the subcontractors so they are prepared and ready for the scheduled task and can prepare to be most efficient. We do not miss schedules or we would not have repeat clients, such as Walmart, Tyson Foods, and Academy Sports + Outdoors, as they have very hard deadlines that are driven by specific dates of training and opening that greatly affect their annual revenue.

5. CONSTRUCTABILITY REVIEW:

At C.R. Crawford, our approach to constructability reviews is a structured process to ensure the construction documents are coordinated, the documents make clear the requirements of the project, and any potential impacts to the project because of document errors are identified and corrected.

6. BID PACKAGE DEVELOPMENT:

As design activities conclude, the subcontractor bid packages are finalized and, to the fullest extent possible, organized in a manner that will result in highly competitive bidding by the greatest number of bidders available in the marketplace. Unlike some other construction management companies, C.R. Crawford still frequently participates in and wins lump-sum bid projects so that our bidding processes will remain competitive. When deployed in a construction management project, our processes have been proven to result in lower, but still responsible, bids for our clients.

7. IDENTIFY/ORDER LONG LEAD-TIME MATERIALS:

As soon as C.R. Crawford has a signed contract, the estimator and project manager will work together to identify long lead-time items. Getting a list of the owner provided items to establish a release/delivery date is crucial for coordinating an overall schedule and sequencing of trades.

8. DESIGN REVIEW & SUPPORT:

C.R. Crawford will assist in as much design review and work with any suggested third-party reviewers as much as needed to get the best construction documents and game plan for executing the owner and design team's desires. We believe our role in the project is to help facilitate communication that will reduce errors and omissions, while managing the construction process from start to finish. Getting consultants and experts in their respective areas involved early leads to a more efficient project and potentially lower construction costs.



“John Teeter and Trent Rogers make a distinctly professional and thorough team across project management and pre-construction estimating services. Their ability to digest very complex projects and communicate openly and clearly with actionable budgets and information is critical for building successful projects.”

—Chris Baribeau, AIA, principal, Modus Studio, Fayetteville, Arkansas

PROCUREMENT PHASE

1. DEVELOPING SUBCONTRACTOR INTEREST:

One method to generate the highest possible level of subcontractor participation and the lowest responsible cost is to conduct a subcontractor summit. We will proactively reach out to subcontractor companies in the area to be sure they are aware of the project and then host a half-day or one-day event to review the project, discuss key details of the project, and clearly communicate expectations for performance and quality.

2. CONDUCTING PRE-BID/PRE-PROPOSAL MEETINGS:

One scenario that we have found to be very productive is hosting a virtual pre-bid meeting. Our pre-construction team records a video of them talking through and visually showing subcontractors how to navigate the construction documents, reiterating that all of the documents are tied together and they need to review it as an entire package and not just a few pages specific to their trade. This video is made part of the invitation-to-bid package. A pre-bid meeting will also be held and there is a platform for asking questions about the bid process and bid package.

3. PRE-QUALIFYING SUBCONTRACTORS & SUBCONTRACTORS:

Our invitation to bid will set specific criteria right out of the gate, to ensure the subcontractor knows the minimum requirements needed to participate in the project. Once bid proposals are received, our pre-construction team will discuss with the subcontractor/supplier, to ensure that the proposer understands the scope of work that would be required of them and has the capacity to meet our schedule. In Northwest Arkansas, this process will be very easy, as we will know the subcontractors/suppliers and their abilities or shortcomings.

4. RECEIVING & QUALIFYING BIDS/PROPOSALS:

On bid day, we will eagerly receive the subcontractor bids and verify the bids meet all requirements and include the complete scope of the bid package. We will compile the lowest responsible bids to verify the total construction cost is at or below our most recent cost estimate. Once the total construction cost is established, we will present the Guaranteed Maximum Price (GMP) to you for your review and approval. At this point, we will be prepared to begin site activities.

5. ENTERING INTO CONTRACTS:

Regarding subcontracts and supplier purchase orders, we have a very clear and specific document we use and have found it to be very successful at clearly defining the scope of work for that trade/bid package. The agreements are fully executed prior to anyone from that company beginning their work on the project. This helps with defining payment terms and requirements for closeout, so there is no room for miscommunication.

CONSTRUCTION PHASE

1. QUALITY ASSURANCE ON TIME & IN BUDGET:

Our quality management process begins early in the design phase when we review the materials and methods required to complete the project and verify that what is designed can be built with the highest possible quality. Cost and quality management continues throughout the remainder of the design process and then becomes a part of our site management activities.

2. SCHEDULE MANAGEMENT:

Based on the complexity of a project, our project management team uses either Microsoft Project or Primavera to create and manage a project schedule. C.R. Crawford is known for our ability to develop an aggressive schedule and then meet or exceed that schedule. As with most advanced construction companies, we use “look ahead” and other schedule management techniques to verify we are staying on track and prepare for activities three to six weeks in advance.

3. COST CONTROL:

C.R. Crawford’s approach to cost control is a follow-up process from the pre-construction, scope definition, and bid packaging procedures. We approach cost control with a “discipline to detail” mentality, thus assuring that our clients are continuously informed of the process, have the appropriate documentation structure and are assured that we have completed a rigorous vetting of any and all potential risks.

4. JOB SITE COORDINATION:

Our Project Superintendent is on-site all day and is responsible for ensuring site activities proceed as scheduled. We use the project schedule and Procore project management software to most effectively and efficiently coordinate site activities and maintain accurate project records.

5. CHANGE ORDER MANAGEMENT:

If a change order is requested by the owner or architect, we will evaluate the cost of the change order and the impact the change order will have on the construction schedule. We will present our recommendation to you and in no instance will we proceed without written approval from the owner.

COMMISSIONING & START-UP SERVICES

Our Project Team has worked with third party commissioning agents, in addition to having someone from the design team or our Project Team lead the commissioning and start-up efforts in a new commercial building. We understand the importance in delivering and training the owner so they maximize the building's safety and efficiencies, as well as reduce operation costs, and have a maintenance and documented plan for the future. A building envelope review is a great step to take during this stage and lets the owner work hand-in-hand with all subcontractor leads/start-up representatives, as this can pay huge dividends when preventing water leaks and wasted energy use.

PROJECT CLOSEOUT SERVICES

What began during pre-construction will continue as construction comes to a conclusion. Our process includes continual verification that all work is done according to the plans and specifications. Any nonconforming work is addressed with the appropriate subcontractor before the subcontractor demobilizes from the job site.

1. AS-BUILT DOCUMENTATION:

Our Project Team will immediately begin updating our project management software (Procore) with any updated or "red-lined" drawings. As a result, upon completion of the construction project, there will be a readily available as-built drawing set. The design team and owner will have access to this web-based software and mobile app at all times. These as-built drawings will also be included in an electronic closeout package sent to the owner.

2. MAINTENANCE & OPERATION MANUALS COMPLETE:

Maintenance and Operation Manuals will be organized and filed into our electronic closeout package, in addition to any hard copies we may receive with the equipment. These manuals will be referenced and identified during the commissioning and start-up process as well.

3. WARRANTY & GUARANTEES PROVIDED:

C.R. Crawford will provide a minimum of a one-year warranty. However, we look to build long-term relationships and want to always make sure we are helping our clients with any issue where we can help. All subcontractor waivers and warranties and manufacturer/equipment warranties will be provided and organized in the closeout package.

4. CLIENT'S PERSONNEL TRAINED IN MAINTENANCE & OPERATION OF FACILITIES:

We understand the importance of training the maintenance and operation personnel on the building systems for safety reasons and this can help reduce future costs. There will be organized training sessions, when appropriate, for personnel to come on-site for training.

PART IV

ACCOUNT TEAM PERSONNEL

See resumes at the end of this document.

PART V

CORPORATE EXPERIENCE

Refer to Part I

PART VI

AUTHORIZED NEGOTIATOR

Brian Reindl is authorized to negotiate contract terms and render binding decisions on contract matters.

Brian Reindl

Owner, Reindl Properties
509 W. Spring Street, Ste. 310
Fayetteville, AR 72701
479-283-6816

PART VII

COST PROPOSAL/FINANCING PLAN

The design and construction team will assist Reindl Properties in establishing construction cost information to determine the viability of the project.

Development structure and financial methods will be explored by Reindl Properties and Windsor Aughtry. Working with arm's length third-party consultants, they will determine complete operating costs, occupancy rates, and revenue streams. Reindl Properties will explore incentives for hotel construction, such as New Market Tax Credits to enhance the viability of the project. Reindl Properties will share information regarding construction cost, land value appraisals, anticipated income streams, tax incentives, and final building design with representatives of the City of Fayetteville. If the terms are deemed to be beneficially to both parties, then a Comprehensive Agreement for the sale of the land will be executed.

Reindl Properties will also engage with the Walton Arts Center, TheatreSquared, Dickson Street Merchants, and the Fayetteville Advertising and Promotion Commission to make this new hotel a great asset to the City as well as the Downtown Arts Corridor.

SUMMARY

Reindl Properties has assembled a uniquely qualified team for the innovative development project envisioned by the City of Fayetteville. We have formatted this summary to be consistent with your Selection Criteria as follows:

1. **Qualifications in Relation to Specific Project to be Performed.** We have a proven 22-year track record of developing high quality buildings in Downtown Fayetteville. Our design and construction team have similar experience working on significant buildings located on constrained and challenging sites. Windsor Aughtry has developed multiple hotels in downtown locations across the country.
2. **Experience, Competence, and Capacity for Performance.** Brian Reindl will be the primary point of contact for the City of Fayetteville. You will be dealing with the primary decision maker at all times. At any time, Brian can call upon his consultants at C.R. Crawford, Windsor Aughtry, or Courtyard Building and Block to have questions answered and matters resolved. Financial wherewithal and experience will be demonstrated at each project milestone so that the City of Fayetteville will have a complete financial and aesthetic vision of the development.
3. **Proposed Method of Doing Work.** Collaboration is the key to developing successful projects that have multiple stakeholders. In addition to working directly with representatives of the City of Fayetteville, Brian Reindl will also engage with Walton Arts Center, TheatreSquared, Dickson Street Merchants, Nelson NBW, and the Fayetteville Advertising and Promotion Commission to make this new hotel a great asset to the City as well as the Downtown Arts Corridor. Reindl Properties will develop a project schedule for due diligence, design and cost estimating, permitting, and construction. Project schedules will be established that synchronize the completion dates of the hotel and the Civic Plaza. Construction easements and other logistical matters will be taken into consideration. Also, it is important to note that Reindl Properties is located at 520 W. School Street. This project will have our complete attention, every day.
4. **Past Performance.** Reindl Properties has developed multiple high-quality projects in the Fayetteville area. Projects such as the Metro District, Block Avenue, Hill Avenue Townhouses, and Metro District Lofts demonstrate our track record. Reindl Properties has excellent relationships with local suppliers and knows how to get the best work from our local craftsmen. Reindl Properties builds for the long term. In addition to their development expertise, they are skilled in managing properties and keeping tenants happy.
5. **Cost and Fees.** Reindl Properties is committed to fair dealing for all parties. Any transactions between Reindl Properties and the City of Fayetteville will be based upon third party arms-length appraisals. Financial analyses will be open book and based upon well documented sources regarding construction cost, anticipated revenue, and financing criteria.

CLOSING STATEMENT

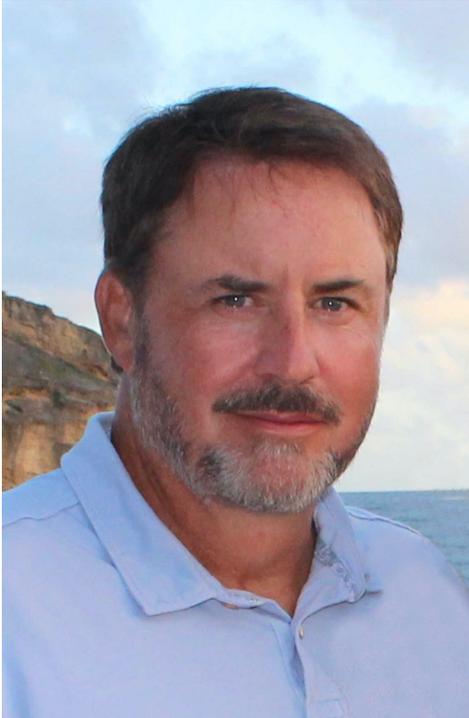
“I have been in love with Fayetteville since that first drive through town back in 1984. I’ve always known it was a unique place with an incredible university, a great climate, a vibrant economy, and a diverse group of ‘funky’ people. Simply put, these are the reasons I decided to move back in 1994, start a business, and raise a family. I can truly say that there is nowhere else that I’d rather call home.

It’s natural to want what’s best for what you love, and I think this hotel is what’s best for an already great and exciting Downtown. Not only will it add jobs and tax revenues, but it will also activate the park with a restaurant, coffee shop, and rooftop bar. I see it as not just a building, but an amenity for our visitors and citizens. It will be an extension of the park, and open to all. I’d love the opportunity to bring this amazing Downtown hotel to a place that we ALL call home.”

—Brian Reindl, owner
Reindl Properties, Inc.

RESUMES

Brian Reindl Developer



Brian Reindl first moved to Fayetteville in 1984 to attend the University of Arkansas, graduating in 1987. After college, Reindl moved to Little Rock and started a company called Ink Promotions, Inc. He later sold his part of this company, but the company is still in business and currently employs over 45 people in central Arkansas. He then moved back to Fayetteville in 1994 to start the company B. Unlimited Enterprises. Although Brian sold B. Unlimited in 2002, it is also still in business and currently employs over 220 people in Northwest Arkansas.

Reindl has been heavily invested in downtown Fayetteville real estate for the last 22 years as a developer and owner. After purchasing the Metro District building in 1999, Brian completely remodeled the 61,000 square foot building into what it is today, an anchor in what is now known as the “Entertainment District” and the “Cultural Arts Corridor”. Prior to 1999, the Metro District Building was a blight on the downtown landscape. Brian also purchased a building just off the downtown square located at 11-23 N Block in 2012 which he also completely remodeled. Combined, the two buildings house 18 commercial spaces (all leased by local entrepreneurs) and 22 residential units. Other notable real estate projects include two incredibly beautiful 3-story mansions directly in front of Gate 1 at Donald W Reynolds Stadium, and also Hawksbill Subdivision in East Fayetteville which sits on 45 beautiful tree-covered acres.

Brian also Produced and wrote the movie “Greater” which was released in August of 2016. During principal photography, Greater Productions, LLC employed over 165 members of the cast and crew. Brian was able to bring this great story to life and bring both employment opportunities and positivity to the great state of Arkansas.

Josh Williams Property Manager



Josh Williams has been a resident of Fayetteville 17 years. He attended the University of Arkansas and received his degree in Real Estate Finance. He has been apart of Brian Reindl's team for 5 years and has taken over the oversight and project management for all developments as well as managing all of Brian's commercial and residential spaces.

Josh has overseen the finish out of tenant spaces at Block Street and the Metro District and is directly involved in all matters relating to on-going tenant satisfaction.

Jay Alexander

Principal/Broker-in-Charge

864-679-3623 | 864-380-6191(cell)



Education:

University of South Carolina – Columbia, SC May 1991

Bachelor of Science Mechanical Engineering

Furman University 1993-1994

Pre-MBA classes

Recent Development Experience:

- Lead team member in submitting two winning RFPs to Greenville Hospital System for build-to-suit developments totaling \$10.5 million. Secured construction funding, long term financing and managed projects to completion.
- Embassy Suites – Downtown Greenville SC: 155 room hotel constructed on air rights above city owned parking garage. The Embassy has a Ruth's Chris Steakhouse in the lobby, 4,300 SF of meeting space and rooftop bar.
- Home2 Suites – Asheville, NC: 112 room extended stay hotel with surface parking.
- Motto by Hilton – Bentonville, AR: 175 new concept micro room hotel under development in downtown Bentonville. The Motto will have a separately branded F&B concept, retail space, bike storage, and outdoor F&B concept. Opening 4th quarter 2023.

Community Involvement:

Board Member – Neighborhood Focus 2019 - Present

Chairman of Administrative Board – Mauldin United Methodist Church 2009-2011

Chairman of Youth Director Search Committee – 2010

Past Board Member - Greenville Metro YMCA

Past Board Member – Meyers Center for Special Children - Greenville, SC

Kelly Ross

General Manager / Commercial Construction
40 W. Broad Street, Suite 500
Greenville, South Carolina 29601
Phone: 864-303-9880 Email: kross@windsoraughtry.com

**Education:**

**A.A.S. – Building Construction Science,
Greenville Technical College, 1981**

Areas of Expertise:

- Kelly is General Manager for our hotel related construction projects. Working with design teams and contractors he represents the firm's interests in new hotel endeavors as well as property updates and renovations.

Recent New Hotel Project Experience:

- 127 room Hampton Inn & Suites atop a six-story parking deck in downtown Roanoke, VA. Opened 2016.
- 156 room full-service Embassy suites with rooftop bar / restaurant in Greenville, SC. Opened 2016.
- 138 room seven-story Residence Inn with pool and site amenities in Greenville, SC. Opened 2018.
- 135 room seven-story Marriott Courtyard located in downtown Baton Rouge, LA. Opened 2018.
- 132 room eight-story Hampton Inn & Suites located in Kansas City, MO. Opened 2019.
- 115 room Home 2 Suites located in Asheville, NC. Opened 2020.

Laurens Nicholson CCIM, SIOR

Principal / Director

40 W. Broad Street, Suite 500

Greenville, South Carolina 29601

Phone: 864-270-2706 Email: lnicholson@windsoraughtry.com



Education:

Clemson University - Clemson, SC May 1990

Bachelor of Science

Development Experience:

- Team member in assembling a site in Bentonville, AR for hotel development. Participated in the site selection, environmental, civil engineering, schematic design, design development and construction bid submittal. Worked with the City of Bentonville on the pre-application meetings and planning submittal. Worked with City of Bentonville Planning Department in getting project approved.
- Partner in hospitality real estate investment partnerships.
- Partner in multiple medical investment partnerships.
- Developed medical build-to-suits. Worked from site selection to completion.
- Developed multiple industrial and manufacturing facilities throughout South Carolina.

Community Involvement:

CCIM—South Carolina Chapter—Board of Directors (Education Chair), Past President

CCIM Global- Currently serving as Vice Chair to the faculty curriculum sub-committee

CCIM -Instructor- Financial Analysis for Commercial Real Estate Investment and Foundations for Success

South Carolina Association of Realtors— Past Board of Directors

Greater Greenville Association of Realtors – Commercial Division, Past President, Board of Directors

SIOR—Global Organization —President Carolina’s Chapter—2014

Awards:

South Carolina CCIM of the Year- 2019

Commercial Realtor of the Year - Greater Greenville Association of Realtors—2002

Co-Star Power Broker - Industrial Sale & Lease Transactions—2009, 2010, 2012, 2013, 2014, 2016



AARON McDONNEL

Sr. Project Manager

amcdonnel@cr Crawford.com

Bachelor of Science,
Construction Management
*University of Arkansas at Little Rock,
Little Rock, Arkansas*

ROLE IN THIS PROJECT:

Aaron will provide leadership, oversight, and direction to the other members of the C.R. Crawford team throughout the life of the project. He will work with the project owner, architect, and other stakeholders to develop and execute a project management plan that will result in the project being completed on schedule and within budget and executed with the utmost quality.

SUMMARY OF EXPERIENCE:

Having worked 18 years in the construction industry in areas from business development to estimating to project management, Aaron brings a tremendous amount of insight, experience, and leadership to any project team. He has a proven ability to lead multiple teams effectively and efficiently. The volume of total projects under his oversight at any one time have ranged from \$200 to \$300 million.

NOTABLE PROJECT EXPERIENCE INCLUDES:

- AC Marriott Hotel – Little Rock, AR
- AC Marriott Hotel – Kansas City, MO
- Chenal Point Apartments – Little Rock, AR
- Landmark Apartments – Little Rock, AR
- Wimbledon Greens Apartments – Little Rock, AR
- The Blake Sr. Living Center – Little Rock, AR
- OBU Student Housing – Arkadelphia, AR
- OBU Dorms – Arkadelphia, AR
- Arkansas Children's Hospital Research and Nutrition Center – Little Rock, AR
- Arkansas Heart Hospital Cath Lab Renovation – Little Rock, AR
- Arkansas NeuroSpine Center – Little Rock, AR
- U of A Athlete Success Center – Fayetteville, AR
- U of A Student Success Center – Fayetteville, AR
- U of A Ozark Hall Renovation – Fayetteville, AR
- Pinnacle Hills Promenade – Rogers, AR
- Promenade at Chenal – Little Rock, AR
- First Orion Office Building – North Little Rock, AR
- Bass Pro Shops – Little Rock, AR
- Overland Park Rehabilitation Hospital – Overland Park, KS
- Arkansas Fertility & Gynecology Associates – Little Rock, AR
- Malco Theater – Rogers, AR
- Cobb Cinebistro Theater – St. Petersburg, FL
- Cobb Cinebistro Theater – Cincinnati, OH
- Movie Tavern – Allentown, PA
- Movie Tavern – Little Rock, AR
- Ridgedale Mall Renovation & Expansion – Minnetonka, MN
- Rosedale Mall Renovation & Expansion – Roseville, MN
- St. Louis Galleria Renovation – St. Louis, MO
- Quail Springs Mall Renovation – Oklahoma City, OK
- LA Fitness – North Little Rock, AR
- LA Fitness – Memphis, TN
- Summit Fair Retail Center – Lee's Summit, MO
- Adams Dairy Landing – Blue Springs, MO
- Summit Orchard Retail Center – Lee's Summit, MO
- Ward Parkway Center – Kansas City, MO
- First Security Bank (Gateway Branch) – Little Rock, AR
- ASU Football Practice Facility – Jonesboro, AR
- Dairy Queen – Sherwood, AR
- Dairy Queen – Little Rock, AR
- Pediatrics Plus – Conway, AR
- Pediatrics Plus – Little Rock, AR
- Pediatrics Plus – North Little Rock, AR
- St. Vincent Lonoke Medical Clinic – Lonoke, AR
- St. Vincent Bryant Medical Clinic – Bryant, AR
- Arkansas Heart Hospital Cath Lab Renovation – Little Rock, AR
- Bellview Urban Center – Rogers, AR
- Doctors Hospital Renovation – Little Rock, AR
- River Ridge Mall Renovation – Lynchburg, VA





TRENT ROGERS, AIA

Sr. Pre-Construction Manager
trogers@crcrawford.com

Bachelor of Architecture
Louisiana Tech University,
Ruston, Louisiana

AIA Architect Registration

ROLE IN THIS PROJECT:

Trent will lead our pre-construction team and work with you and your project architect during the planning, design, and pre-construction phase of your construction program to provide conceptual unit-cost/square-foot-cost estimates. Trent will also work with the project manager to develop a preliminary construction schedule for the project. Trent will focus on the feasibility and efficiency of constructing what has been designed and, if needed, will develop alternative solutions to ensure your project remains within your budget.

SUMMARY OF EXPERIENCE:

In addition to his deep understanding of construction costs, **Trent is also registered as an architect by the American Institute of Architecture (AIA)**. His understanding of both design philosophy and construction costs has allowed Trent to be a very effective communicator and problem solver when working with project owners and architects.

NOTABLE ARCHITECTURAL PROJECT EXPERIENCE INCLUDES:

- Farmington High School Gymnasium and Performing Arts – Farmington, AR
- Crossmark Center for Collaboration – Bentonville, AR
- Fulbright Junior High School – Bentonville, AR
- Keypoint Church – Bentonville, AR
- Elkins High School – Elkins, AR
- First Baptist Church – Rogers, AR
- Fort Scott Community College Performing Arts – Fort Scott, KS
- Siloam Springs High School – Siloam Springs, AR
- Siloam Springs High School Stadium – Siloam Springs, AR

NOTABLE CONSTRUCTION PROJECT EXPERIENCE INCLUDES:

- City U – Bentonville, AR
- South School Apartments – Fayetteville, AR
- Network Zero – Fayetteville, AR
- Generations Bank – Fayetteville, AR
- First National Bank – Fayetteville, AR
- United Bank – Bentonville, AR
- IDO – Lowell, AR
- Depot 16 – Bentonville, AR
- Pharm II – Bentonville, AR
- RMP, LLP – Johnson, AR
- BNSF Logistics – Springdale, AR
- Primrose Communities – Multiple Locations (AR and TX)
- Whitbeck Labs – Springdale, AR
- Washington Regional Cancer Support Home – Fayetteville, AR
- Washington Regional Medical Billing Office – Fayetteville, AR
- McDonald Eye Associates – Fayetteville, AR
- Marvell - Elaine School District – Marvell, AR
- Rogers School District – Rogers, AR
- Elkins School District – Elkins, AR
- Prescott School District – Prescott, AR
- Mountainburg School District – Mountainburg, AR
- Flippin School District – Flippin, AR
- Melbourne School District – Melbourne, AR
- Poyen School District – Poyen, AR
- Pea Ridge School District – Pea Ridge, AR
- North Cedar Townhomes – Fayetteville, AR
- Tyson Foods – Rogers, AR





DAVID KARR
Estimator
 dkarr@crcrawford.com

Bachelor of Science,
 Supply Chain Management,
 Finance
*University of Arkansas,
 Fayetteville, Arkansas*

ROLE IN THIS PROJECT:

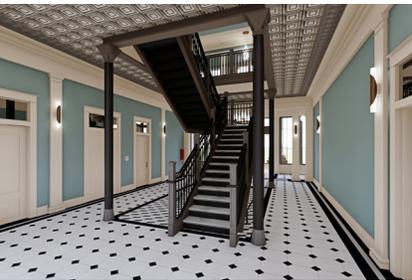
Working closely with Sr. Pre-Construction Manager Trent Rogers, David will lead estimating services for this project. He and Trent will work with you and your project architect during the planning, design, and pre-construction phase of your construction program to provide conceptual unit cost/square foot cost estimates and unit cost for site utility work. He will assist Trent in analyzing the accurate and efficient constructability of the project’s design and will provide value engineering services to ensure your project remains within your budget.

SUMMARY OF EXPERIENCE:

For more than five years, David’s dedicated focus in estimating services has given him vast experience. He is detail oriented and thorough in his processes, giving him quick expertise and success in project estimating. David is a proven asset in pre-construction services and will be an apparent benefit to your project.

NOTABLE PROJECT EXPERIENCE INCLUDES:

- Home2 Suites – Bentonville AR
- Independence Plaza – Lowell, AR
- Admiral Plaza Shopping Center – Tontitown, AR
- Johnson Medical Building – Johnson, AR
- IDO Phase II – Lowell, AR
- Blue Ember Smokehouse – Fort Smith, AR
- The Goddard School – Fayetteville, AR
- The Goddard School – Bentonville, AR
- Mercy Convenient Care Clinic – Bentonville, AR
- Mercy Health Pain Clinic – Bentonville, AR
- Southern Hills Office Building, Wilson Coker Wealth Advisors and Lighthouse Financial – Rogers, AR
- Matrix Racquet Club – Lowell, AR
- Benchmark Building TI – Rogers, AR
- Playground, Washington Elementary School – Fayetteville, AR
- Batteries Plus Bulbs TI – Fort Smith, AR
- Discount Tire – Jonesboro, AR
- Dazzling Nail Bar – Fayetteville, AR
- First Security Bank ATM – Fayetteville, AR
- BancorpSouth Renovation – Fayetteville, AR
- Discount Tire – Rogers, AR
- Walk-On’s – Rogers, AR
- Walk-On’s – Texarkana, AR
- Walk-On’s – Fort Smith, AR
- Jiffy Lube – Springdale, AR
- Southern Hills Office Building, Wilson Coker Wealth Advisors and Lighthouse Financial – Rogers, AR
- Sherwin-Williams TI – Bentonville, AR
- Rogers School District, (4) Middle School Outdoor Tracks – Rogers, AR





JUSTIN REEVES

Project Manager

jreeves@crcrawford.com

**Bachelor of Science,
Construction Management**
*University of Arkansas, Little Rock,
Little Rock, Arkansas*

30-Hour Training Certificate
*Occupational Safety and Health
Administration*

ROLE IN THIS PROJECT:

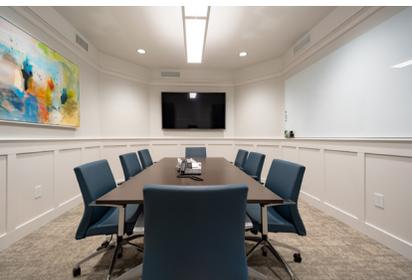
As Project Manager, Justin will work with your staff throughout your project and will be responsible for the successful outcome of the project. Justin will work closely with you and your project architects to ensure the project begins and ends within budget and on schedule. Justin will also work very closely with our Project Superintendent to verify that all work is done with quality and safety.

SUMMARY OF EXPERIENCE:

Justin is one of C.R. Crawford's most versatile Project Managers. In addition to his ability to expertly manage projects, Justin is also very adept at cost estimating, allowing him to work closely with our project estimating staff to produce accurate cost estimates and program budgets that will serve to keep your project on track financially. Justin has experience in a wide variety of project types, including K-12, healthcare, federal/military, and premium office spaces.

NOTABLE PROJECT EXPERIENCE INCLUDES:

- Home2 Suites – Bentonville, AR
- Home2 Suites – Springdale, AR
- Courtyard by Marriott – Rogers, AR
- North Cedar Townhomes – Fayetteville, AR
- The Fields at Pinnacle – Rogers, AR
- Johnson Square RMP Building – Johnson, AR
- Tyson Manufacturing Automation Center – Springdale, AR
- Mercy Therapy Services – Rogers, AR
- Washington Regional Cancer Support Home – Fayetteville, AR
- Johnson Square Medical Office Building – Johnson, AR
- Johnson Square Parks – Johnson, AR
- Johnston Liner – Johnson, AR
- Swetnam TI – Johnson, AR
- Highland Middle School Parking – Highland, AR
- Huntsville Activities Center – Huntsville, AR
- Poyen Career Education and High School Cafeteria – Poyen, AR
- Prescott Elementary School – Prescott, AR
- Central Utility Plant Shop & Power Center, University of Arkansas – Fayetteville, AR
- Washington Regional Cancer Support Home – Fayetteville, AR
- Elkins Elementary School Addition – Elkins, AR
- Prescott Middle School – Prescott, AR
- Lisa Academy Renovation – Little Rock, AR
- Little Rock Air Force Base – Jacksonville, AR
- Arkansas National Guard Armed Forces Reserve Center – Bentonville, AR
- Walmart Neighborhood Market – Ruston, LA
- Walmart Neighborhood Market – Shreveport, LA
- Walmart Neighborhood Market – Bossier City, LA
- CrossMar Industrial Building – Bentonville, AR
- Marvell High School Gym Addition – Marvell, AR
- McKee Peanut Butter Plant – Gentry, AR
- Power Center – Rogers, AR
- Storms Orthodontics – Springdale, AR
- Verizon Wireless – Moore, OK
- McKee Foods Extruder Room Addition – Gentry, AR





KEN EARNEST

Project Superintendent
kearnest@crcrawford.com

16-Hour EM 385-1-1 Certification
40-Hour EM 385-1-1 Certification
American Safety Council

Scaffolding Certification
NWA Stormwater Compliance
Certification
Forklift/Boom Lift Operator
Certification

Basic Rigger, Carpentry,
Core Curriculum, Reinforcing
Ironwork Level Two
*NCCER Curriculum Performance
Evaluator*

CPR/First Aid Certified
American Red Cross

30-Hour Training Certificate
*Occupational Safety and Health
Administration*

ROLE IN THIS PROJECT:

As Project Superintendent, Ken will work with the Project Manager to oversee project development by evaluating cost activities and developing and managing the construction schedule. He will manage all on-site personnel, update schedules, manage our quality control program, and administer our safety program.

SUMMARY OF EXPERIENCE:

Having been in the construction industry for 27 years, Ken is one of C.R. Crawford’s most experienced Project Superintendents. He is a true leader on a job site and skillfully encourages others to achieve more and provide only their best work.

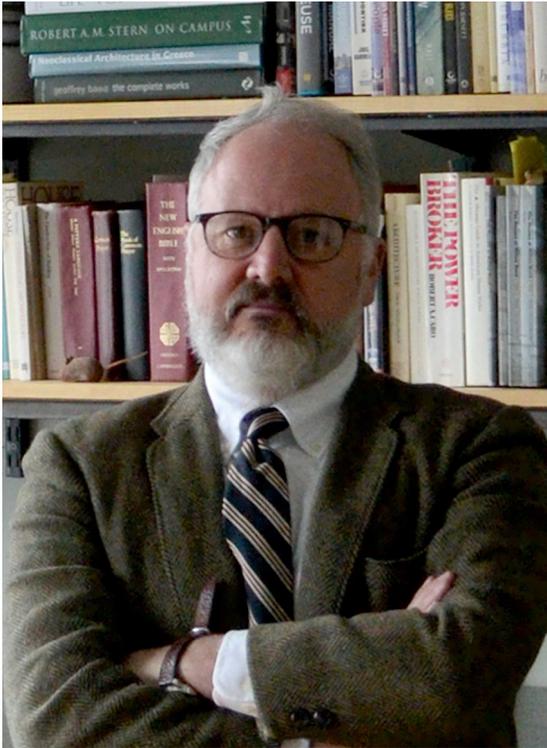
NOTABLE PROJECT EXPERIENCE INCLUDES:

- Courtyard by Marriot – Rogers, AR
- Home2 Suites – Bentonville, AR
- Fairfield Inn & Suites – Catoosa, OK
- Everest Rehabilitation Hospital – Rogers, AR
- Jiffy Lube – Bentonville, AR
- Jiffy Lube – Springdale, AR
- Everest Rehabilitation Hospital – Oklahoma City, OK
- Hall’s Crossing – Springdale, AR
- Shoppes at Bella Vista – Bella Vista, AR
- Johnston Square Liner – Johnson, AR
- Redbird Office Building – Bentonville, AR
- Pendergraft Office Building – Fayetteville, AR
- Huntsville Activities Center – Huntsville, AR



Robert Sharp

Principal



EDUCATION

Bachelor of Arts in British History, University of the South, Sewanee Tennessee, 1986

Bachelor of Architecture, University of Arkansas, 1991

PROFESSION

Robert Sharp has 30 years of experience in the architectural profession. He founded Courtyard, Building, and Block, LLC in 2014 to specialize in serving the needs of municipalities, and private sector real estate developers working in Infill and New Urban settings. Robert has a keen interest in city and town planning, development economics, and regional architecture.

COMMUNITY

A native of Fayetteville, Robert Sharp has served in numerous local organizations such as the Planning Commission, Historic District Commission, Downtown Architectural Standards Committee, and Fayetteville Natural Heritage's Green Infrastructure project. Robert is currently serving as Town Architect for Partners for Better Housing, a 501c3 nonprofit corporation that is developing attainable housing in Fayetteville's Walker Park Neighborhood.

REPRESENTATIVE PROJECTS

Three Sisters Building

Robert Sharp served as Project Architect for the Three Sisters Building in Fayetteville Arkansas. The project encompasses three sides of a city block in downtown Fayetteville and includes professional office, retail, and residential uses. The building has become a distinctive local landmark and anchors Fayetteville's Cultural and Entertainment District. Robert led the design team and provided Construction Administration services for the project.

Mill District

Robert Sharp served as Project Architect for the conversion of an abandoned feed mill into a mixed use development containing professional office, retail, and residential space. The Mill District has served as a catalyst for positive growth in its neighborhood. The Arkansas AIA has recognized the project with an Honor Award for design excellence.

The Dickson

Robert Sharp served as Project Architect for Underwood Plaza, a seven story mixed use building on an infill site in Downtown Fayetteville. The building was designed to maximize the advantages of its prime location, while minimizing the disturbances from an adjacent railroad track and electrical substation.

RMP Building, Johnson Square

Robert Sharp served as design architect for RMP Building at the heart of the Johnson Square neighborhood. The three story masonry building contains law offices on the upper two floors. Streetside spaces are Pizzeria Ruby and the Hail Fellow Well Met Market. The combination of Class A office space and vibrant ground level tenants is a model for downtown development.

Network Building

Robert Sharp worked closely with Entegrity sustainability and energy consultants to create the state's first mixed use Net Zero Building. The building contains 28 apartments and 4,000 sq ft of office space. In addition to energy efficiency, good urban design, durability, and access to natural light drove the design process.

David McElyea

Project Manager



EDUCATION

United States Marine Corps 2002
Bachelor of Architecture, University of Arkansas 2006

PROFESSION

David has worked at a variety of architecture and design/build companies in his career in Arkansas and Louisiana. David worked on a variety of institutional and multi-family projects during his time at Modus Studio in Fayetteville from 2010 to 2018

REPRESENTATIVE PROJECTS

Brick Avenue Lofts, Bentonville Arkansas

While working at Modus Studio, David served as Project Manager for this 252 unit multi-family. The project is located on an 11 acre site near downtown Bentonville. Project includes multiple building types, clubhouse and associated amenities.

Uptown Fayetteville

This urban multi-family project includes 308 multifamily units on 14 acres. Also included is street-side retail, clubhouse, gardens, and local art installations. David worked on design and production for the project while at Modus Studio.

Atmosphere, Fayetteville Arkansas

Student housing project that encompasses an entire city block near the University of Arkansas. 228 unit - 628 bedrooms, 6 story podium with clubhouse, structured parking, and amenities. David worked on design and production for the project while at Modus Studio.

Cardinal, Fayetteville Arkansas

Student housing project that encompasses an entire city block near the University of Arkansas. 150 unit - 471 bedrooms, 6 story podium with clubhouse, structured parking, and amenities. David worked on design and production for the project while at Modus Studio.

Beacon Block, Fayetteville Arkansas

A three story mixed use building located at the corner of Prospect Street and College Avenue in Fayetteville Arkansas. The project includes 26 apartments and 6,000 sq ft of Office and Retail space at street level. David provided construction drawings for the project. Construction will begin in Spring of 2022.

Kara McElyea

Architect



EDUCATION

Auburn University Master of Design-Build | 2008

University of Arkansas Bachelor of Architecture, Magna Cum Laude with Honors | 2007

PROFESSION

Project Manager at BRR Architecture
January 2014 - October 2015
Responsibilities: Prototype Manager for the Walmart Neighborhood Market

Haag Brown Commercial Real Estate and Development
November 2015 - July 2018
Responsibilities: Producing concept designs and site layouts for all new development opportunities

REPRESENTATIVE PROJECTS

FFO Home - Multiple Locations (20+/-)

Starbucks Retail Centers - Multiple Locations (20+/-)

Tacos 4 Life - Multiple Locations (20+/-)

The Reserve at Hill Park - Jonesboro, AR (27 acre office park)

Haag Brown Office - Jonesboro, AR

Multiple Retail Developments (20 - 100 acres)

Adult Education Center - Trumann, AR

Parkwood Retail Center - Jonesboro, AR
7,300 SF three-suite retail space

East Johnson Medical Offices - Jonesboro, AR
6,600 SF two-suite building and 2,400 SF free standing building

Ha-Ro-Co Fire Station - Harriet, AR
Reconstruction of an existing volunteer fire station

Nestle Activation Center - Rogers, AR
12,000 SF offices with demonstration kitchen and mock up retail space

BNSF Railway Offices - Various Locations
1,500 to 3,200 rail office replacements

St. Mark's Episcopal Church - Jonesboro, AR
2,700 SF renovation of entry sequence for existing church

Dell Fire Station - Dell, AR
5,600 SF four-bay volunteer fire station

Vetro 1925 - Fayetteville, AR
4,700 SF restaurant in historic downtown building

First United Methodist Church - Greenbrier, AR
CA | renovations and classroom additions to an existing church

Baxter Healthcare - Mountain Home, AR
DD, CD, CA, project renderings | loading dock addition to an existing manufacturing facility

Off-Grid Emergency Housing
SD, DD, CD, CA | design and construction of 320 SF emergency housing unit out of a shipping container

Evan Douglas

Project Manager



EDUCATION

Bachelor of Science in Architectural Studies, University of Arkansas, 2015.

PROFESSION

Evan Douglas has worked as an architectural designer on various single and multi-family residential projects, with a focus on small-scale and infill development. His work is centered around architecture that is elegant, economical, and resilient.

REPRESENTATIVE PROJECTS

Hill Avenue Townhouses

Hill Avenue Townhouses is a collection of seventeen townhouses near the University of Arkansas campus. The two and three story townhouses all feature private outdoor living space. Evan provided design and construction document services for the project.

Pharm II Townhouses

Evan has provided design and construction drawings for six urban townhouses in B Street in Downtown Bentonville Arkansas. The Pharm II townhouses are designed for a narrow site and feature garage parking, a lofty living floor along the entire second floor and a generous suite at the third floor, including a private terrace.

Dunn and Davis

Dunn and Davis features twenty three townhouses on a quarter block in Downtown Bentonville. Many of the units feature private garages and balconies. The core of the site is a landscaped courtyard that creates an intimate oasis in a dense urban setting. Evan provided design and construction document services for the project.

Wheeler District Houses

Wheeler is an emerging mixed use neighborhood in Oklahoma City, located on the site of the former airport. Evan developed housing prototypes for the project and created construction documents for a series of new houses. This work at Wheeler is on-going as they expand into their second phase.

Briartown Cottages

Evan participated in the design charrette for Briartown Cottages, a project funded by the Walton Family Design Excellence program. After design work was complete, Evan created a set of consistent construction documents from the work of various other architects. Construction of the Briartown Cottages was completed this fall.

WEST AVENUE CIVIC SPACE

RE-CENTERING FAYETTEVILLE'S PUBLIC LIFE AT DICKSON AND WEST



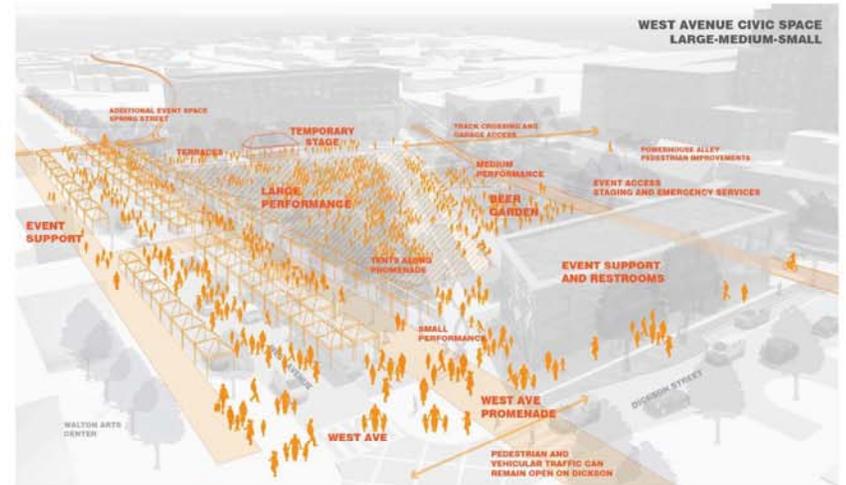
Final Civic Plaza Schematic Design and Renderings - January 2019



BIRDSEYE

KEY

- 01 - FLEXIBLE EVENT SPACE
 - HIGH PERFORMANCE LAWN
- 02 - PROMENADE
- 03 - ARTFUL STORMWATER
- 04 - INTERACTIVE WATER COURSE
- 05 - SHADED GARDENS
- 06 - OUTDOOR CAFE SEATING
- 07 - PERMANENT SCULPTURE
- 08 - BIKE TRAIL
- 09 - STREET PARKING
- 10 - OPEN SHADE PAVILION
- 11 - TWO STORY BUILDING
POSSIBLE PROGRAM:
 - CAFE/GALLERY/BIKES
- 12 - MULTI STORY BUILDING
POSSIBLE PROGRAM:
 - OFFICE, MAKER SPACE
 - ART GALLERIES
 - CAFE/RESTAURANT
 - HOTEL
 - PARKING UNDERNEATH
- 13 - STAGE/OVERLOOK
- 14 - SPRING STREET PLAZA
- 15 - SHARED STREET



LARGE EVENT OR FESTIVAL

**Final Civic Plaza
Schematic Design
and Renderings -
January 2019**





Final Civic Plaza Schematic Design and Renderings - January 2019



**Final Civic Plaza Schematic Design
and Renderings - January 2019**