

Georgia World Congress Center Authority

BOARD OF GOVERNORS MEETING

June 26, 2018



Authority



Financial



Facility



HOTEL UPDATE

Theonie Alicandro, Drew Company, Inc.

Robert Fischel, Gensler

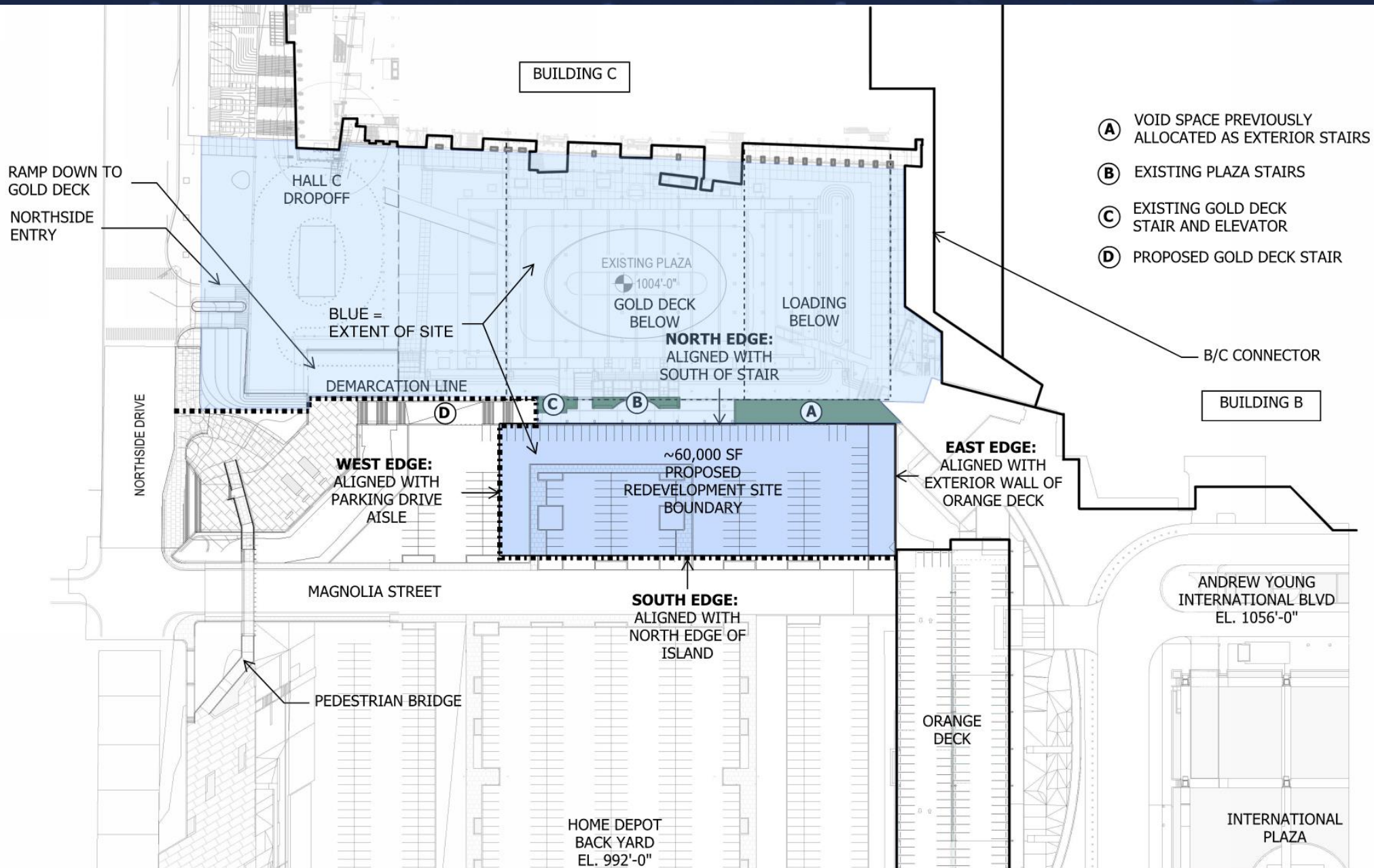




Agenda

- Site Massing Review
- RFP Update
- Next Steps





GWCCA / DREW

Gensler

GWCC HOTEL

SITE BOUNDARY

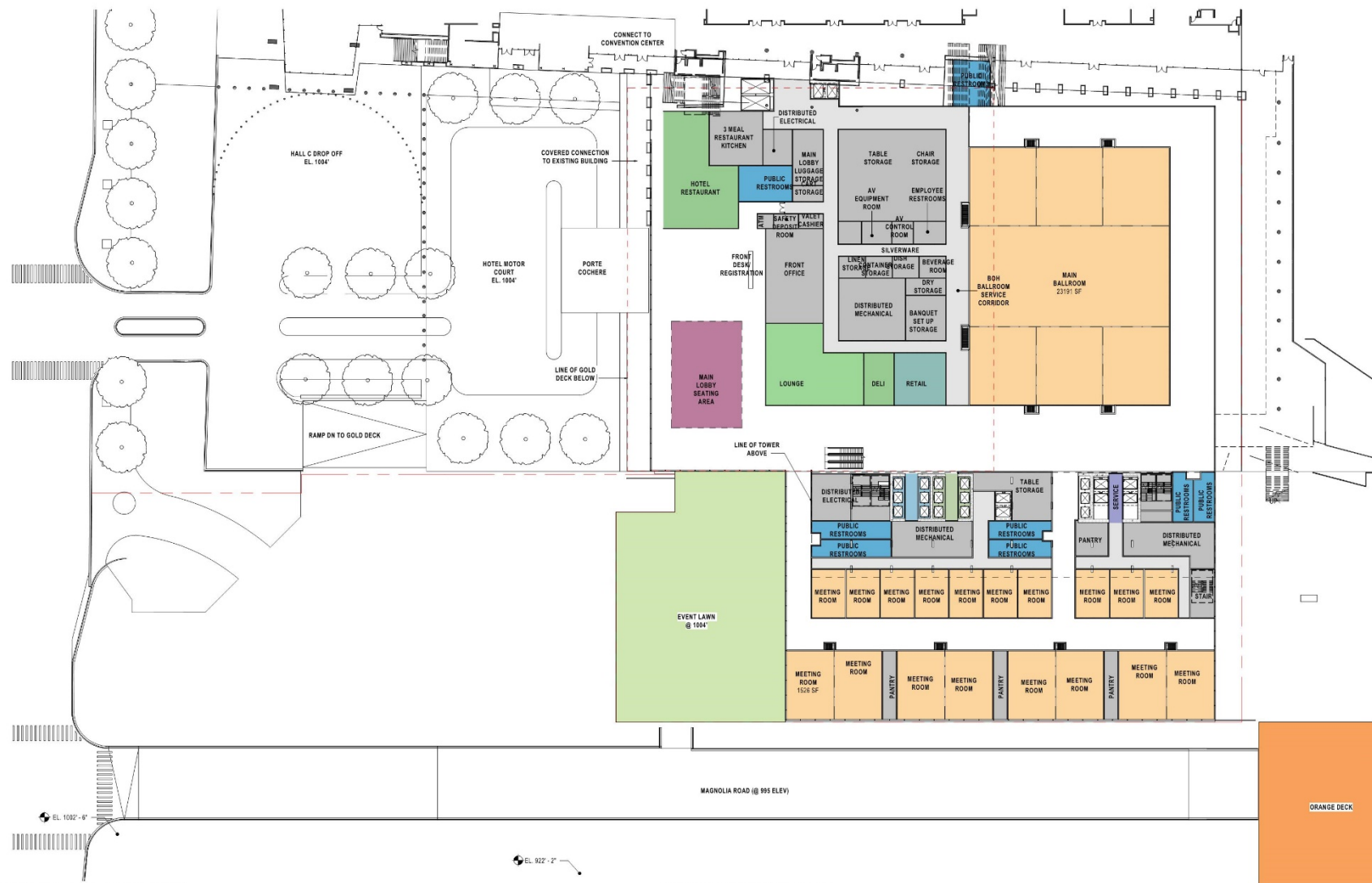
*FOR INTERNAL REVIEW ONLY

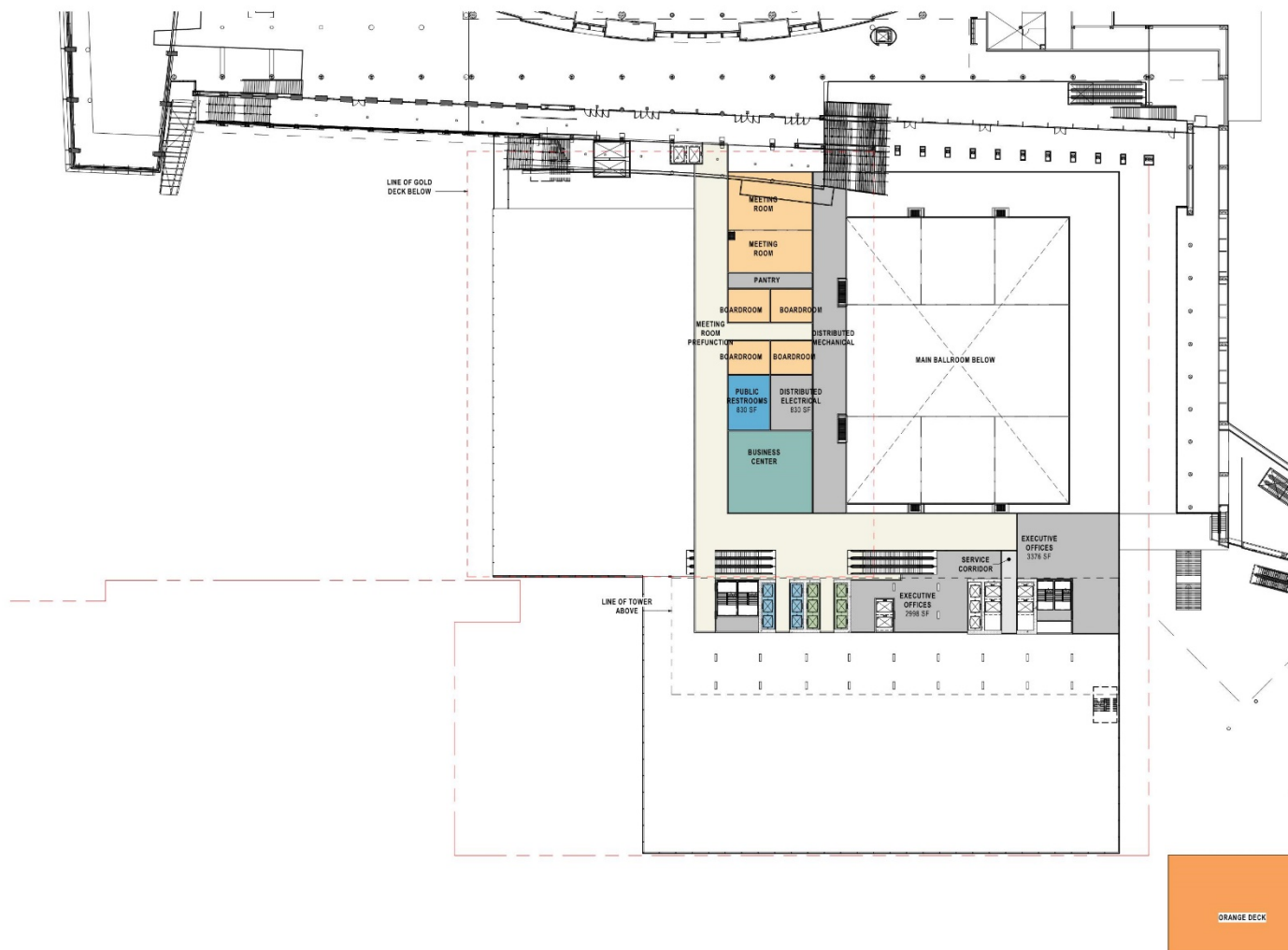
06/19/18

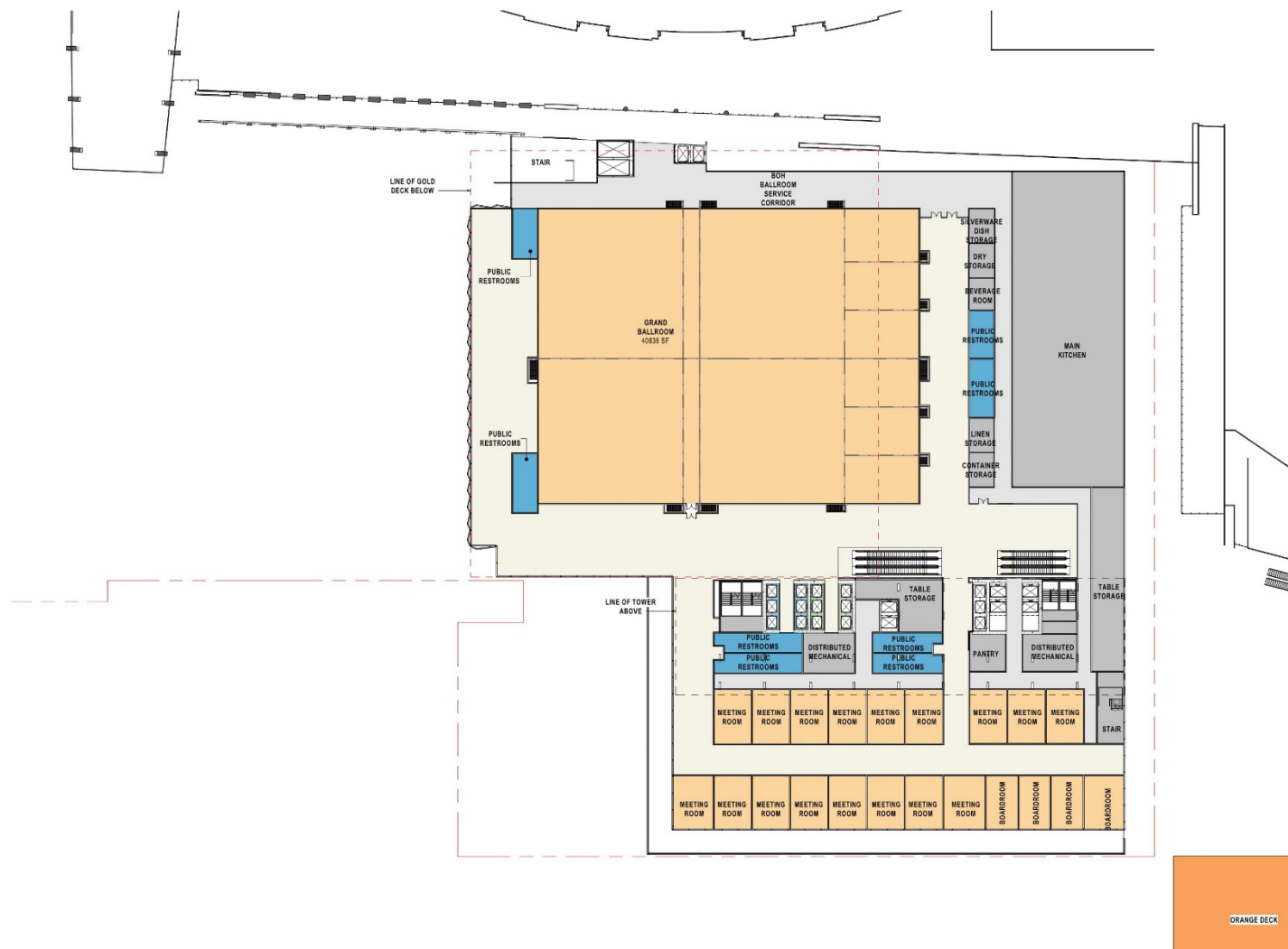
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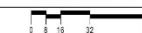
Gensler

GWCC HOTEL

LEVEL 3 - 1040'

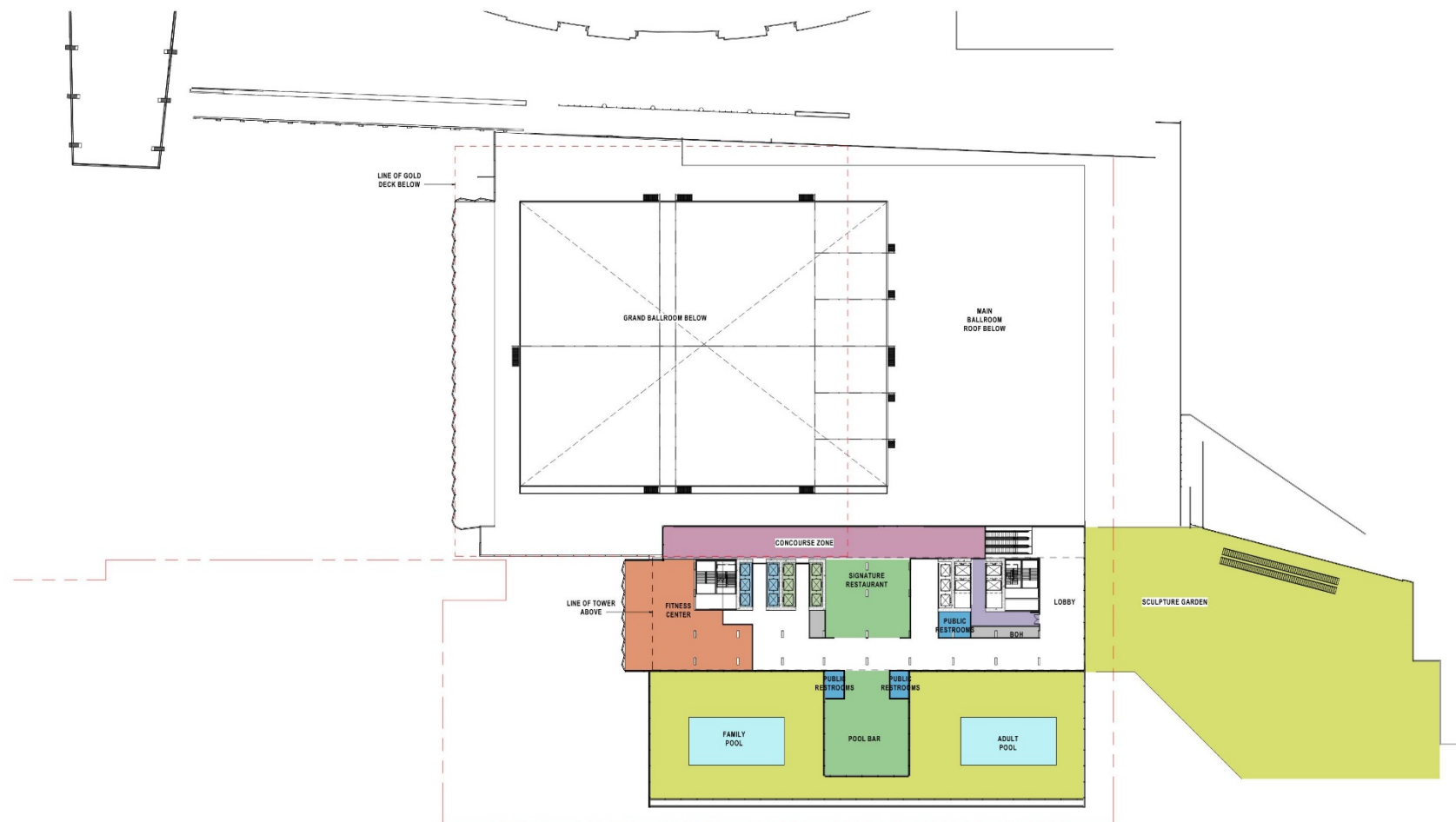
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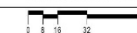
GWCCA / DREW

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LEVEL 4 - AMENITY

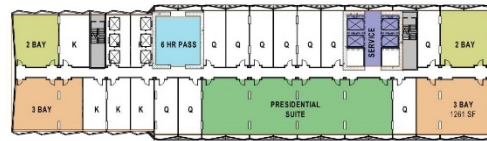
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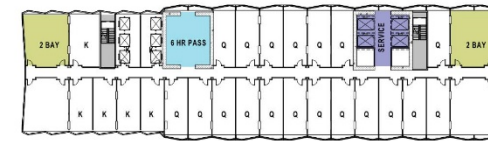


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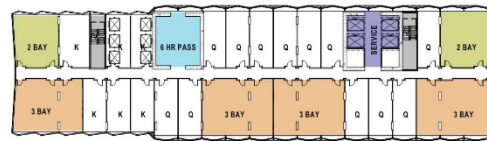




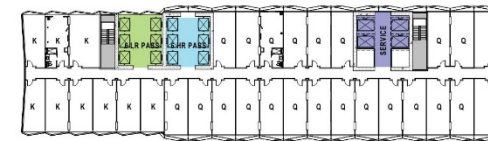
PRESIDENTIAL SUITE LEVEL



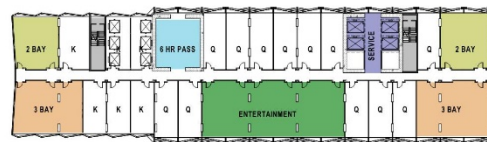
TYPICAL HIGH RISE LEVEL



SUITE LEVEL

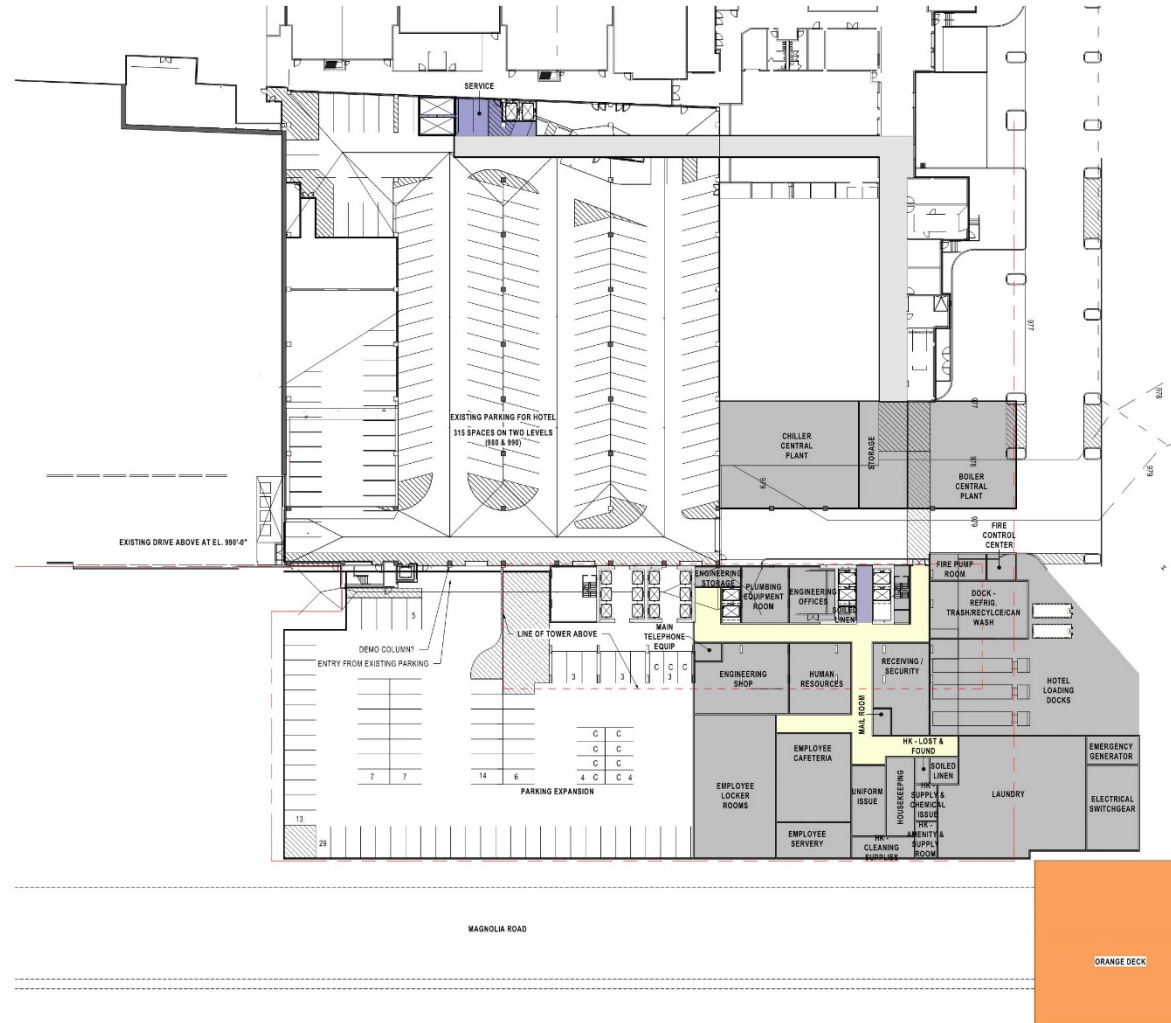


TYPICAL LOW RISE LEVEL - 1074'
FIRST FULL LEVEL @ LEVEL 6



ENTERTAINMENT SUITE LEVEL





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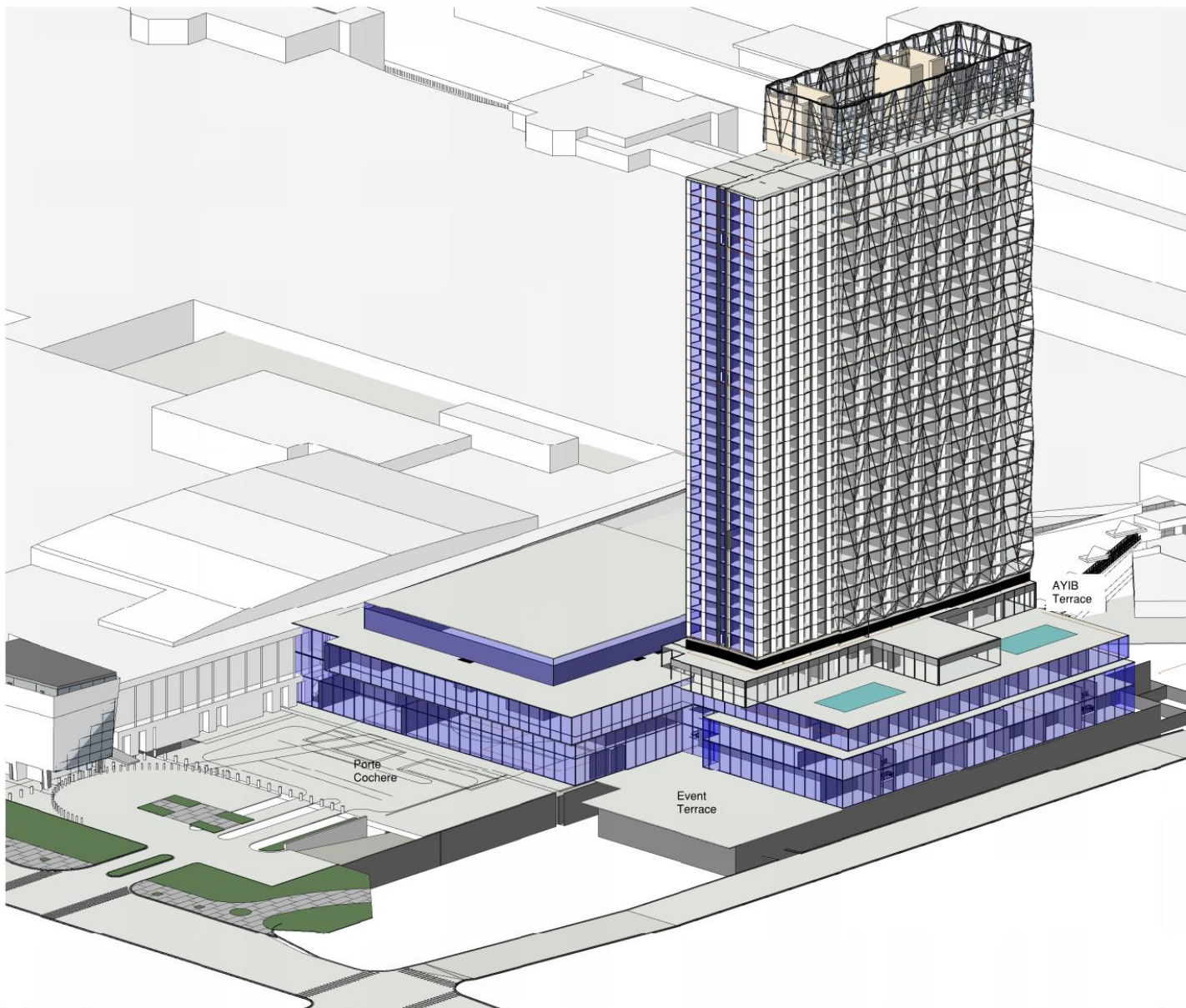
GWCC HOTEL
LOWER LEVEL - 980'

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3D MASSING / AXON

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REQUEST FOR PROPSAL UPDATE





Brand Presentations: June 11 - 13

- Fairmont
- Hilton
- Hyatt
- IHG
- Marriott
- MGM





Submission Requirements

- General company information and related experience
- Hotel market and project understanding
- Operations plan
- Hotel product and program
- Operating projections
- Financial proposal
- Proposed key business terms





Key Business Terms

- Qualified Management Agreement (QMA)
- FF&E replacement reserve
- Capital replacement reserve
- Working capital reserve
- Termination provisions
- No violation of geographic restriction
- Approval of operating and capital budgets
- Employer of hotel employees
- Approval over department leaders
- Room block agreement





Brand Shortlist

- Hilton
- Hyatt
- IHG
- Marriott





Next Steps

- Focused questions for each brand
- Development budget refinement based upon site massing
- Analysis of financial program to determine best approach





QUESTIONS?

