

## Questions Regarding Civic Plaza Hotel

As of 1 November 2022

Where does the \$50,000,000 Project Cost number come from?

Answer: Please refer to attached document *Estimated Project Cost*, which has been compiled by Robert Sharp from discussions with Reindl Properties, Windsor Aughttry and C R Crawford.

1. Can delivery, emergency, and solid waste vehicles access the hotel building?

Answer: Please refer to attached diagram *Turning Radius and Access Diagram*. Also, deliver vehicles, solid waste, and moving vans currently access the site on a regular basis.

2. Who would be the architect for the hotel portion of the project?

Answer: At this point our short list is

Renaissance Group, located in Memphis Tennessee  
<https://rgroup.biz/>

BGKT Architects , located in Memphis Tennessee  
<https://bgktarchitects.com/>

LPB Architects, located in Atlanta Georgia  
<http://www.lpbatlanta.com/>

3. What brand of hotel will this be?

Answer: We have not selected a brand at this time. The hotel will be of good quality and the exterior design and public spaces of the hotel will be of exceptional quality as shown in the renderings and exhibits. Exterior materials and details have been carefully documented to assure the quality of the proposed building.

4. What is the capacity of the Meeting Rooms?

Answer: After discussions with our consultants, we have determined that we need to be able to accommodate an event of 200 seated people. This requires about 4,000 square feet of space for the ballroom and ancillary spaces.

5. What is the restaurant service schedule? How many meals will be served?

Answer: The service schedule, décor, and menu have not be determined. The Downtown and Entertainment District have multiple dining options that already exist. We will work to complement the existing culinary scene.

6. Will there be a Fitness Center or Swimming Pool?

Answer: There will be a Fitness Center. There will not be a Swimming Pool

7. What would be the Parking Requirements for this building if Fayetteville required commercial uses to provide parking?

Answer: Please refer to attached document showing Maximum Parking Allowed as per the Unified Development Code

8. How will employee parking be managed.

Answer: The managers of the hotel will participate in any Downtown or Entertainment District employee parking program. We understand that encouraging and facilitating employee parking out of the “hot box” is good business.

9. How will the Valet Parking program work?

Answer: We have proposed an agreement with the City of Fayetteville to lease spaces from them that are under-utilized. During the week, the Spring Street parking structure has excess capacity. During the

weekend, the downtown has excess parking capacity, particularly on Mountain and Rock Street Lots. Reindl Properties will create a valet parking program that will move the cars as necessary. The success of the hotel depends upon accommodating guests that arrive by car. Please refer to *Valet Parking Diagram*, attached to this document.

10. Does the City of Fayetteville have design authority over the Public Restrooms?

Answer: Yes.

11. Will Reindl Properties have their own Landscape Architect?

Answer: They will have their own Landscape Architect and Civil Engineer. These professionals have not been selected yet.

12. Who will pay to construct the bicycle trail? Who will pay for the easements for the bicycle trail?

Answer: The Letter of Intent states that the City of Fayetteville will construct the trail and pay for the easement. The original RFP showed the bicycle trail being built on public property within the Civic Plaza. Reindl Properties has proposed selling an easement that would allow the bicycle trail to be built on its property so that the park could be expanded. Please see attached diagram from the RFP.

13. Who will operate the hotel?

Answer: A management company has not been selected at this time. We are leaning heavily towards Hospitality America, Windsor Aughtry's management partner.

14. Does Reindl Properties have a contract with Windsor Aughtry at this time?

Answer: There is not an agreement at this time. Once the Letter of Intent is accepted by the City of Fayetteville, agreements with professionals, consultants, and investment partners can be pursued.

15. How many jobs will be created by the hotel?

Answer: We estimate the following number of jobs will be created by the hotel:

45 employees total

20-25 employees for am shift

8 employees for pm shift

2 employees for overnight

16. Where will trash and recycling be located? What about loading facilities:

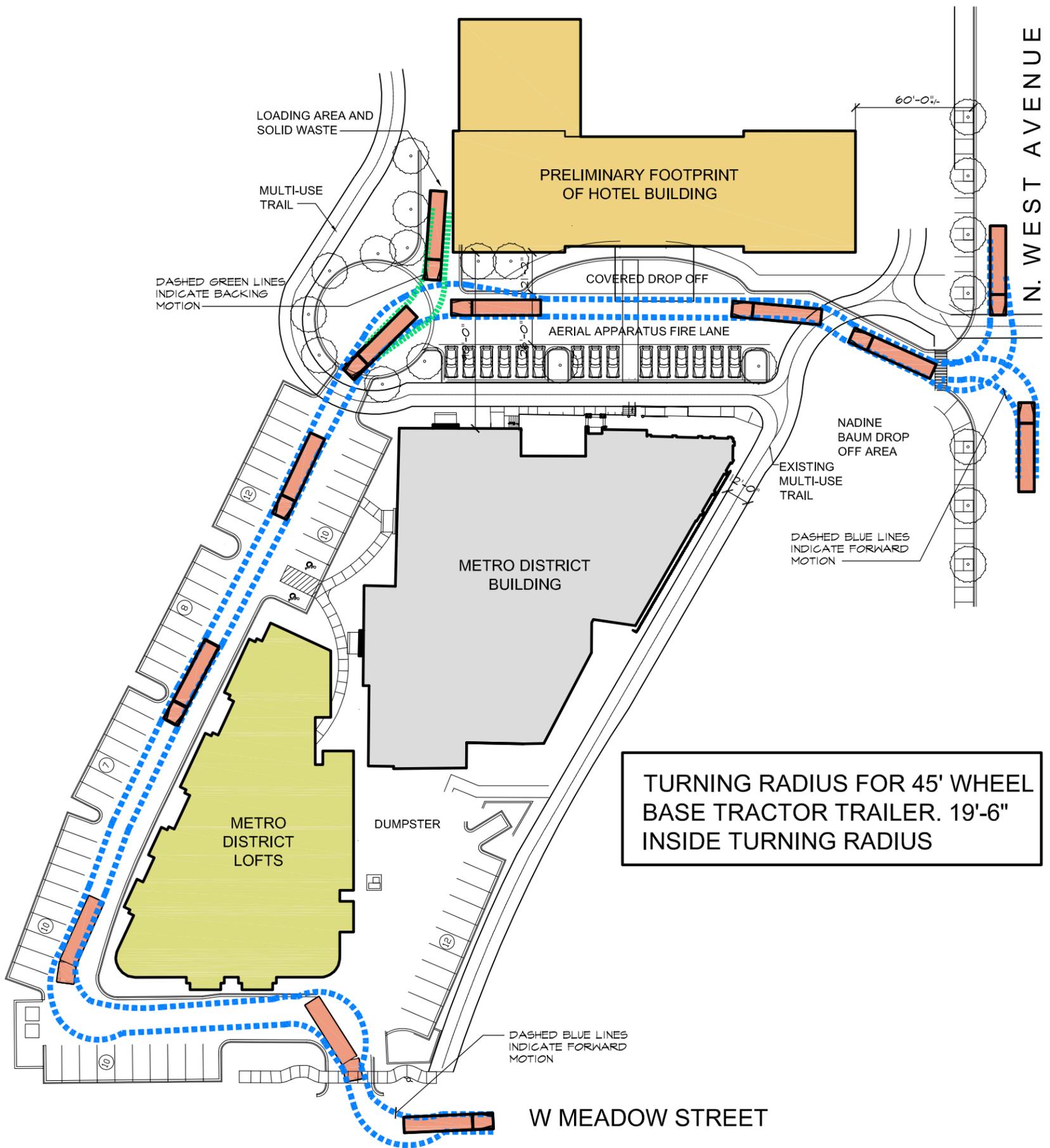
Answer: These service areas will be located on the west side of the hotel building. These areas are below the level of the bicycle trail and will be screened from view.

17. How will the hotel effect the Upper Ramble in terms of shade?

Answer: Please refer to attached document Sun Study for seasons of the year and times of day.

## Estimated Project Cost, Civic Plaza Hotel

Hotel Rooms, Lobby, and Support Spaces	134 rooms	\$	400.00	per sq ft	642 sq ft per room	86,028	sq ft	\$	34,411,200.00
Meeting Rooms, associated spaces		\$	300.00	per sq ft		4,000	sq ft	\$	1,200,000.00
Restaurant, Café, and Bar		\$	400.00	per sq ft		4,350	sq ft	\$	1,740,000.00
Lease Spaces, Ground floor and Upper Levels		\$	250.00	per sq ft		18,000	sq ft	\$	4,500,000.00
<b>Total Project Area</b>						<b>112,378</b>	<b>sq ft</b>		
Basement Parking	32 stalls	\$	50,000.00	each				\$	1,600,000.00
Total Building Construction Cost								\$	43,451,200.00
Architecture, Engineering, Testing								\$	1,000,000.00
Fixture Finishes and Equipment (FF&E)								\$	3,550,000.00
Land Cost								\$	3,000,000.00
Project Cost								\$	<b>51,001,200.00</b>



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TURNING RADIUS AND ACCESS DIAGRAM

SCALE: 1" = 60'-0"

CIVIC PLAZA HOTEL

COURTYARD BUILDING & BLOCK LLC  
 100 W. CENTER ST. STE 300  
 FAYETTEVILLE AR 72701  
 PHONE: 479,442,0229 E-MAIL: rob@sharparch.net

## Maximum Parking Allowance, Civic Plaza Hotel

Hotel Rooms, Lobby, and Support Spaces	134 rooms	1 per Guest Room			134.00 parking stalls
Meeting Rooms, associated spaces	200 seats	0.25 stalls per seat	50	75%	37.50 parking stalls
Restaurant, Café, and Bar	4,350 sq ft	100 sq ft per stall	44	75%	32.63 parking stalls
Lease Spaces, Ground floor and Upper Levels	18,000 sq ft	250 sq ft per stall			72.00 parking stalls
<b>Gross Parking</b>					<b>276 parking stalls</b>
Transit Proximity Reduction				15%	-41.42 parking stalls
Bicycle Parking Reduction				10%	-27.61 parking stalls
Motorcycle and Scooter Parking				10%	-27.61 parking stalls
<b>Maximum Parking Allowed</b>					<b>179 parking stalls</b>
Basement Parking					32.00 parking stalls
<b>Off Site / Valet Parking</b>					<b>147 parking stalls</b>

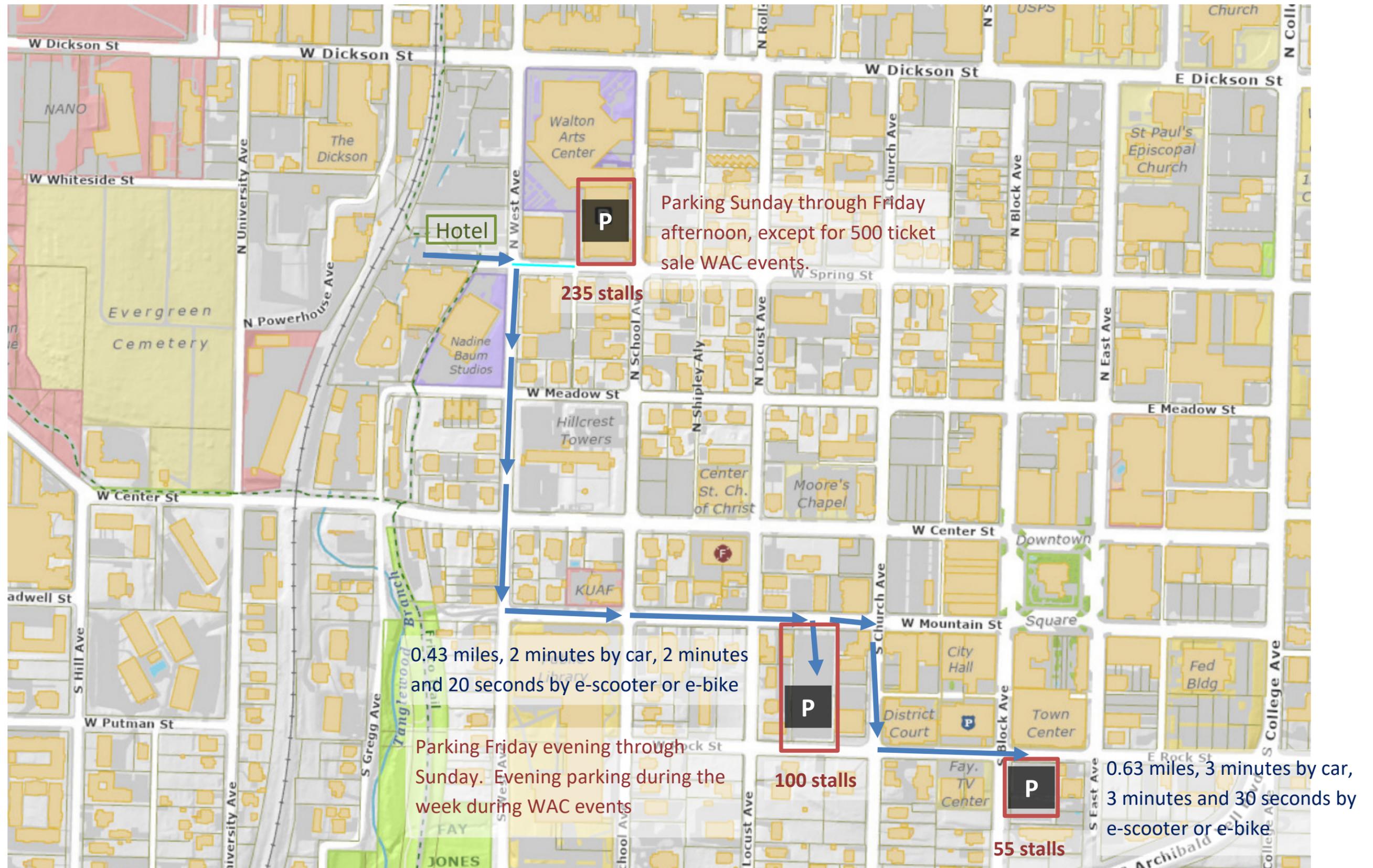
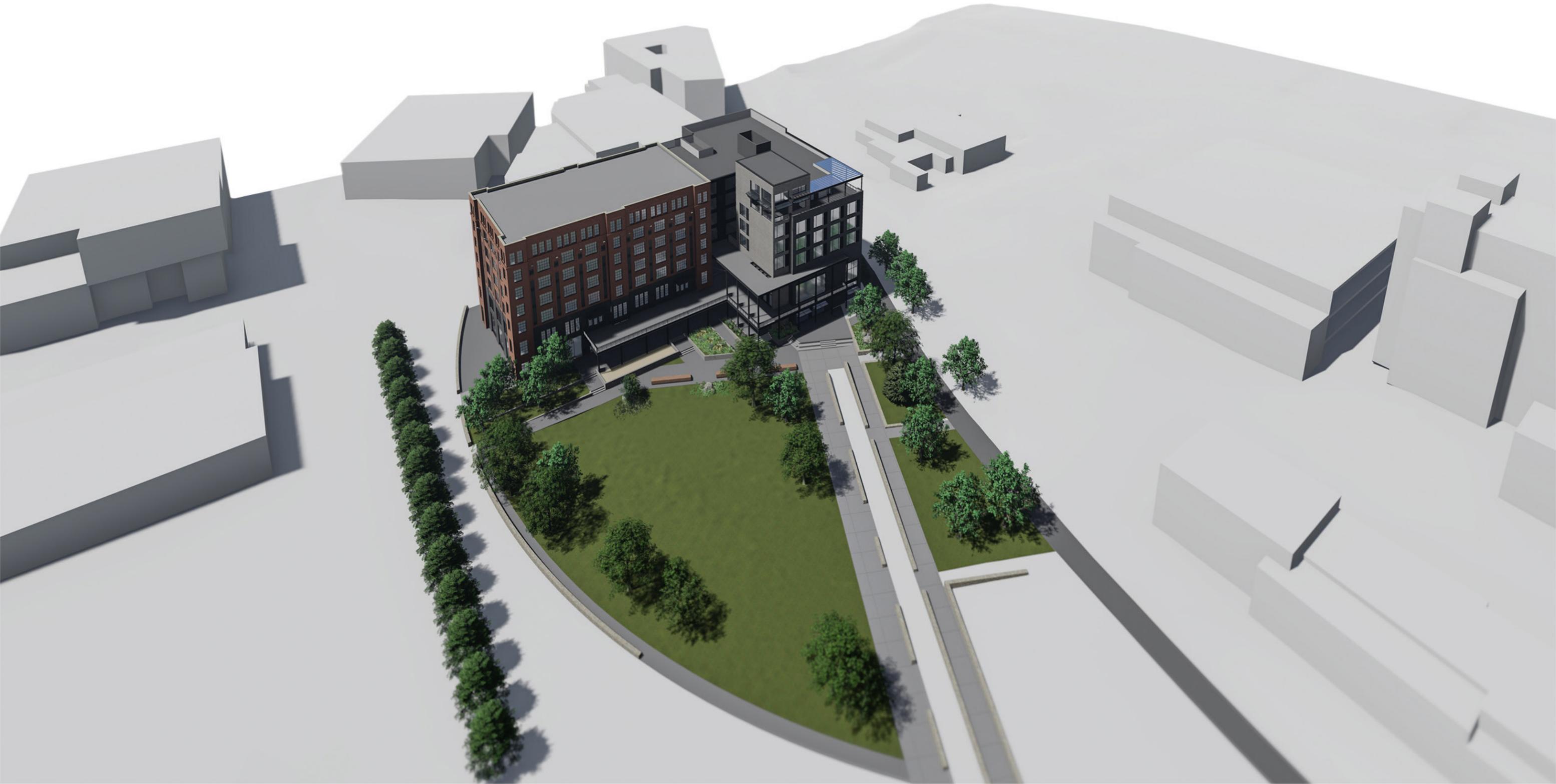
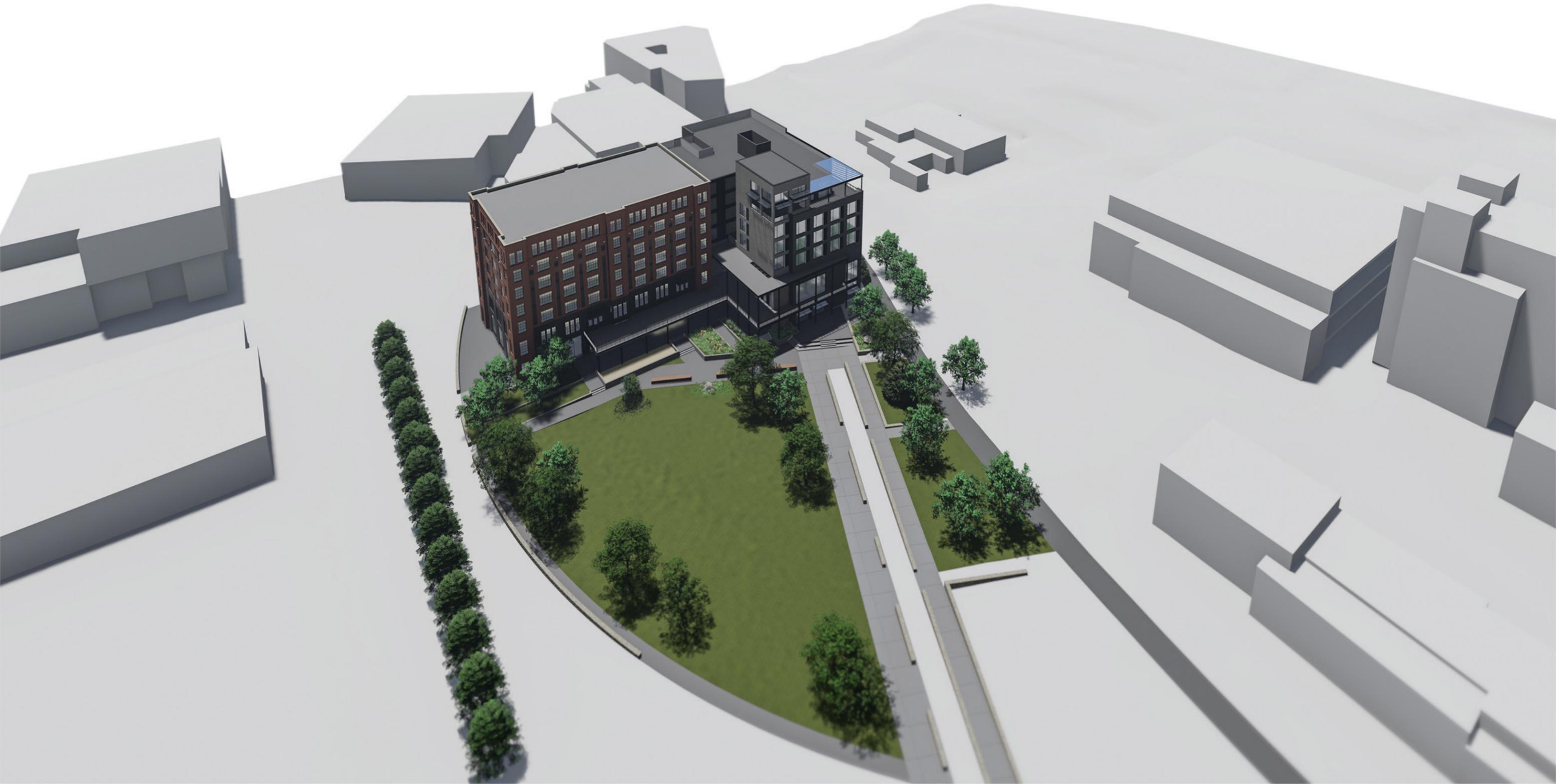


Diagram of Off-Site Valet Parking Locations, City of Fayetteville Owned Parking

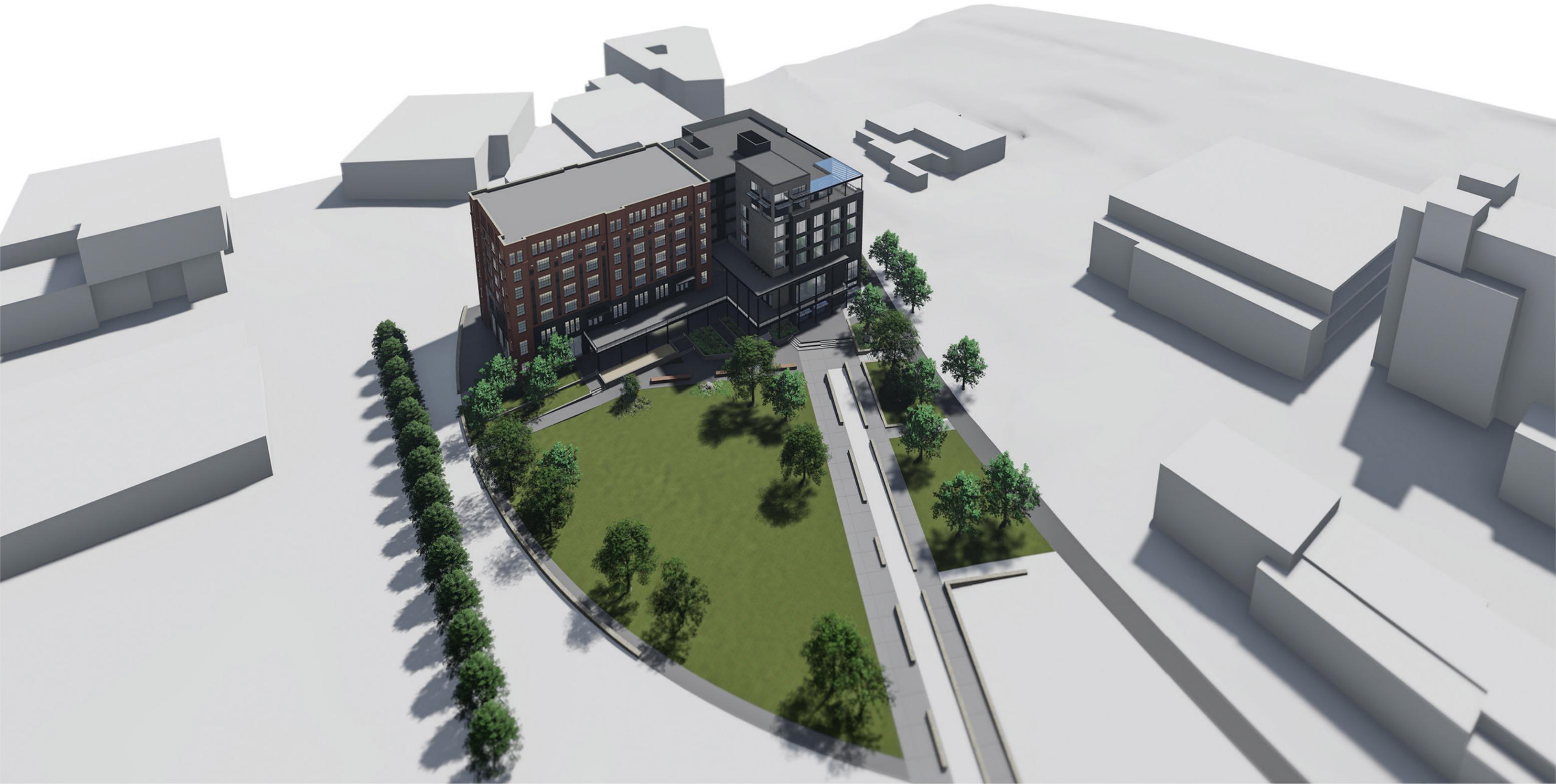
SUMMER | JUNE 21 10AM



SUMMER | JUNE 21 NOON



SUMMER | JUNE 21 3PM



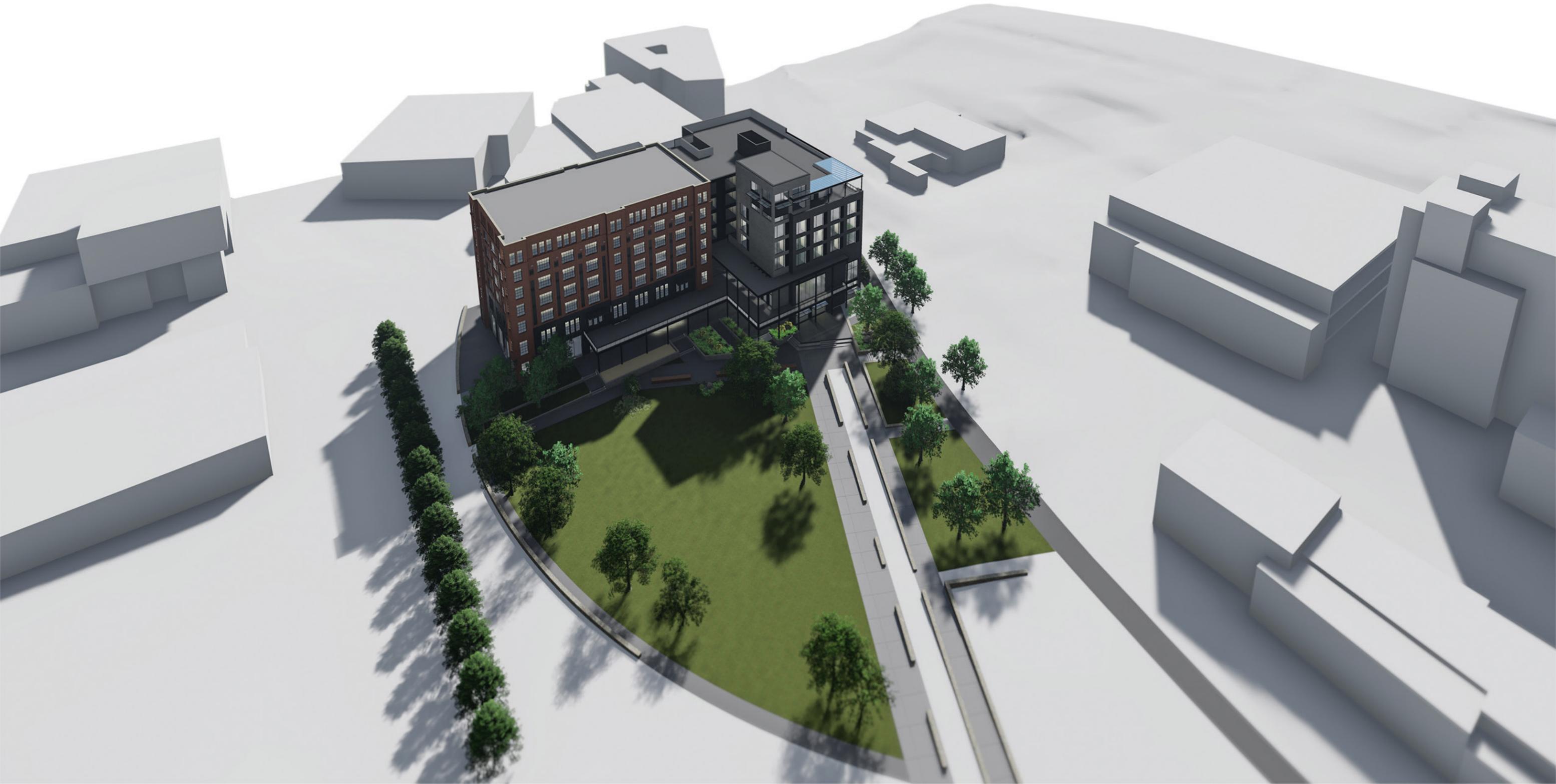
FALL/SPRING | MARCH / SEPTEMBER 21 10AM



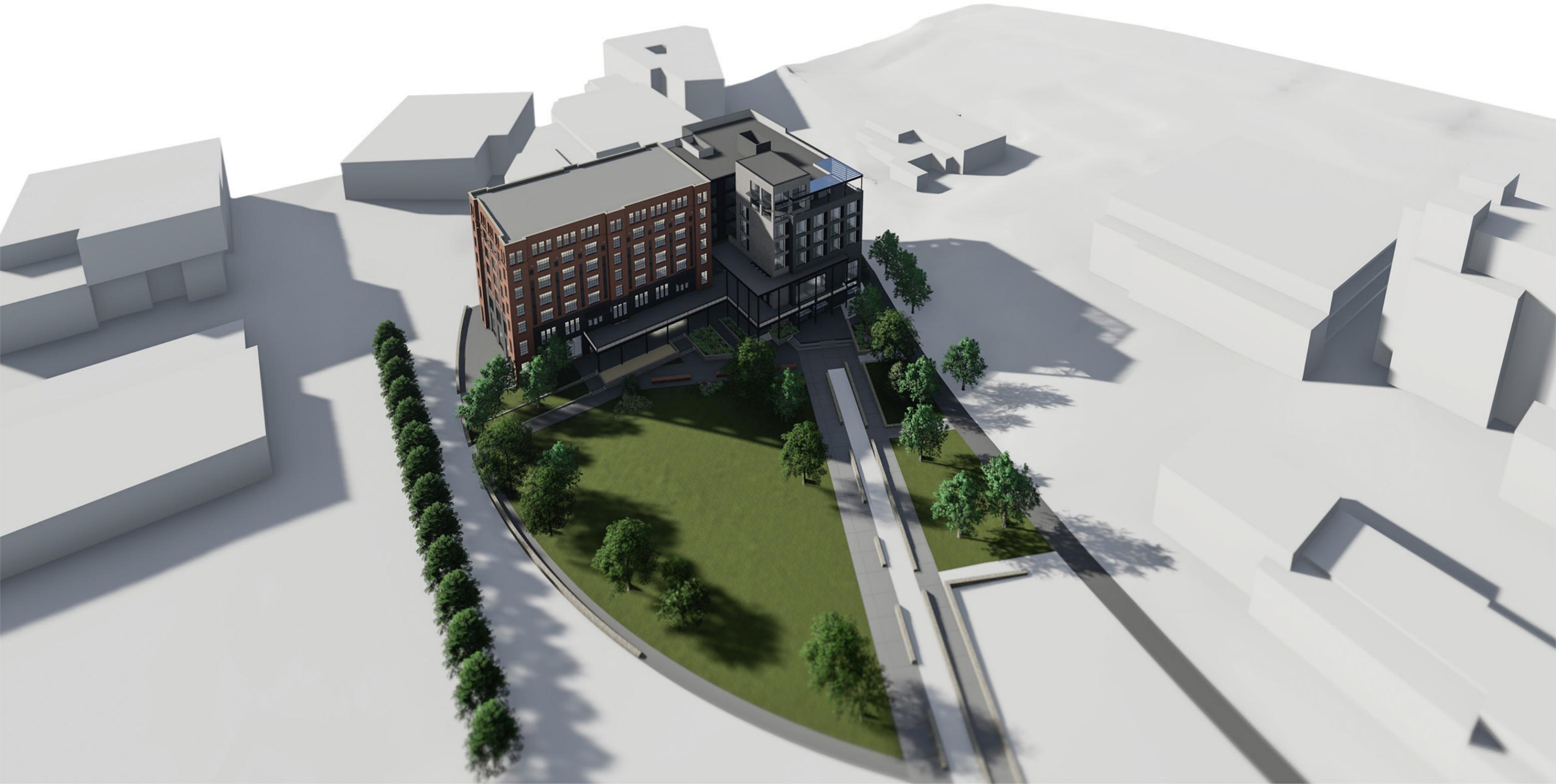
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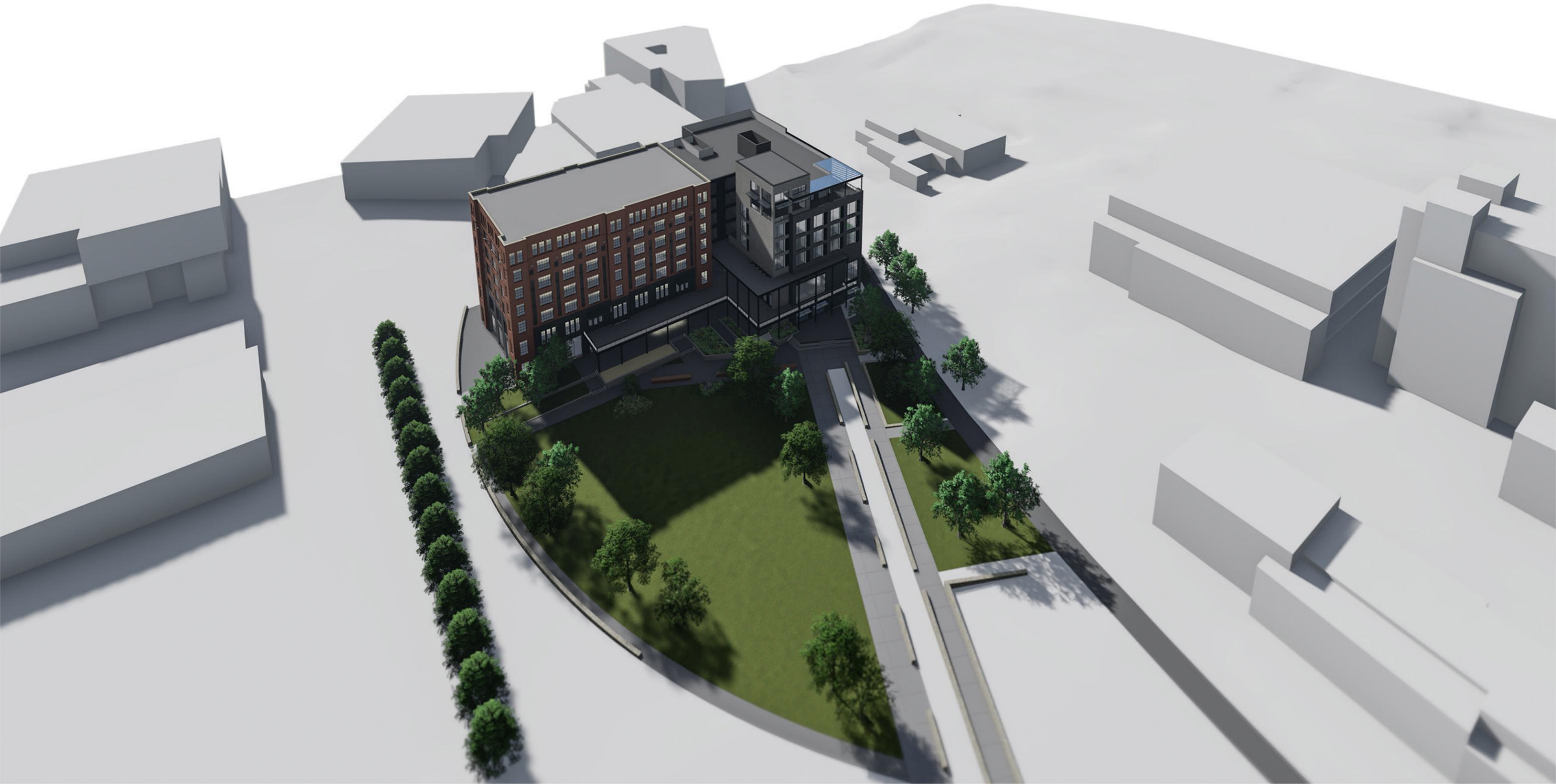
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WINTER | JANUARY 21 10AM



WINTER | JANUARY 21 NOON



WINTER | JANUARY 21 3PM

