

Resort Development Lake Clinton



REQUEST FOR PROPOSAL - TECHNICAL RESPONSE

Bid Event Number: EVT0002445



July 25, 2013

Bid Event Number: EVT0002445

State of Kansas
Department of Administration
Procurement and Contracts
Attn: Linda T. Gronquist
800 SW Jackson, Suite 600
Topeka, Kansas 66612

Re: Resort Development - Lake Clinton
Lawrence, Kansas

Dear Linda and Selection Committee:

We are most pleased to present to you our response to the Request for Proposals for a Resort Development at Lake Clinton. We have selected an excellent team of experts in construction and design including our architectural and planning firm PGAV Destinations and our General Contractor Key Construction both of which are Kansas based successful companies.

As you will see in our proposal, we have a very collaborative approach to development, design and construction. We firmly believe that interaction and dialogue with the key stakeholders and potential strategic partners is the only way to truly craft a win-win solution.

We are supportive of this project and its potential success. We are also very careful to deal with the realities of a seasonal resort in the mid-west and the competition with other conference center hotels in the region. We believe a phased approach to the development and a not-for-profit ownership structure with the participation of the State of Kansas will help insure the resort's success from an economic perspective. Our team has crafted some elements and strategic relationships that could truly make this a unique destination with a focus on education, wellness and nature.

We are most appreciative of this potential opportunity to create a unique and important destination at Lake Clinton and for the State of Kansas. We look forward to your selection of our team to immediately begin working together to see this long awaited vision become reality.

Our team does concur with the stated items under 2.3-Transmittal Letter of the RFP.

Sincerely,



Dave Mashburn
Managing Member
816-810-2738



David C. Owen
Managing Member
913-449-8500



Stephen L. Troester, AIA, LEED AP
Principal - PGAV
913-362-6500



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EXECUTIVE SUMMARY



Today, destinations must operate in a challenging environment. They are consumer products, set in competition with a multitude of other leisure offerings. Truly successful, economically sustainable destinations measure by any objective standard are relatively rare.

When properly conceived, destinations such as the Resort Development at Lake Clinton can be exceptionally powerful. They can give identity to our communities, enrich our lives and stimulate development. For this project, we have drawn from our unparalleled experience in creating successful attractions and have assembled a team of the very best in hotel, convention center, resort development, management, design and construction. PGAV's Destinations practice is one of the best in the world at creating true destinations. Creating a successful project of this type includes much more than the hotel and convention center facilities themselves. The most successful projects of this type are the focal point of an array of amenities and services that create a destination for convention attendees and hotel guests alike.



The most important factor in a successful hotel and convention center project is the market. Mr. John Q. Hammons used to tell me it's not "Location, Location, Location" it is "Market, Market, Market" Mr. Hammons was right, although location is important, there must be a market to draw from. At the end of the day this project is a business and will only be successful if it works as a business. We believe a phased approach is best for future growth. ***As you will see we have designed the hotel to have a first phase of 120 rooms along with the food service and conference center. Later phases can include an additional 60 rooms to the hotel, cabins, event pavilion and chapel.***

We believe we have begun a vision that will bring the best of Lake Clinton and the State of Kansas together for travels and visitors to enjoy for many years. The key to the final vision will be the synergy and collaboration with the organizations, entities and businesses we have identified in this proposal and many more that we have not. The following key points outline the highlights of our team and reasons why we should become part of the team to see this vision become reality:

- Familiarity with this project from previous assignments
- Significant experience in hotel and convention center projects
- Collaborative approach to find the best solutions
- Synergistic approach with local organizations and businesses
- Creative design and construction experience
- Solid business, financing, management, and marketing approach
- Phased approach to growth of and success of the project



A full-page background image of a sunset over a calm body of water. The sun is low on the horizon, creating a bright orange and yellow glow that reflects on the water's surface. The sky is filled with soft, wispy clouds in shades of blue, purple, and orange. The water is still, with gentle ripples. In the distance, a dark silhouette of a shoreline is visible.

TECHNICAL RESPONSE

TEAM QUALIFICATIONS

Team Organization Chart



Firm Profiles

LodgeWell, our name has dual meaning to reflect our commitment to provide healthy accommodations and excellent services for our guests. Our approach to development is a very collaborative process with all the stakeholders in the project and the community involved in crafting the best solution for that market and community. Part of our approach is to seek synergistic relationships with strategic partners in the community to incorporate the very best of that community into our projects.

LodgeWell was recently formed by two leaders in the hospitality and finance industries with over 80 years of experience and management expertise of large real estate, hotel and conference center developments totaling over \$5 billion in transactions. LodgeWell's team of advisors in design, construction, operations insurance, technology and legal expertise provide significant support for the company's aggressive growth and commitment to a providing unique service in the hospitality industries.

Our significant experience in conference centers, convention centers, expo centers and trade centers provides a unique perspective on what makes a successful center and the important relationships and dynamics between the adjoining hotel, nearby hotels and the guests they serve. Management of these facilities must focus on the maximum benefit for all these relationships and the positive economic impact they can have on the local community and businesses.

LodgeWell has extensive experience with nearly every major hotel brand including Marriott, Hilton, Starwood and IHG providing a broad background of systems, marketing strategies, and methodologies for running successful hotels and conference centers. This experience also includes the pros and cons in using the franchise business model in today's highly competitive hospitality market place.

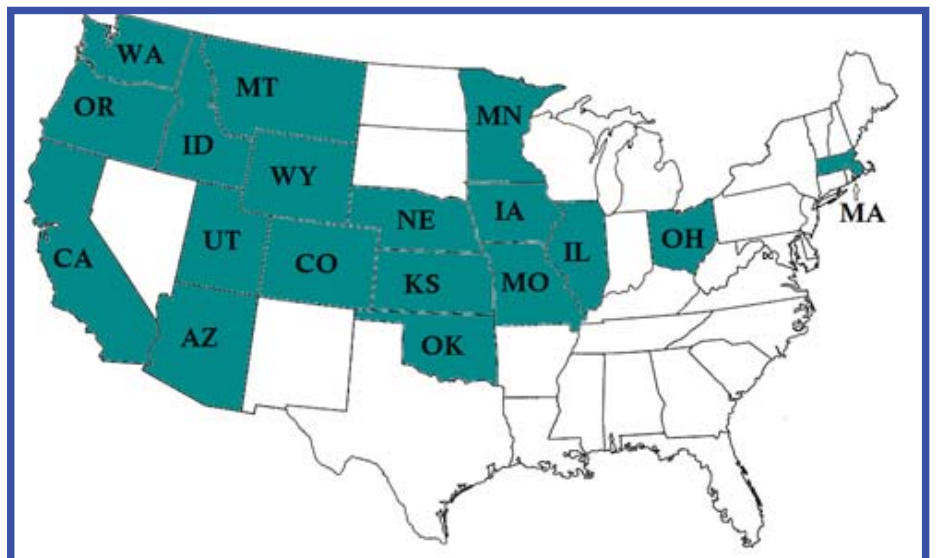


Firm Profiles

D.A. Davidson & Co. Fixed Income Capital Markets is a employee-owned financial services holding company founded in 1935 and headquartered in Montana. D.A. Davidson and its related entities operate under the Davidson Companies, constituting a broad based financial services firm. D.A. Davidson has a demonstrated expertise and commitment to public sector clients. Moreover, the firm has the financial strength to underwrite transactions in excess of \$1.25 billion. For fiscal year 2012 (ending September 30, 2012), D.A. Davidson & Co. had over \$160 million in equity and \$85 million in net capital. In addition, the Davidson Companies had over \$28.8 billion of assets under management and recorded approximately \$259 million of revenue in fiscal year 2012.

Our public finance professionals average over a quarter century of experience and enjoy working relationships with over 500 clients nationwide including cities, counties, school districts, special districts, health care institutions, housing agencies, universities, colleges and state governments.

Davidson specializes in financing projects for communities across the United States. We are committed to strengthening infrastructure, expanding businesses and enriching the lives of the people in our communities.



Firm Profiles

PGAV is composed of people with the creative talent and technical expertise to achieve great things. Since our founding in 1965, our staff has grown to 110 skilled professionals with offices in Westwood, Kansas and St. Louis, Missouri.

Throughout our nearly five decades, we have provided architectural, planning and design services for a wide variety of clients. We continually strive to combine design excellence, environmental stewardship, technical expertise and responsive customer service to exceed our clients' expectations.

We believe the depth of our experience with the programming, planning and execution of destination lodges and resort facilities will provide valuable insights into enhancing the conceptual design with a focus on maximizing the quality of the visitor experience, and improving functionality and return on investment through creative design refinements.

PGAV is a recognized leader in the design of sustainable architecture. We utilize Building Information Modeling to support the creation and analysis of building energy models that support life cycle and systems costs analysis as the basis for the selection and integration of sustainable strategies which reduce environmental impact and lower operational costs.

PGAV provides an exceptional balance of creativity and technical excellence. Our proven ability to work in partnership with our clients with an emphasis on teamwork, communication, service and enthusiasm is the foundation of our ongoing success.

Design for the Destination and Hospitality markets is a primary focus of our firm's practice. Of local interest, PGAV designed the successful Mount Magazine Resort in Paris, Arkansas. This project is an example of our ability to help build a remarkable destination. Our depth of relevant experience includes:

- Destination Lodges/Hotels/Resorts
- Conference and Hospitality Centers
- Entertainment Destinations
- Museums and Cultural Visitor Centers
- Themed Retail Developments
- Corporate and Institutional Headquarters



Firm Profiles



Hoss & Brown Engineers has established a reputation for designing mechanical and electrical systems to the appropriate level of sophistication, utilizing the latest technology, while maintaining a level of simplicity required for ease of operation and maintenance. We believe that systems which are easier to maintain will be better maintained.

The firm strives to completely coordinate the mechanical and electrical designs with all other members of the design team in an effort to complement the building aesthetically while maintaining sound design methods. We believe the detail to which our plans and specifications are prepared enhances the quality of bids by leaving little to the contractor's imagination.

Hoss & Brown Engineers offers a full line of mechanical and electrical engineering services covering a variety of project types:

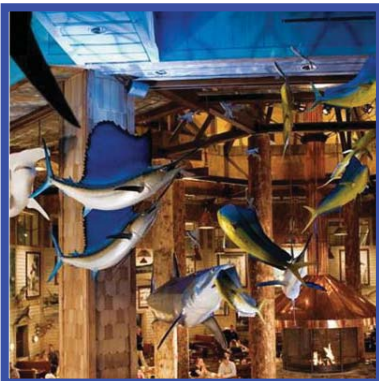
- Plumbing and piping design for commercial, institutional, and industrial projects.
- HVAC design ranging from light commercial heating and air conditioning systems to sophisticated laboratory and pharmaceutical designs.
- Interior and exterior lighting design services, a number of which have won IESNA Illumination Design Awards.
- Building power systems design including uninterruptible power systems and transient voltage suppression system design.
- Building data and telecommunication system distribution design.
- Fire alarm, controlled access, and other life safety systems design.

Principal involvement begins at the preliminary stage of each project and continues through final completion and system commissioning. From marketing to occupying the building to post-occupancy follow-ups, you can be assured that an owner of the firm is involved at every step of the way.

Documenting previous jobs and their associated costs enables the principals to select a system which will not only yield a comfortable environment, but will fit the project budget.

The principals of the firm review staff engineer design calculations and documents at periodic intervals to ensure good quality control.

Upon project construction, the principals are actively involved with construction administration and system start-up, ensuring the project is installed and operating within the design guidelines.



Firm Profiles

KH Engineering Group is a structural engineering, established in 2004, dedicated to providing clients with structural solutions. The foundation of our firm is responsive listening. We listen...to the client, to the architect, and to engineers and other team members...so that we can provide structural designs that meet the goals of the team. We have four managing partners with over 76 years of structural engineering experience. The firm has worked on numerous building projects to deliver quality projects for our clients. We are registered as professional engineers in 15 states throughout the US.

Our clients include the government and private sector. We have completed projects as complex as the renovation of an existing 17 story apartment tower into new loft living or as simple as new air handling units on existing warehouse space. A few examples of recent relevant projects include:

- Fish & Wildlife Visitors Center – Mingo, Missouri
- Fish & Wildlife – La Crosse, Wisconsin
- Longview Bathhouse, Filter Room and Shelter Building – Kansas City, Missouri
- Deanna Rose Front Entrance Building – Overland Park, Kansas

Our focus is delivering a quality project that is well coordinated, buildable and on time. We utilize our technical and communication skills to work with owners, architects and contractors to enhance each project's success.



Resort Development - Lake Clinton

Firm Profiles



Landplan Engineering, PA is a regionally recognized design firm providing civil engineering and landscape architecture related consulting services. From our origin in 1970 as a division of an architectural/engineering firm, Landplan was incorporated in the State of Kansas as a separate company in 1979.

Over the past 30 years, we have earned a reputation for design and planning excellence, compiling an extensive portfolio of projects completed on time and within budget. Our staff of planners, civil engineers and landscape architects strives to reach imaginative and creative solutions to complex problems by providing quality planning and design services combined with effective project management.

Landplan Engineering's goals are to creatively respond to client needs, produce innovative and implement planning and design solutions, and consistently provide the highest quality service. We achieve these goals by hearing what our clients say and assembling project-specific teams of highly skilled professionals, with the full involvement of a Landplan principal in each and every project.

We take pride in the personal service provided to our clients. We do this by dedicating talented and experienced personnel to the project team throughout the duration of a project. In addition, a principal of the firm supervises each stage of design and production, while maintaining personal contact with the client, ensuring full communication and the realization of project goals.

A critical element in the planning and design process is clear and effective communication — both with clients and on their behalf. It is the responsibility of each member of the project team to maintain open lines of communication and to hear the client's needs and aspirations. In addition, we strongly emphasize clarity and detailed logic in all our graphic representations. It is this emphasis that affords us the ability to work closely with clients and to negotiate creatively with government agencies and construction contractors. Landplan utilizes telephone, fax, email and video links to ensure true communication.

Quality control on each project begins with the identification of the project team — each member is an experienced professional with successful projects to his/her credit. Quality is assured through well-developed project programming and design, and by maintaining sufficient communication with the client relative to the assessment and prioritizing of deficiencies, determination of corrective actions, and development of strategies. Incorporated in this approach are a "second set of eyes" review, client review and meetings, and value engineering reviews both early and late in the project cycle.



Firm Profiles

The construction business can be measured in projects completed. It can be documented in number of employees, in the equipment inventory, or maybe in total work in progress.

Key Construction measures the construction business in satisfied customers. Founded in 1978, Key Construction has a long history of successful construction projects. Recognized as one of the fastest-growing contractors in the country, Key specializes in customer satisfaction and the development of long-term relationships.

Do you want to hire a general contractor who also builds hotels or do you want a true hotel builder? At Key Construction, our Hospitality Division is dedicated exclusively to hotel construction. Our hotel professionals are dedicated to building your hotel right. When you work with Key, you're working with people who understand the importance of brand standards, quality construction, and your opening date. At Key, building hotels is not just our business, it's our passion. Just like yours.

Key Construction - Company Strengths:

- Our dedication to 100% customer satisfaction.
- Our 35 year history of completing projects on-time and within budget.
- .96 Safety Experience Modification Factor
- Financial stability: \$225,000,000 + bonding capacity with a Dunn & Bradstreet rating of 4A2 (company is debt free).
- Our highly trained and dedicated staff of construction professionals.
- Ongoing training and education for all employees.
- Ability to mobilize and work throughout the United States.

The most important characteristics of the Key team include:

- Team spirit and commitment to the project.
- Willingness to commit the time and energy required to successfully build the project.
- Management of the construction process.
- Our market position as one of the leading contractors in the country.





Dave Mashburn

LodgeWell - Hotel/Resort Development and Management Expert

Responsibilities

Dave Mashburn has over 30 years of experience in the development, design, construction, and management of hotel, resort and conference center projects across the country, totaling over three billion dollars in development costs. He has held senior level positions with such organizations as John Q Hammons Hotels and Resorts, Bass Pro Shops, Leisure Hotels and Resorts, Destination Ventures, Walton Construction and HNTB Corporation. Mr. Mashburn has significant experience in the development of large projects with complicated entitlements and incentives.

Education

University of Central Missouri
Bachelor of Science in Business Administration

Affiliations

Urban Land Institute
International Council of Shopping Centers
International Facility Management Association

Registration

Licensed Real Estate Agent - Missouri

Relevant Experience

Embassy Suites Hotel, Spa and John Q Hammons Convention Center, Rogers, Arkansas
Sheraton Hotel and Overland Park Convention Center, Overland Park, Kansas
Renaissance Hotel, Conference and Media Center, Glendale, Arizona
Embassy Suite Hotel and Conference Center, Hampton, Virginia
Marriott Courtyard Hotels and Conference Center, Allen, Texas
Renaissance Hotel, Spa and Conference Center, Colorado Springs, Colorado
Embassy Suite Hotel, Spa and Conference Center, Concord, North Carolina
Embassy Suite Hotel, Spa and Conference Center, Huntsville, Alabama
Holiday Inn Hotel and KCI Expo Center, Kansas City, Missouri
Marriott Courtyard and Hilton Embassy Suite Hotel and Conference Center, La Vista, NE
Embassy Suite Hotel, Spa and John Q Hammons Conference Center, Loveland, Colorado
Embassy Suite Hotel, Spa and Conference Center, Murfreesboro, Tennessee
Marriott Hotel and Conference Center, Normal, Illinois
Embassy Suite Hotel and Conference Center, Norman, Oklahoma
Embassy Suite Hotel and Conference Center, East Peoria, Illinois
Embassy Suite Hotel and Conference Center, San Marcos, Texas
Saint George Hotel, Spa and Conference Center, Weston, Missouri



Dave Owen

LodgeWell - Management and Financial Expert

Responsibilities

Dave Owen has business career spans multiple industries including banking, investment banking and real estate. He served as Chairman and CEO of two banks in Johnson County, Kansas, one of which he personally chartered. He was a co-owner of one of the most successful real estate brokerage firms in the same area. For eight years he served as Regional Manager for Stephens Inc, a large investment banking firm headquartered in Little Rock, AR. He has also been CEO of a public company traded on the NASDAQ exchange.

Mr. Owen is a former State Senator and Lt. Governor of Kansas as well as Chairman of the Kansas Republican Party. Currently he is Chairman of the David C. Owen Leadership Institute at Ottawa University, Ottawa, Kansas and a member of the President's Council. Mr. Owen brings a wealth of management and financial experience.

Relevant Experience

Vice President-Overland Park State Bank
Supervised all Real Estate Lending

Co-Owner-Bob Owen & Company, Inc Realtors
Developer - Overland Park Towers Retirement Center
Overland Park, Kansas

Developer - Wycliff West Shopping Center
Overland Park, Kansas

Chartered First National Bank of Shawnee Mission
Fairway, Kansas - Chairman & President

Acquired State Bank of Stanley, Kansas
Chairman and President

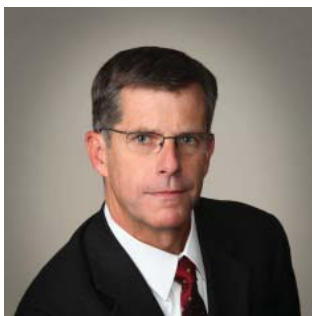
State Senator and Lt. Governor of Kansas
Chairman of Kansas Economic Development Commission

Regional Manager-Stephens Inc. Investment Bank
Mergers & Acquisitions

Chairman & CEO-ICOP Digital, Inc
Managed Public Offering
Company traded on NASDAQ exchange

LodgeWell, LLC
Partner





Charles Zitnik

D.A. Davidson & Co. - Senior Vice President
Public Finance Banker

Responsibilities

Charles Zitnik is responsible for public finance activity in Kansas and Missouri. As a municipal finance generalist, he assists cities, counties and districts in the development of financial models, provides election advice and support, and offers alternative financing structures to meet client needs. Zitnik's areas of expertise include utility finance for water, sewer and improvement districts and tax increment financing. He is the financial adviser to the over 800 member Missouri Rural Water Association. Zitnik has been the lead banker for numerous transactions, many of which were the first of their kind including: the first Neighborhood Improvement District financing, the first taxable Neighborhood Improvement District financing, the first State of Missouri Tax and Revenue Anticipation Note pooled financing, the first Missouri Development Finance Board Municipal Lease transaction and the first Grant Anticipation Note.

Education

University of Kansas
Bachelor of Science in Business Administration

Rockhurst University
Masters of Business Administration

Registration

Direct Participation Programs Principal – Series 39 licensed
General Securities Principal – Series 24 licensed
General Securities Representative – Series 7 licensed
Municipal Securities Principal - Series 53 licensed

Relevant Experience

City of Stockton, Missouri Refunding Certificates of Participation Series 2013
PWSD No. 2 of Daviess County, Missouri Certificates of Participation Series 2013
City of Lone Jack, Missouri Certificates of Participation Series 2013
PWSD No. 1 of Shelby County, Missouri Waterworks System Revenue Bonds Series 2007
Defeasance
PWSD No. 2 of Cape Girardeau County, Missouri Certificates of Participation Series 2013
City of Union, Missouri Refunding Certificates of Participation, Series 2013
City of Union, Missouri Taxable Refunding Certificates of Participation Series 2013
City of Doniphan, Missouri Certificates of Participation Series 2013
Village of Sunrise Beach, Missouri Refunding and Improvement Certificates of Participation Series 2013
City of Montgomery City, Missouri Refunding Certificates of Participation Series 2013
City of Forsyth, Missouri Capital Improvement Sales Tax Refunding Revenue Bonds Series 2013



Stephen L. Troester, AIA, LEED AP
PGAV - Principal-in-Charge

- Responsibilities** Steve has served as Principal In Charge on a wide range of projects during his 20 years with PGAV and has been the Principal in Charge overseeing more than \$1 billion in destination, restaurant and hotel projects. Steve's management skills include: the ability to facilitate, organize and direct the efforts of the diverse project teams; develop and maintain demanding project production schedules, and maintain continuous project communication and documentation.
- Education** University of Kansas
1989 Bachelor of Architecture

Truman State University
1983 Bachelor of Science in Business Administration
- Affiliations** American Institute of Architects
Overland Park Planning Commission
- Registration** Kansas, Colorado, Iowa, Florida, Missouri, Nevada and Tennessee
NCARB Certified
LEED Accredited
- Relevant Experience** The Lodge at Mount Magazine, Paris, Arkansas
Ameristar Casinos New Hotel and Parking Garage, St. Charles, Missouri
Ameristar Casinos Hotel Addition/Renovation, Kansas City, Missouri
Ameristar Casinos Renovation, Kansas City, Missouri
Ameristar Casinos Restaurant Renovation, Kansas City, Missouri
Ameristar Casinos Renovation and Addition, Vicksburg, Mississippi
Ameristar Casinos Renovation and Expansion, Vicksburg, Mississippi
Ameristar Casinos Renovation and Expansion, Council Bluffs, Iowa
Ameristar Casinos Hotel and Buffet Renovation, Council Bluffs, Iowa
Ameristar Casinos Addition & Renovation, Black Hawk, Colorado
Ameristar Casinos Hotel, Event Center and Spa, Black Hawk, Colorado
Argosy Casinos Gaming Expansion and Hotel, Riverside, Missouri
Argosy Empress Hotel Renovations, Joliet, Illinois
Bass Pro Outdoor World, Springfield, Missouri
Red Sea Aquarium, Jeddah, Saudi Arabia
Sapphire Hotel, Sarasota, Florida
Savoy Hotel Renovations, Kansas City, Missouri



Jennifer Goeke, RA
PGAV - Project Manager

Responsibilities

Jennifer will serve as project manager, working with the Owner to develop the design and construction documents for this Project. Jennifer is a registered architect with 18 years of experience with project management and design. Her enthusiasm, communication skills and organizational expertise have been central to the success of many of PGAV's most complex and architecturally challenging destination projects including The Wonders of Wildlife-American National Fish and Wildlife Museum, and The White River Lodge and Conference Center both in Springfield, Missouri, and the Maple Ranch Lodge in Bates County, Missouri.

Education

University of Kansas
1993 Bachelor of Architecture

Registration

Missouri

Relevant Experience

Maple Ranch Lodge, Bates County, Missouri
White River Lodge, Banquet Center and Conference Center, Springfield, Missouri
Ameristar Casinos Hotel Addition/Renovation, Kansas City, Missouri
Ameristar Casinos Restaurants & Concourse, Kansas City, Missouri
Ameristar Casinos Renovation, Vicksburg, Mississippi
Ameristar Casinos Connector Addition, Vicksburg, Mississippi
Ameristar Casinos Buffet Renovation, Vicksburg, Mississippi
Ameristar Casinos Hotel Renovation, Vicksburg, Mississippi
Ameristar Casinos Renovation and Expansion, Council Bluffs, Iowa
Ameristar Casinos Hotel Renovation, Council Bluffs, Iowa
Ameristar Casinos Cashier Cage and Players' Club, Council Bluffs, Iowa
Ameristar Casinos Sports Bar, Kansas City, Missouri
Ameristar Casino Hotel, St. Charles, Missouri
St. Charles Convention Center, St. Charles, Missouri
Ameristar Casino Hotel, Blackhawk, Colorado
Wonders of Wildlife - National Fish & Wildlife Museum & Aquarium, Springfield, Missouri
UIC Pavilion Building Modifications, Chicago, Illinois
Anheuser-Busch Tour Center, St. Louis, Missouri
Anheuser-Busch Executive Tasting Room, St. Louis, Missouri



Pat Duff, AIA
PGAV - Project Architect

Responsibilities

Pat will serve as project architect responsible for contract document production and coordination, focusing on the management of the projects REVIT Model, requests for information and BIM modeling coordination to keep construction moving forward smoothly. Pat is a registered architect with 15 years of experience with PGAV producing technically sound and coordinated construction documents for complex destination projects. Pat's recent experience includes working in partnership with internationally acclaimed design architects translating conceptual drawings and sketches into completed projects for Ameristar's beautiful new Black Hawk Hotel and Casino complex in Black Hawk, Colorado.

Education

University of Kansas
1988 Bachelor of Architecture

Affiliations

American Institute of Architects

Registration

Missouri and Virginia

Relevant Experience

Ameristar Casinos Hotel, Spa & Event Center, Black Hawk, Colorado
Argosy Hotel, Kansas City, Missouri
Ameristar Kansas City Hotel and Casino Renovations, Kansas City, Missouri
Ameristar St. Charles Hotel, St. Charles, Missouri
White River Lodge, Banquet Center and Conference Center, Springfield, Missouri
Wonders of Wildlife - National Fish & Wildlife Museum & Aquarium, Springfield, Missouri
Garmin International Headquarters Phase III, Olathe, Kansas
Garmin International Headquarters Executive Floor, Olathe, Kansas
Garmin Headquarters Warehouse Addition, Olathe, Kansas
Garmin International Headquarters Served, Olathe, Kansas
Stowers Institute for Medical Research Served, Kansas City, Missouri



Katie Dunn, IIDA Associate

PGAV - Interior Designer

Responsibilities

Katie will serve as interior design coordinator, working with the Owner to develop and refine interior material and finish selections and incorporate them into the construction documents and interior detailing. Katie enjoys helping clients realize their vision by applying her depth of knowledge and experience with a wide range of available finishes and materials to design interiors with rich texture, color and elegance. Her recent experience includes notable destination projects including the Ameristar Casino Black Hawk Hotel and The White River Lodge and Conference Center in Springfield, Missouri.

Education

Kansas State University
2005 Bachelor of Interior Design

Affiliations

International Interior Design Association (IIDA)
Emerging Green Builders (EGB)

Relevant Experience

Maple Ranch Lodge, Bates County, Missouri
The White River Lodge, Banquet Center and Conference Center, Springfield, Missouri
Ameristar St. Charles Casino and Hotel, St. Charles, Missouri
Ameristar Blackhawk Hotel, Spa and Event Center, Black Hawk, Colorado
Argosy Hotel, Kansas City, Missouri
Commerce Bank Plaza Branch Renovations, Kansas City, Missouri
Union Station Concourse Level Remodel, Kansas City, Missouri
Union Station Irish Museum and Pub, Kansas City, Missouri
Garmin Aviation Satellite Office, Wichita, Kansas



Laura Blanchard, P.E., LC

Hoss & Brown Engineers - Principal MEP Engineer

Responsibilities

Laura has been involved in the design/engineering of mechanical and electrical building systems for various types of commercial, institutional and industrial facilities including retail, historic renovation, restaurants, multifamily housing, university housing and educational facilities. She has expanded her design ability to include comprehensive lighting designs for many different type of buildings and projects spaces including interior, building facades and project sites. She stays current with the latest lighting design trends and provides lighting calculations, space illumination renderings, energy calculations and daylighting studies. Laura has been with Hoss & Brown since June, 1998. As Principal in charge, her responsibilities include project management, mentoring, quality control, business development/marketing, , and the general operation of the Lawrence office.

Education

Kansas State University
1998, Architectural Engineering

Affiliations

Kansas State University Architectural Engineering Advisory Council
City of Lawrence Kansas; Mechanical Board of Appeals

Registration

Licensed Professional Engineer: States of KS, AR, CA, FL, IA, LA, ME, MO, MI, NC, ND, NM, NE, NH, OK, OH, OR, SC, TN, UT, VA, WA, and WI; NCEES Registered, Lighting Certified

Relevant Experience

Bass Pro Shops - Outdoor World
Denver, CO
Fort Myers, FL
Garland, TX
Miami, FL
San Antonio, TX
Toronto, Canada
Colorado Springs, CO
Branson Landing, MO
Columbia, MO
The Besse Hotel (Historic) - Pittsburg, KS
Hobbs Taylor Lofts - Lawrence, KS
Marriott Hotel Lobby (Lighting)- Overland Park, KS
Stoney Creek Inn - Independence, MO
Uncle Bucks Fish Company - Destin, FL
Uncle Bucks Fish Company - Colorado Springs, CO
White River Fish Company - Branson Landing, MO
Islamorada Fish Company - Denver, CO
Islamorada Fish Company - Fort Myers, FL





Matt Murrell, P.E.

Hoss & Brown Engineers - Associate MEP Engineer

Responsibilities

Matt has produced electrical, mechanical, and plumbing designs for commercial, institutional, and industrial facilities of all sizes. His experience includes industrial plants, schools, churches, and retail. Mr. Murrell joined Hoss & Brown in May, 2003. As Associate, his responsibilities include project management, mentoring, quality control, and business development of the Lawrence office.

He has varied project experience with hotels and convention centers, education, healthcare, office building, religious and retail facilities of varying sizes. Terry brings a wide array of project experience on numerous project types. He applies this knowledge to ensure the final goal – A cost effective, efficient design for the building owner.

Education

Kansas State University
2003, Architectural Engineering

Registration

Licensed Professional Engineer: Kansas

Relevant Experience

Islamorada Fish Company
Denver, CO

Islamorada Fish Company
Fort Myers, FL

Islamorada Fish Company
Garland, TX

Islamorada Fish Company
San Antonio, TX

Stoney Creek Inn
Independence, MO

Casa Sierra Nevada Hotel
Mexico

Lagoon Resort
Bora Bora

Hobbs Taylor Lofts
Lawrence, KS

The Besse Hotel (Historic)
Pittsburg, KS

Bass Pro Shops - Outdoor World
Colorado Springs, CO





Kathy Hagen, P.E.

KH Engineering Group - Principal Structural Engineer

Responsibilities

Kathy Hagen is a registered professional engineer with more than 24 years of structural engineering design experience in steel, concrete, masonry, cold-formed steel, aluminum and wood structures. Kathy has served as engineer of record, project engineer and staff engineer on a multitude of projects including a 20-story hotel tower, a four story office building, aluminum sun screens and the renovation of various historic structures.

Kathy has extensive experience in the preparation, submittal and approval of construction documents and specifications. Kathy has been involved in all aspects of the design and construction process. Kathy has worked with both private and public clients.

Prior to founding KH Engineering Group in January 2004, Kathy worked for two top ten architectural engineering firms in the Washington, DC metropolitan area and the Kansas City metropolitan area. Kathy has worked at AE, EA and structural firms, bringing her insight into these disciplines and empathy for their concerns.

Education

University of Kansas
1988 Bachelor of Science - Architectural Engineering

Affiliations

American Institute of Steel Construction, AISC; American Concrete Institute, ACI
Structural Engineers of Kansas & Missouri, SEAKM
American Society of Civil Engineers, ASCE

Registrations

Registered Professional Engineer: KS, MO, FL, NE, IA, MI, NM, NV, OH, WY, TX

Relevant Experience

Fish & Wildlife Visitors Center – La Crosse Wisconsin

Fish & Wildlife Visitors Center – Mingo, Missouri

Deanna Rose Farmstead Entry Building – Overland Park, Kansas

Kirtland Visitor Center – Kirtland, Ohio

Sky's the Limit Camp Residence Hall's – Independence, KS

Candlewood Suites Hotel – Ft. Riley, Kansas

Marriott Hotel Tower – Kansas City, Missouri

Knights Inn – Lenexa, Kansas

Tropicana Hotel Domes – Atlantic City, New Jersey

Longview Park Bathhouse, Filter Room and Shelter – Kansas City, Missouri





Philip Struble, P.E., President
Landplan Engineering - Civil Engineer

Responsibilities

Philip W. Struble, PE serves as Principal-in-Charge for all Landplan Engineering civil and environmental engineering projects. His responsibilities include directing the staff of engineers, technicians and draftsmen, and ensuring the technical quality of all projects. He has extensive experience in infrastructure design, including roads and urban hydrology, water distribution, and sanitary sewer system design. Mr. Struble also has extensive experience in construction management and in creating special financing districts for public improvement.

Education

University of Kansas
1981 Master of Business Administration
1979 Bachelor of Science In Civil Engineering

Affiliations

American Council of Engineering Companies
American Planning Association
American Society of Civil Engineers
National Society of Professional Engineers
Water Pollution Control Federation

Relevant Experience

13th Street Waterline, Lawrence, Kansas
15th Street Arterial Extension, Lawrence, Kansas
19th Street Waterline, Lawrence, Kansas
2nd and Locust Streets Parking Lot, Lawrence, Kansas
27th Street, Lawrence, Kansas
31st Street Improvements, Lawrence, Kansas
Crossgates Drive, Lawrence, Kansas
George Williams Way, Lawrence, Kansas
Inverness Drive Improvements, Lawrence, Kansas
Monterey Way Improvements, Lawrence, Kansas
Peterson Road Improvements, Lawrence, Kansas
Rancho Verde Road, Lawrence, Kansas
Wakarusa Drive Extension, Lawrence, Kansas
Wimbledon Drive, Lawrence, Kansas
Airport Business Park, Lawrence, Kansas
Bauer Farm Mixed-Use Development, Lawrence, Kansas
Central Missouri State University Campus Renovation, Warrensburg, Missouri
Downtown 2000 Mixed-Use Development, Lawrence, Kansas
East Hills Business Park Improvements, Lawrence, Kansas
Historic North Topeka Revitalization Plan, Topeka, Kansas
Mercato Planned Commercial Development, Lawrence, Kansas
Marais des Cygnes Wildlife Refuge, Linn County, Kansas
Mott Island, Isle Royale National Park, Michigan
Naismith Bike Trail, Lawrence, Kansas
University of Kansas Bike Trail, Lawrence, Kansas
Youth Sports, Inc. Master Plan, Douglas County, Kansas





Alan Mackey, RLA
Landplan Engineering - Landscape Architect

Responsibilities

Alan Mackey is the Landscape Architecture and Planning Manager in Landplan's Kansas City office, where his responsibilities include staff coordination, project oversight, and developing and maintaining client relationships. Alan serves as lead designer and project manager for diverse landscape architectural projects that include comprehensive planning, comprehensive park planning, site and park master plans, community planning, site development plans, and streetscapes. Alan also facilitates, participates in and presents at public meetings.

Education

Iowa State University
1990 Bachelor of Landscape Architecture

Affiliations

American Planning Association

Registrations

Landscape Architect: Iowa, Kansas, Missouri, Texas

Relevant Experience

Blackfish Park Concept Plan, Shawnee, Kansas
Clear Creek Trail East Master Plan, Shawnee, Kansas
Clear Creek Trail West, Shawnee, Kansas
Deanna Rose Children's Farmstead, Overland Park, Kansas*
East and West Lake Marinas at Lakewood, Lee's Summit, Missouri*
Eastbrooke Trail, Olathe, Kansas
Garrett Park, Shawnee, Kansas
Gum Springs Park, Shawnee, Kansas
Lansing Trails Master Plan, Lansing, Kansas
Lions Lake Park Master Plan, Warrensburg, Missouri
Listowel Park, Shawnee, Kansas
Monticello Park, Shawnee, Kansas
North Park Master Plan, Bonner Springs, Kansas
Quivira Glen Park, Shawnee, Kansas
Sesquicentennial Point, Lawrence, Kansas
South Indian Creek Trail, Olathe, Kansas
Swarner Park, Shawnee, Kansas
West Flanders Park, Shawnee, Kansas
Johnson County Youth and Family Services Complex, Olathe, Kansas
Kanza Business and Technology Park, Phase I, Topeka, Kansas
Mahaffie Heritage Center, Olathe, Kansas

*While with other firms





Eric Scott, Vice President
Key Construction - Project Manager

Responsibilities

Eric is a graduate of Kansas State University with a degree in Construction Science and Management. He is the main point of contact and he knows the status of all critical details at any point during the project. Eric is very effective at expediting all aspects of the project to ensure schedules and budgets are met or beaten.

Relevant Experience

HOLIDAY INN EXPRESS
(\$4,000,000 – Kansas City, MO)

DEERCREEK WOODS CONDOMINIUMS
(\$20,000,000 – Overland Park, KS)

FIRST NATIONAL BANK OF OLATHE – 151ST STREET
BRANCH (\$1,200,000 – Olathe, KS)

EQUITY BANK
(\$625,000 – Lee's Summit, MO)

BACKWOODS
(\$1,600,000 – Overland Park, KS)

FIRST NATIONAL BANK OF OLATHE – 135TH STREET BRANCH
(\$2,700,000 – Olathe, KS)

CAN AM RETAIL CENTER
(\$1,300,000 – Overland Park, KS)

FIRST NATIONAL BANK OF OLATHE – MAIN BANK
(\$400,000 – Olathe, KS)

ALTAMIRA CONDOMINIUMS
(\$5,200,000 – Olathe, KS)

ROSE BROOKS CENTER AND CHILDCARE FACILITY
(\$6,500,000 – Kansas City, MO)

SPRINT WORLD HEADQUARTERS – BUILDING 17
(\$3,500,000 – Overland Park, KS)

SPRINT WORLD HEADQUARTERS – BUILDING 10
(\$18,600,000 – Overland Park, KS)

SPRINT WORLD HEADQUARTERS – INFRASTRUCTURE
(\$15,000,000 – Overland Park, KS)



Greg Harrelson
Key Construction - Senior Estimator

Responsibilities

Greg is a graduate of K-State University with a degree in Construction Science. He has a proven track record in estimating and will bring a wide magnitude of building experience to your project.

Relevant Experience

HAMPTON INN (\$6,700,000 – Austin, TX)
ARGOSY HOTEL (\$31,000,000 – Riverside, MO)
SPRINGFIELD/BRANSON AIRPORT TERMINAL EXPANSION-AIR NATIONAL GUARD
(\$59,000,000 – Springfield, MO)
SAM'S CLUB (\$11,200,000 – Kansas City, KS)
KCI CAR RENTAL FACILITY – KCI AIRPORT (\$65,000,000 – Kansas City, MO)
IDIQ MATOC (\$150,000,000 – Ft. Riley, KS)
KC PERFORMING ARTS CENTER PARKING GARAGE (\$30,000,000 – Kansas City, MO)
US ONCOLOGY (Kansas City, MO)
BURCHAM MEDICAL PLAZA (Lenexa, KS)
AVCRAD FACILITY (\$31,000,000 – Springfield, MO)
KAUFFMAN STADIUM RENOVATIONS (\$220,000,000 Kansas City, MO)
BLUE VALLEY NORTHWEST HIGH SCHOOL (\$44,000,000 – Overland Park, KS)
COMMUNITY AMERICA BALLPARK (\$13,000,000 – Kansas City, KS)
PERCEPTIVE SOFTWARE (\$11,000,000 – Shawnee, KS)
UMB DATA CENTER ADDITION (\$20,000,000 – Kansas City, MO)
OLATHE EAST HIGH SCHOOL (\$28,000,000 – Olathe, KS)
SUNFLOWER ELEMENTARY SCHOOL (\$6,500,000 – Lenexa, KS)
FRONTIER TRAIL JUNIOR HIGH SCHOOL (\$12,000,000 – Olathe, KS)
BROKEN ARROW ELEMENTARY SCHOOL (\$6,500,000 – Shawnee, KS)



Don Gladden

Key Construction - Superintendent

Responsibilities

Don brings over 30 years of construction experience to your project. He has a wide range of experience including hospitality, call centers, office and retail projects. As Superintendent, Don will provide management expertise to ensure quality construction, schedule commitments, jobsite safety, subcontractor coordination, and overall project coordination.

Relevant Experience

CANDLEWOOD SUITES - PRIVATIZATION OF ARMY LODGING
(\$10,268,000 – Ft. Riley, KS)

WINDMERE LODGE
(\$2,400,000– Camden County, MO)

T-MOBILE
(\$10,733,000 – Chattanooga, TN; \$12,000,000 – Brownsville, TX)

SHADOW LAKES TOWN CENTER
(\$9,900,000 – Papillion, NE)

WALMART SUPERCENTER
(\$6,500,000 – Mountain View, AR; \$10,880,000 – Peoria, AZ; \$10,800,000 – Weatherford, OK)

WALMART NEIGHBORHOOD MARKET
(\$4,079,000 – Wichita, KS; \$3,740,000 – Wichita, KS; \$3,784,000 – El Paso, TX)

WALGREENS
(\$1,860,000 – Fort Smith, AR)

HOMETOWN BUFFET
(\$1,300,000 – Nogales, AZ)

MARTIN INVESTMENTS
(\$1,500,000 – Springfield, MO)

JORDAN VALLEY ICE COMPLEX
(\$8,500,000 – Springfield, MO)

SPRINGFIELD GROCER
(\$2,000,000 – Springfield, MO)

CCX TRUCKING TERMINAL
(\$6,200,000 – Marshfield, MO)

BANTA FOOD
(\$4,500,000 – Springfield, MO)

SPRINGFIELD EXPO
(\$11,500,000 – Springfield, MO)





Lodge at Mount Magazine

Paris, Arkansas



Project Size 250,000 square feet

Cost \$35,000,000

Market Lodging - Recreation

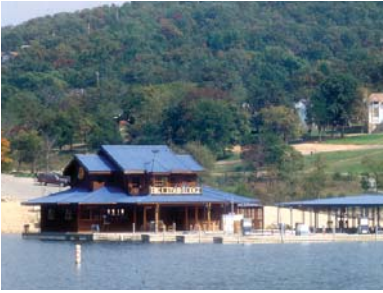
Description The Lodge at Mount Magazine, atop the highest point in Arkansas, provides a destination for rest and relaxation with spectacular views and comfortable lodging. The development includes a 60-room lodge with attached restaurant, conference and banquet facilities, enclosed swimming pool and 13 fully-equipped cabins.

Forty rooms feature balconies, and 17 rooms offer spa tubs. There are four suites that each include a kitchenette, gas log fireplace, seating space apart from the bedroom and two balconies.

Walking trails will connect the cabins with the lodge and will connect with the larger Mount Magazine hiking trail system. The design takes full advantage of mountaintop views and incorporates the stone wall of the original lodge, which burned to the ground more than three decades ago.

Contact





Big Cedar Lodge

Branson, Missouri



Property Size 800 acres

Cost \$15,500,000

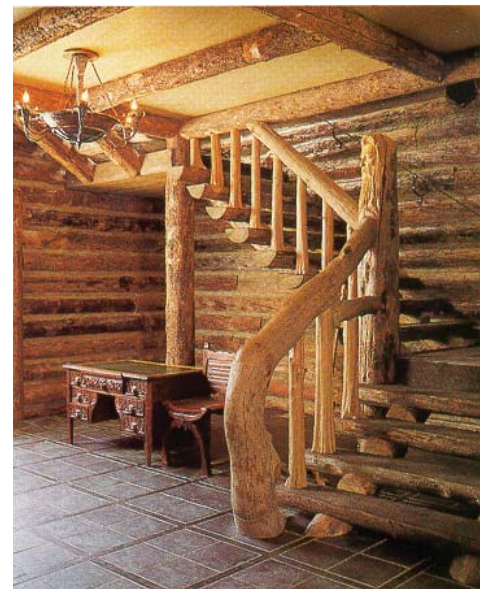
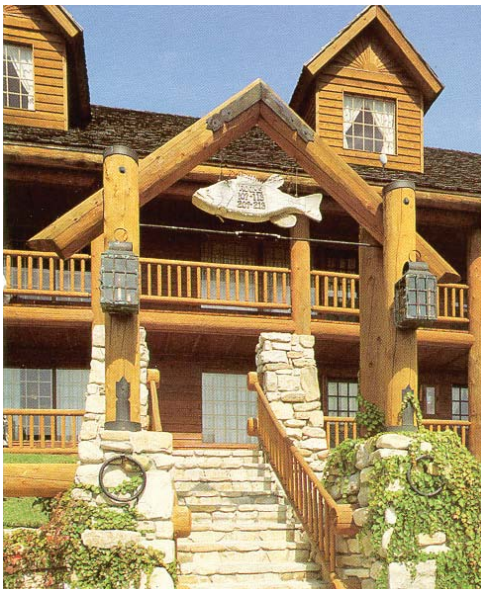
Market Lodging - Recreation

Description Located in the heart of America, Big Cedar Lodge is a great getaway. Whether your family is seeking exciting outdoor activities or a quiet respite; Big Cedar Lodge can accommodate. The scenic getaway, located in beautiful Ozark country in southwest Missouri is a family favorite. Big Cedar was recently named 6th in Travel and Leisure as "World's Best Hotels for Families".

Bass Pro, a nationally-based supplier of sporting goods and boats retained PGAV to design the original Big Cedar Lodge resort. Using the base structures of existing motels, PGAV remodeled and added a total of 71 units to create this resort. The rustic wood design compliments the resort setting at Table Rock Lake. The extremely popular Lodge has exceeded occupancy expectations over the years.

PGAV also designed a boat house and remodeled a number of free-standing cottages.

Contact Bass Pro Shops
2500 E. Kearney
Springfield, Missouri 65898
417.873.5000





Ameristar Casino, Hotel and Spa Black Hawk, Colorado



Project Size 450,000 square feet

Cost \$180,000,000

Market Lodging - Gaming

Description PGAV completed a comprehensive renovation and added a new 32-story tower to Ameristar's existing gaming destination. The value proposition of Black Hawk is to provide the modern casino hotel of today with the immersing experience and rustic elegance of the historic gold rush town of the 19th Century. Rich detailing and textures are found not only throughout the conference center, event center, spa and pool, but also in the finely appointed rooms. The two-level casino could only be found in Colorado – boasting the warmth of a landmark mountain lodge, with its soaring ceilings, timber beams, slate floors, and massive floor-to-ceiling stone fireplaces.

Contact Ameristar Casinos, Inc.
3773 Howard Hughes Pkwy, Ste 200 North
Las Vegas, NV 89109
Mark Schlang 702.630.3981



Ameristar Casino, Hotel and Spa St. Charles, Missouri



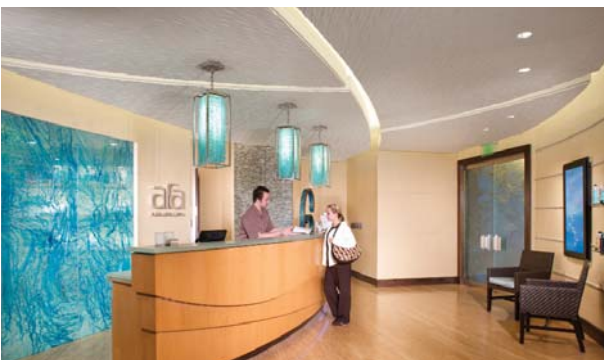
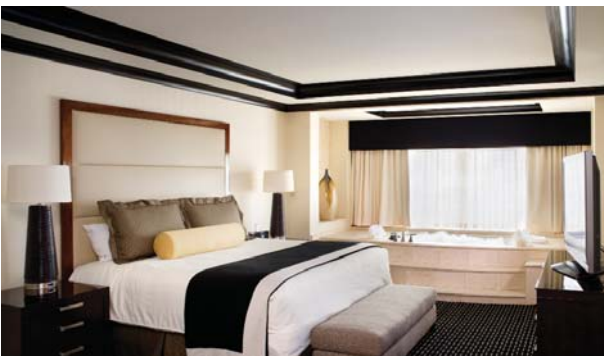
Project Size 487,000 square feet

Cost \$200,000,000

Market Lodging - Gaming

Description Ameristar Casinos major addition to its St. Charles property has truly elevated its status as an entertainment destination along the Missouri River. The hotel contains 400 rooms on 24 floors and features stepped floors, a presidential suite, spa suites, valet parking and a wide array of other amenities. Parking was also increased by 2000 spaces with the addition of a parking garage. As with any riverfront development, a host of coordination issues were present and were dealt with quite efficiently and seamlessly. Agencies include: Corps of Engineers St. Louis District, Levee District, City of St. Charles, Missouri Gaming Commission and the Missouri Department of Natural Resources.

Contact Ameristar Casinos, Inc.
3773 Howard Hughes Pkwy, Ste 200 North
Las Vegas, NV 89109
Mark Schlang
(702) 630-3981





Kingsmill Lodge Resort

Williamsburg, Virginia



Property Size 4,500 acres

Cost \$17,000,000

Market Destination

Description Kingsmill is a 2,900-acre luxury resort and gated residential community, featuring a golf clubhouse, conference center, sports club and spa. The 400-seat ballroom, with world-class audiovisual and support systems, serves the conference center and major community events. The curved floor-to-ceiling window opens to a spectacular view of the historic James River. Ballroom and pre-function areas extend to a large terrace for outdoor events. The sports club houses a restaurant, pool and recreational facilities. The golf clubhouse accommodates the unique combination of members, resort golfers, conference groups and special events.

Contact Robin Carson, General Manager
Kingsmill Resort
1010 Kingsmill Road
Williamsburg, VA 23185
(757) 253-1703



Hotel Gold River

PortAventura, Salou, Spain



Property Size 2,000 acre themed park

Cost \$32,800,000

Market Hotel and Theme Park

Description In 1992, PGAV completed the masterplan of PortAventura, the largest themed resort in southern Europe. Located in Salou, Spain along the Costa Daurada one hour outside of Barcelona, PortAventura opened its themepark in 1995. A PGAV product from conception to execution, the theme park exceeded all projections and development of the original masterplan continued with waterparks, hotels, golf, conference center, and beach club.

PortAventura's most recent Destination Hotel – **Hotel Gold River** was designed by PGAV and opened in 2009. Integrally linked to the park experience, the 4-star hotel is not only born from the identity of the park's most celebrated themed environment, but also provides direct guest access into the "The Far West" area of the park. At Hotel Gold River, guests escape back in time to lose themselves in the 19th Century gold rush town of Sullivan. The Hotel is an attraction in itself, providing new activities and an immersing environment unmatched by any themed hotel – boasting a grand facility of 500 Rooms, 4 pools, and various dining, shopping, and family play opportunities – all richly entwined in glorious settings of City Hall, Lucy's Mansion, River Bungalows, Miners Huts, The Old Train Station, and even the Old Cemetery.

Contact PortAventura
Sra. Glòria Barberà
Avda. Alcalde Pere Molas, Km 2
43480 Vila-Seca (Tarragona)
Phone + 34 977 77 90 00



Hotel at Six Flags Great Adventure

Jackson, New Jersey



Project Size 500 Rooms

Cost \$100,000,000 (est.)

Market Destination - Lodging

Description Designed as a 500 room resort hotel, intended to expand to 700 rooms, the Hotel at Great Adventure capitalizes on the adjacency to one of the countries' great American Theme Parks, Six Flags Great Adventure.

Located in the forests of New Jersey, 20 minutes from the shore and an hour south of New York, the resort is positioned uniquely to take advantage of the enormous driving distance marketplace and will begin the transformation of the park from a "day-stay" park to an overnight destination, while simultaneously significantly increasing per cap revenue.

The theme of the Great Adirondack Lodge, developed by PGAV based on marketplace analysis and testing, is expected to resonate widely within the intended audience and gives us a wonderful palette against which to tell a fun, engaging story and create a memorable experience for the resort guest.

Contact Les Hudson
Six Flags Over Texas
P.O. Box 90101
Arlington, TX 76004
lhudson@sftp.com



White River Lodge & Conference Center

Springfield, Missouri



Project Size 56,000 square feet

Cost \$18,000,000

Market Destination-Dining-Educational

Description The White River Conference Center & Conservation Education Center located adjacent to Bass Pro Shops Outdoor World is the perfect place for hosting gatherings of all kinds, from intimate family reunions to large corporate meetings. Choose from several adaptable meeting and function rooms of varying sizes and décor to accommodate groups from five to 650. Conference, theatre and schoolroom-style seating arrangements are available. Experience the Sportsman's Lodge with a floor-to-ceiling indoor fireplace and three-sided wraparound patio.

Contract Rob Keck, Chairman of the Board
Wonders of Wildlife
(417) 890-9453





St. Charles Convention Center

St. Charles, Missouri



Project Size 78,000 square feet

Cost \$35,000,000

Market Destination

Description The St. Charles Convention Center and Hotel are designed largely of brick and cast stone, reflecting the historic local materials of nearby districts. The project contains a 30,000 square foot exhibition hall, 12,000 square foot ballroom/banquet hall, and 19,000 square feet of meeting rooms.

The entry plaza features seating, fountains and decorative paving in a landscaped setting, perfect for pre-function or special outdoor events. Inside, the main atrium features murals with historic themes and large windows for views and natural light. A major ballroom and 15 meeting rooms provide for simultaneous events. The large exhibition hall can be sub-divided into half, or open onto the adjacent junior ballroom.

Contact St. Charles Convention Center
1 Convention Center Plaza
St. Charles, MO 63303
(636) 669-3000



Argosy Casino Hotel

Kansas City, Missouri



Project Size 210,735 gsf

Cost \$45,000,000

Market Lodging - Destination

Description Argosy Casinos 9-story hotel was the capstone to a complete property redevelopment when it opened in March 2007. Its styling and amenities rival any offering in the Kansas City area.

Having spent nearly \$60 million to entirely reinvent their gaming destination along the Missouri River, Argosy set in motion plans and created a hotel which made a truly attractive gaming destination without equal. The 260-room hotel features attractive suites, a spa and lobby lounge.

PGAV provided complete design services for the gaming destination expansion and the new hotel.

Contact Paul Keller
VP of Design & Const (former)
314.813.9200
Ranee Bach
314.581.9746



Ameristar Casino Hotel Renovations

Council Bluffs, Iowa
Kansas City, Missouri
Vicksburg, Mississippi



Cost \$86.2 Million in renovations

Market Lodging - Destination

Description Ameristar executives determined that these casino hotels were in need of major renovations both interior and exterior. The results were a stunning collection of finely appointed rooms and suites within each casino hotel.

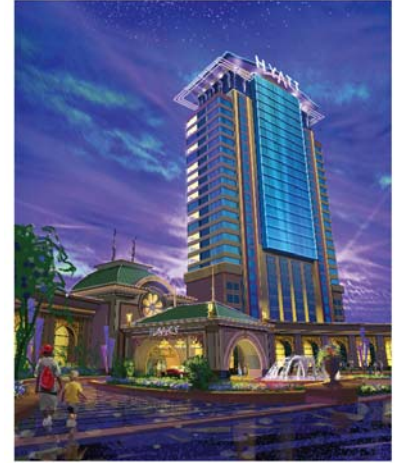
Three basic room types fill each floor, including standard king and queen rooms, jacuzzi suites, which features separate living and sleeping areas. Each room is also equipped with wide-screen plasma TV and delivers high-speed internet access.

Hotel lobbies, restaurant venues and casino floor renovations were also included in the three Ameristar Casino Hotel projects.

Contact Alan Rose
Sr. VP for Construction (Retired)
949.218.8309



HOCO Entertainment Resort Hotel Niagara Falls, Ontario, Canada



Property Size 15 acres

Cost \$55,000,000

Market Destination

Description PGAV created a study for developing a Resort Hotel in Niagara Falls, Ontario Canada. Plans for the new hotel include a 250 room single-loaded "falls-view" hotel tower with a wide array of amenities including an indoor / outdoor waterpark.

Through our masterplan efforts with the client, we have succeeded in developing a stronger synergy between HOCO's existing and new attractions, food and retail offerings, and lodging facilities. In an effort to capture the target demographics of families and fun-seeking couples, PGAV developed an identity for the destination hotel which compliments the existing amenities of Clifton Hill - Niagara's street of "Fun at the Falls." The result is a Comfort Suites branded hotel tower which leverages resort-style amenities with direct adjacencies to a vibrant entertainment district.

Contact Niagara Parks Commission
Dino McDonnell
905.295.4396 ext. 241



Biltmore Estate Master Plan Asheville, North Carolina



Property Size 8,000 acres

Cost n.a.

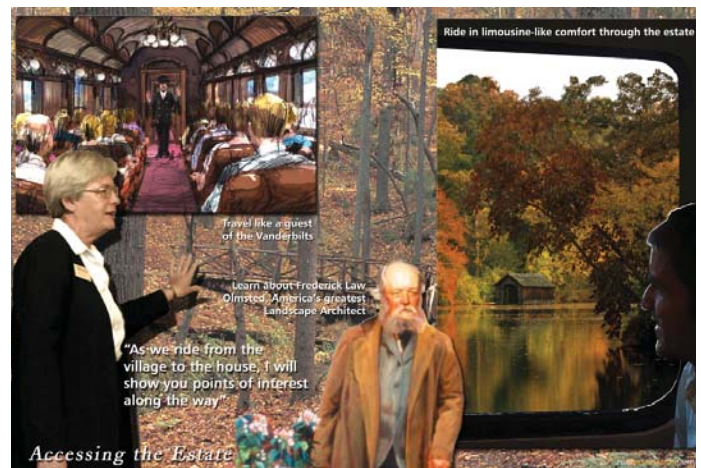
Market Destination

Description Biltmore faced the enviable challenges of tremendous success. Attendance had grown dramatically, overwhelming some of the capacity to provide a high-quality guest experiences. Busy days often result in traffic congestion and long waiting times to tour the house. The Vanderbilt tradition of guest service sometimes suffered.

Biltmore invited PGAV to work with senior management to guide their Master Plan Task Force through the process of creating new products, improving the flow of guests through the site, and keeping guests in the Biltmore Brand experience at all times.

PGAV and the team created a long-term vision for Biltmore that tells authentic stories in ways that appeal to modern audiences, while also respecting the historic nature of the remarkable estate. As the plan unfolds, future guests will come away with tremendous insight into the stories of Biltmore, including the Vanderbilt family, designers Hunt and Olmsted, estate workers, impact on the community, and George Vanderbilt's vision of a working estate.

Contact Rick Conard
Director of Engineering Services
The Biltmore Company
(828) 225-6332



Antler Hill Village
Biltmore Estate
Asheville, North Carolina



Property Size 8,000 acres

Cost \$18,600,000

Market Destination

Description The Biltmore Company, which operates the National Historic Landmark Biltmore in Asheville, has revealed its newest guest attraction, Antler Hill Village. Located adjacent to the Winery and River Bend Farm on its grounds, the area opened to guests as part of daily admission to Biltmore. This pedestrian-friendly village has become a center of activity that joins two historically significant and popular attractions at Biltmore.

Antler Hill Village expanded current guest offerings at the estate and includes a new exhibition space, village green with live entertainment, dining, shopping and a new outdoor adventure center. As part of this project, Biltmore Winery is enhanced to offer a newly designed tour and tasting area. The existing interpretive farm area with historic barn, kitchen garden and farmyard are incorporated as well.

"We are pleased to announce this exciting new guest experience at Biltmore," said William A.V. Cecil Jr., CEO of The Biltmore Company. "This area of the estate has become a fun location for outdoor activities, and one that is rich with agricultural history. At Antler Hill Village, guests will learn even more about our family's interest in agriculture and the outdoors, as well as my great-grandfather's legacy of making Biltmore self-sustaining."

Contact Rick Conard
Director of Engineering Services
The Biltmore Company
(828) 225-6332



HOTEL/LODGE/CONFERENCE CENTER

The Besse Hotel (Historic)
Pittsburg, Kansas

Hobbs Taylor Lofts
Lawrence, Kansas

Marriott Hotel Lobby (Lighting)
Overland Park, Kansas

Casa Sierra Nevada Hotel
Mexico

Lagoon Resort
Bora Bora

Stoney Creek Inn and Conference Center
Independence, Missouri

RESTAURANTS

Austin's Restaurant, Moonlight Commons
Gardner, Kansas

Bob & Dee's Restaurant
Gardner, Kansas

Corner Café
Liberty, Missouri

Five Guys Burgers & Fires
Independence, Missouri; Lawrence, Kansas

Fuddruckers
Bossier City, Louisiana

Hereford House
Lawrence, Kansas

Islamorada Fish Company
Branson Landing, MO; Denver, CO; Fort Myers, FL; Garland, TX

PepperJax
Lawrence, Kansas

Planet Sub
Columbia, Missouri

Salty Iguana
Lawrence, Kansas

Sunset Grille
Overland Park, Kansas

White River Fish Company
Branson Landing, Missouri

Uncle Bucks Fish Company
Destin, FL; Colorado Springs, CO

RETAIL PROJECTS

Bass Pro Shops - Outdoor World
Denver, CO
Fort Myers, FL
Garland, TX
Miami, FL
San Antonio, TX
Toronto, Canada
Colorado Springs
Branson Landing, MO
Columbia, MO



**Fish & Wildlife Visitors Center
La Crosse, Wisconsin**

One story visitors center with attached viewing area, community space and gift shop including staff offices and training facilities. Designed and constructed 2012.



**Fish & Wildlife Visitors Center
Mingo, Missouri**

One story visitors center with attached viewing area, community space and gift shop including staff offices and training facilities. Designed and constructed 2013.



**Sky's the Limit Camp Residence Hall
Independence, Missouri**

Two new residence hall buildings with center gathering area. The buildings were two-story wood structures. The center gathering areas had exposed heavy wood timber construction with SIPs panels. The wings were pre-engineered metal trusses with TJI's for the floor systems. Designed and Constructed 2007.



**Longview Bathhouse, Filter Room and Shelter
Kansas City, Missouri**

One story CMU bathhouse and filter room for new outdoor pool facility. A new one-story CMU shelter for the adjacent football fields. Designed and Constructed 2012.



PARKS & RECREATION EXPERIENCE LAWRENCE / DOUGLAS COUNTY, KANSAS

Clinton Lake Adult Softball Complex
Douglas County, Kansas

Clinton Lake Softball Complex Bike Path
Douglas County, Kansas

Clinton Park Shelter
Lawrence, Kansas

1515-Acre Park Master Plan
Lawrence, Kansas

Broken Arrow Shelter and Recreation Facility
Lawrence, Kansas

Eagle Bend Golf Course
Lawrence, Kansas

East Lawrence Recreation Center
Lawrence, Kansas

FMC Nature Area Master Plan
Lawrence, Kansas

Green Meadows Park Bike Path
Lawrence, Kansas

Green Meadows Park Master Plan
Lawrence, Kansas

Holcom Park Master Plan/Concession Facility
Lawrence, Kansas

Lawrence Country Club Improvements
Lawrence, Kansas

Lawrence Prairie Park
Lawrence, Kansas

Lyons Park
Lawrence, Kansas

Mary's Lake Master Plan
Lawrence, Kansas

Mary's Lake/Prairie Park Trail
Lawrence, Kansas

McGrew Nature Area Trail
Lawrence, Kansas

Naismith Bike Trail
Lawrence, Kansas

Perry Park
Lawrence, Kansas

Peterson Road Park Master Plan
Lawrence, Kansas

Sesquicentennial Point
Lawrence, Kansas

South Lawrence Trafficway Bike Path
Lawrence, Kansas

Watson Park
Lawrence, Kansas

West Lawrence Recreation Center
Lawrence, Kansas

HOTEL/MOTEL EXPERIENCE

College Motel
Lawrence, Kansas

Comfort Inn
Lawrence, Kansas

Village Inn Hotel
Lawrence, Kansas

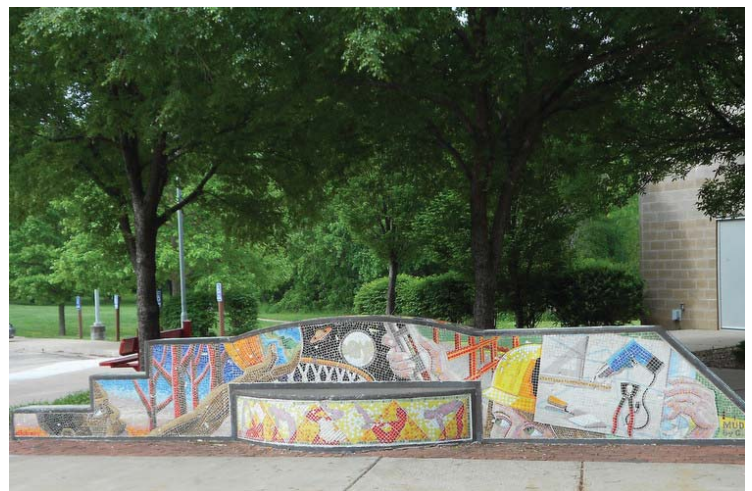
Virginia Inn
Lawrence, Kansas

Oread Inn
Lawrence, Kansas

Holiday Inn
Ottawa, Kansas

Holiday Inn Express
Lansing, Kansas

Holiday Inn West
Topeka, Kansas



Landplan Engineering, PA

Resort Development - Lake Clinton

References



Allison Bergman
Hardwick Law Firm, LLC
1125 Grand Boulevard, Suite 1200
Kansas City, Missouri 64106
(816) 221-9445

Tom Jowett
Bass Pro Shops Corporate
2500 E. Kearney
Springfield, MO 65898
(417) 873-5376

Eric Benson
City of Enid, OK
401 West Owen K. Garriott Road
Enid, OK 73702
(580) 234-0400



Mr. Stan Graves
Manager Planning & Development
Mount Magazine State Park
16878 S. State Highway 309
Paris, AR 72855
501.223.0515

Rob Keck, Chairman of the Board
Wonders of Wildlife
500 W. Sunshine
Springfield, MO 65807
417.890.9453

Les Hudson
Six Flags Over Texas
P.O. Box 90101
Arlington, TX 76004
lhudson@sftp.com



Bruce Belcher
P1 Group
2151 Haskell Ave., Bldg. #1
Lawrence, Ks 66046
(785) 843-2910

Shannon Abrahamson
First Management
901 New Hampshire
Lawrence, KS 66044
(785) 841-7333

Jeff Masters
Bass Pro Shops Corporate
2500 E. Kearney
Springfield, MO 65898
(417) 873-5376



Mr. Keith Browning, PE
Director of Public Works
Douglas County
1242 Massachusetts Street
Lawrence, Kansas 66044
785.832.5293

Mr. Larry Cadoret
Park Manager
Perry State Park
5441 West Lake Road
Ozawkie, Kansas 66070-9802
785.246.3449

Mr. Neil Holman
Director
Parks & Recreation Department
City of Shawnee
13817 Johnson Drive
Shawnee, Kansas 66217
913.742.6401

Mr. Ernie Shaw
Interim Director
Parks & Recreation Department
City of Lawrence
947 New Hampshire Street, Suite 200B
Lawrence, Kansas 66044
785.832.3450



Erin Bardon
Owner
Bnb Design
913-422-5762

Scott Crain
Director of Design and Construction
Blue Valley Schools
913-239-4699

Joe Micelli
Owner
CBI
816-471-7094



Holiday Inn Express / Fairfield Inn
Robert Patel Leisure Hospitality
(918) 625-3433

Residence Inn / Fairfield / Springhill
Jim Korroch AG Holdings
(316) 634-1819

TownePlace Suites
Aaron Patel Avalon Hotels
(225) 450-6660

Intercontinental Hotel Group (IHG)
Franchise Development
David Bingham IHG
(770) 604-8270

Holiday Inn Express
Pete Patel Promise Hotels
(918) 858-2783

Hampton Inn / TownePlace Suites
John Braxton Braxton Development
(406) 582-8100

PROPOSED DESIGN

Resort Development - Lake Clinton

Proposed Design



Physical Development Proposal

Located on an elevated plateau 80 feet above the water level of Clinton Lake, the design of this lake side resort facility takes full advantage of the many opportunities this site offers. The overall site shown is roughly 65 acres. A newly planned entrance drive along the sweeping curve of N1415 Road would provide a highly visible and dramatic gateway to begin a transition into a new domain, a natural oasis of outdoor fun and adventure.

From the broad covered porch entry along the circular entrance driveway, the visitor enters the hotel under a natural stone arch into the lobby. From the single story check-in area, the lobby expands to a grand two story space framing a view of the outdoor infinity pool with water bar and hot tub. The infinity pool waterfalls down into a children's pool on a lower deck, with water based play elements for their fun and entertainment.

The hotel component is positioned to capture striking views of the lake on both sides of the building, allowing for 100% of the rooms with a lake view. It's four story design allows for elevated views of the lake creating a low-scaled horizontal structure that has a striking presence on the plateau. This design is easily phased to accommodate a modest initial starter plan, expanding as demand grows. The architectural design is inspired by the hunting and fishing lodges of the Midwest, using rubble stone, roughhewn logs, and decorative shake shingles to provide an atmosphere apt for the active health and wellness enthusiast and outdoorsman.

The attached Convention Facility component is designed to provide a large space suitable for large banquets or exhibition space, dividable into smaller spaces as required. Break-out rooms on the other side of the generous pre-function corridor can be used for classrooms, seminars or meeting space. A full service kitchen and service corridor is located on the north side for easy access to the delivery dock.

The Restaurant component is located to the west to take advantage of the magnificent lake view and beautiful sunsets, allowing for outdoor dining on its generous 180 degree deck. The grand bar is at the center of the restaurant, with seating radiating out to the lake view beyond. The kitchen shares the same service corridor with the banquet/expo hall creating a very efficient and discrete back of house operation.

The Spa and Health Club component to the east is designed as a relaxing alternative and separate from the high activity area of the pool deck. It has its own commanding view of the lake and is nestled overlooking the naturally wooded area to the east. Beyond the wooded edge and engaging a natural steep ravine is a proposed Challenge Course, with a climbing wall, rope bridge and zip line. The course is a popular amenity for team training, confidence building, and the overall adventure experience.

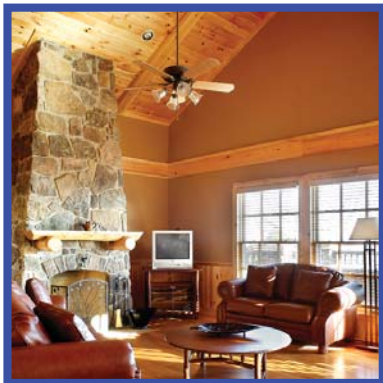
The adjacent plateau is reserved for a series of private cabins ringed along the wooded edge overlooking the lake. At the tip of the peninsula is proposed a small non-denominational wayfarers chapel for quiet reflection, special services or scheduled weddings, a very popular growing trend in the events planning world. The central area of the plateau is ideal for a larger events arena, to be used for special events, receptions, conferences and music venues. The adjacent field is ideal for outdoor activities, sports or overflow parking if needed.





PROJECT SCHEDULE

Resort Development - Lake Clinton



Conflict of Interest

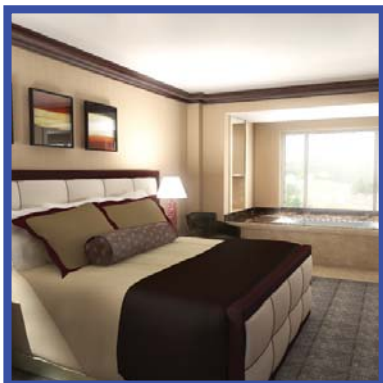
LodgeWell/PGAV Destinations Team, to the best of our knowledge, no firm or person represented on our team has a potential conflict of interest with any involved parties. If a conflict of interest arises, or when potential conflict of interest emerges, we will disclose that conflict or potential conflict to the involved parties and seek a resolution of that issue.

Other Information

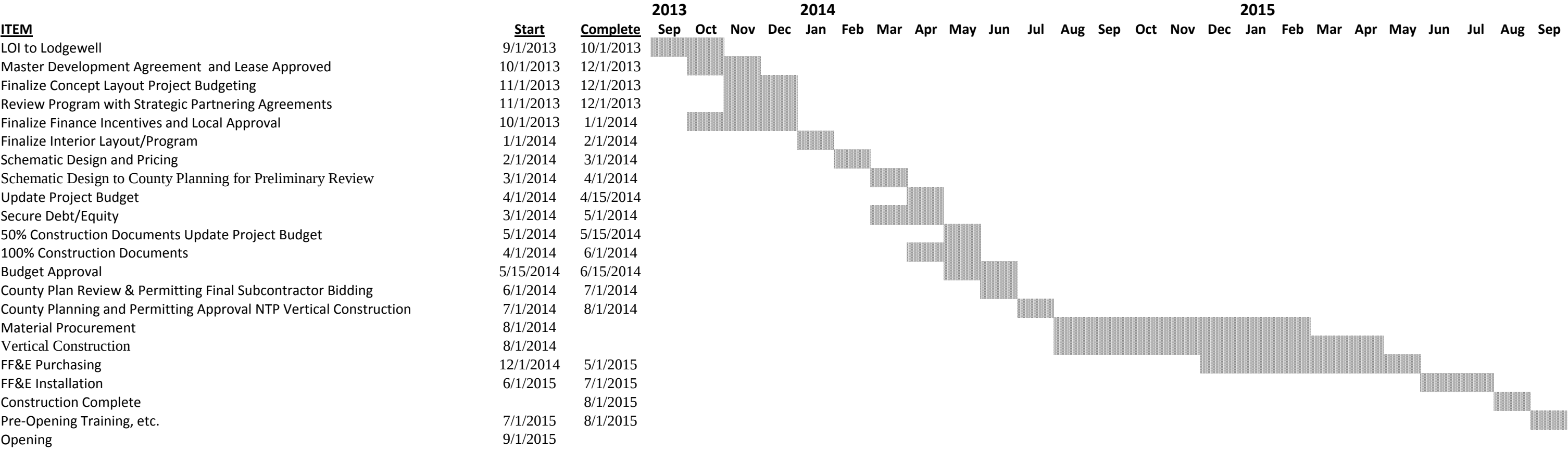
SYNERGY

LodgeWell's development philosophy is one of collaboration and synergy. Some of the organizations and businesses we plan to engage in our development and design process are represented below. We are truly excited about all the possibilities this synergy can bring to the project.

We have had early discussions with University of Kansas and plan to integrate their thoughts, spaces and most importantly students into not only the planning of the resort but the ongoing operations as well. Mt. Magazine State Park has a similar successful relationship in place in which students receive on the job experience in front desk operations, housekeeping, beverage management, dining service, foodservice management, meeting and convention management and facilities management. The park will provides training, transportation and housing for the students.



Clinton Lake Resort Project Schedule





ADDITIONAL DOCUMENTS

STATE OF KANSAS

Event Details

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFx	1
Event Round	Version		
1	1		
Event Name	Resort Development - Lake Clinton		
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS

Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States

Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Event Description

Establish a contract with a qualified and experienced developer to design, construct, finance and operate a quality lake resort/conference center at Lake Clinton, near Lawrence, KS.

General Comments

Questions/Amendment - Questions requesting clarification of the Bid Event must be submitted via email (in MS Word format) to the Procurement Officer (Event Contact) indicated above

prior to the close of business on Thursday, June 20, 2013.

Each question or clarification should reference the appropriate Bid Event section.

Failure to notify the Procurement Officer (Event Contact) of any conflicts or ambiguities in the Bid Event may result in items being resolved in the best interest of the State. Any modification to this Bid Event as a result of written responses to questions received, shall be made in writing by amendment and dispatched to all bidders invited to this event. Only written communications are binding.

Answers to questions will be available in the form of an amendment on the Procurement and Contracts' website, <http://da.ks.gov/purch>.

It shall be the responsibility of all participating bidders to acquire any and all amendments and additional information as it is made available from the web site cited above. Vendors/Bidders not initially invited to participate in this Bid Event must notify the Procurement Officer (Event Contact) of their intent to bid at least 24 hours prior to the event's closing date/time. Bidders are required to check the website periodically for any additional information or instructions.

Pre-proposal Conference - A pre-proposal conference will be held at 8:30 AM, on Tuesday, July 2, 2013, at the following location:

Clinton Lake US Army Corps of Engineers' Office
872 N. 1402 Road
Lawrence, KS 66049-9047
<http://corpslakes.usace.army.mil/visitors/projects.cfm?Id=G503480>

Attendance is not required at the pre-proposal conference. Impromptu questions may be permitted and spontaneous unofficial answers provided, however bidders should understand that the only official answer or position of the State of Kansas will be presented in writing.

Failure to notify the Procurement Officer (Event Contact) of any conflicts or ambiguities in the Bid Event may result in items being resolved in the best interest of the State. Any modification to this Bid Event as a result of the pre-proposal conference, as well as written answers to written questions, shall be made in writing by addendum and dispatched to all bidders associated to this event. Only written communications are binding.

Answers to questions will be available in the form of an addendum on the Procurement and Contracts' website, <http://da.ks.gov/purch>.

It shall be the responsibility of all participating bidders to acquire any and all addenda and additional information as it is made available from the web site cited above. Vendors/Bidders not initially invited to participate in this Bid Event must notify the Procurement Officer (Event Contact) of their intent to bid at least 24 hours prior to the event's closing date/time. Bidders are required to check the website periodically for any additional information or instructions.

MANDATORY REQUIREMENT: If you are interested in bidding on this transaction you **MUST BE OFFICIALLY INVITED** to the event. Contact the person named above at least 24 HOURS BEFORE the official finish date and time to request the official invitation.

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFx	2
Event Round	Version		
1	1		
Event Name	Resort Development - Lake Clinton		
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Due to State of Kansas SMART Strategic Sourcing System requirements, any bidder with an interest in bidding on any State of Kansas SOURCING EVENT must officially request an invitation from the Procurement Officer (Event Contact) at least 24 hours before the Bid Event official finish date and time. If you fail to request such in a timely fashion, your bid may be rejected in its entirety.

EXCEPTION: If you have received a Bid Event Document with your company's name in the upper right hand corner of the document, your company has already been invited to the bid event.

If you are not a registered bidder/vendor with the state of Kansas you must register as a bidder AND request official invitation at least 24 hours before the Bid Event official finish date and time. To register as a bidder visit the following web site: <http://www.da.ks.gov/purch/BidderRegistration.doc>

BIDDER MUST OBTAIN A CURRENT TAX CLEARANCE CERTIFICATE

A "Tax Clearance" is a comprehensive tax account review to determine and ensure that the account is compliant with all primary Kansas Tax Laws administered by the Kansas Department of Revenue (KDOR) Director of Taxation. Information pertaining to a Tax Clearance is subject to change(s), which may arise as a result of a State Tax Audit, Federal Revenue Agent Report, or other lawful adjustment(s).

INSTRUCTIONS: To obtain a Current Tax Clearance Certificate, you must:

- Go to <http://ksrevenue.org/taxclearance.html> to request a Tax Clearance Certificate
- Return to the website the following working day to see if KDOR will issue the certificate
- If issued an official certificate, print it and attach it to your bid response
- If denied a certificate, engage KDOR in a discussion about why a certificate wasn't issued

Bidders (and their subcontractors) are expected to submit a current Tax Clearance Certificate with every event response.

REMINDER: You will need to sign back into the KDOR website to view and print the official tax clearance certificate.

Information about Tax Registration can be found at the following website:
<http://www.ksrevenue.org/busregistration.html>

Procurement and Contracts reserves the right to confirm tax status of all potential contractors and subcontractors prior to the release of a purchase order or contract award.

In the event that a current tax certificate is unavailable, Procurement and Contracts reserves the right to notify a bidder (one that has submitted a timely event response) that they have to provide a current Tax Clearance Certificate within ten (10) calendar days, or Procurement and Contracts may proceed with an award to the next lowest responsive bidder, whichever is determined by the Director of Purchases to be in the best interest of the State.

XML Bid Submission will NOT be accepted for this Bid Event.

- ATTC - See the attachment for additional information.

Bid Bond: A Bid Guaranty IS Required for this project: A bid guaranty in the amount of 5% of total amount bid shall be submitted by all bidders to ensure faithful performance with the conditions of this RFQ and/or ensuing award. A bid guaranty must be one of the following:

- (1) certified or cashier check or certificate of deposit payable to the State; or
- (2) a properly executed bond payable to the State.

A check or certificate of deposit bid guaranty shall be returned after a vendor has entered into a binding contractual relationship with the State unless the guaranty shall serve as a performance guaranty. If the successful vendor fails or refuses to enter into a written agreement, the State shall retain as liquidated damages the bid guaranty.

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFX	3
Event Round	Version		
1	1		
Event Name			
Resort Development - Lake Clinton			
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

A check or certificate of deposit bid guaranty of an unsuccessful vendor will be returned after a contract is executed with the successful vendor.

Performance Bond: The Successful Bidder shall file with the Director of Purchases a Performance Bond in an amount equal to one hundred percent (100%) of the price bid as security for the faithful performance of this contract and as security for the payment of all persons performing labor and furnishing materials in connection with this solicitation.

The guaranty shall be returned to the Contractor upon the completion of this contract subject to total or partial forfeiture for failure to perform adequately the terms of this contract. If damages exceed the amount of the guaranty, the State may seek additional damages.

Note: A Performance Bond is not required for Projects with a total price below \$40,000.00.

Necessary bond forms will be furnished by Procurement and Contracts and can be completed by any General Insurance Agent. Bonds shall be issued by a Surety Company licensed to do business in the State of Kansas.

Public Works Bond: The Successful Bidder shall file with the Director of Purchases a Public Works Bond as required by K.S.A. 60-1111 in an amount equal to one hundred percent (100%) of contract price and shall be filed with the Clerk of the District Court in the County where the project is being constructed.

The guaranty shall be returned to the Contractor upon the completion of this contract subject to total or partial forfeiture for failure to perform adequately the terms of this contract. If damages exceed the amount of the guaranty, the State may seek additional damages.

Note: A Public Works Bond is not required for Projects with a total price below \$100,000.00.

Necessary bond forms will be furnished by Procurement and Contracts and can be completed by any General Insurance Agent. Bonds shall be issued by a Surety Company licensed to do business in the State of Kansas.

General Questions

Question	UOM	Best	Worst	Response
How many relevant years of experience does your organization possess?				

Required: No Mandatory ResponseNo

Response Comments

Is a completed Immigration Reform and Control form included with this bid event submission (refer to Item #4, Appendix B - Terms and Conditions, Event Details document)? PRINT OUT, SIGN AND RETURN WITH BID.

Required: No Mandatory ResponseNo

Response Comments

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFX	4
Event Round	Version		
1	1		
Event Name			
Resort Development - Lake Clinton			
Start Time		Finish Time	
06/11/2013 08:06:00 CDT		07/17/2013 14:00:00 CDT	

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Does your organization accept the State of Kansas terms and conditions as stated?

Required: No Mandatory ResponseNo

Response Comments

Have you included a Bid Bond/Guaranty valued at 5% of the bid amount?

Required: No Mandatory ResponseNo

Response Comments

Is a current Tax Clearance Certificate included with this bid event submission (refer to Item #3, Appendix B - Terms and Conditions, Event Details document)? APPLY ON-LINE, PRINT OUT WHEN AVAILABLE AND SUBMIT WITH BID.

Required: No Mandatory ResponseNo

Response Comments

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFx	5
Event Round	Version		
1	1		
Event Name			
Resort Development - Lake Clinton			
Start Time		Finish Time	
06/11/2013 08:06:00 CDT		07/17/2013 14:00:00 CDT	

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Line Details

Line: 1 **Item ID:** **Line Qty:** 1 **UOM:** Batch Lot **Bid Qty:**
Required: No **Reserve Price:** No **Min/Max Qty:** No min / No max

Description: Lake Clinton State Park Development

Question	UOM	Best	Worst	Response
No price information is to required, here. See RFP Specification document.				
Required: No Mandatory Response: No				

Response Comments

STATE OF KANSAS

Event Details (cont.)

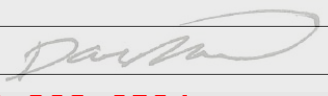
PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFx	6
Event Round	Version		
1	1		
Event Name			
Resort Development - Lake Clinton			
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Bidder Information

Firm Name: Lodgewell Resorts		
Name: Dave Mashburn	Signature: 	Date: 7-25-2013
Phone #: 816.810.2738	Fax #: 913.362.6504	
Street Address: 8500 College Boulevard		
City & State: Overland Park, KS	Zip Code: 66210	
Email: dmashburn@lodgewell.com		

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID 17300-EVT0002445	Format Sell	Type RFx	Page 7
Event Round 1	Version 1		
Event Name Resort Development - Lake Clinton			
Start Time 06/11/2013 08:06:00 CDT		Finish Time 07/17/2013 14:00:00 CDT	

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS

Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States

Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Appendix A - Line Specifications

Line: 1 **Item ID:** **Line Qty:** 1 **UOM:** Batch Lot
Description: Lake Clinton State Park Development

Item Specifications

Manufacturer:		Mfg Item ID:	
Item Length:	0	Item Height:	0
Item Width:	0	Dimension UOM:	
Item Volume:	0	Volume UOM:	
Item Weight:	0	Weight UOM:	
Item Size:		Item Color:	

Shipping Information

Schedule:	1	Ship To:	KS Dept of Commerce
Quantity:	1		KS Dept of Commerce
Due Date:	07/22/2013		1000 SW Jackson St.
Freight Terms:			Topeka KS 66612
Ship Via:	Common Carrier		United States

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFX	8
Event Round	Version		
1	1		
Event Name	Resort Development - Lake Clinton		
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS

Submit To: Department of Administration
Procurement and Contracts
800 SW Jackson
Suite 600
Topeka KS 66612
United States

Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

Appendix B - Terms & Conditions

1. It is the bidder's responsibility to submit questions, acknowledge addenda and attend pre-bid conferences as indicated in this event or attachment(s). When communicating always refer to the Bid Event ID.
2. Conflict of Interest: With the submission of a response for this bidding event, you certify that you do not have any substantial conflict of interest sufficient to influence the bidding process of this event. A conflict of substantial interest is one which a reasonable person would think would compromise the opening bidding process.
3. BIDDER MUST OBTAIN A CURRENT TAX CLEARANCE CERTIFICATE A "Tax Clearance" is a comprehensive tax account review to determine and ensure that the account is compliant with all primary Kansas Tax Laws administered by the Kansas Department of Revenue (KDOR) Director of Taxation. Information pertaining to a Tax Clearance is subject to change(s), which may arise as a result of a State Tax Audit, Federal Revenue Agent Report, or other lawful adjustment(s). INSTRUCTIONS: To obtain a Current Tax Clearance Certificate, you must: 1) Go to: <http://ksrevenue.org/taxclearance.html> to request a Tax Clearance Certificate; 2) Return to the website the following working day to see if KDOR will issue the certificate; 3) If issued an official certificate, print it and attach it to your bid response; and 4) If denied a certificate, engage KDOR in a discussion about why a certificate wasn't issued. Bidders (and their subcontractors) are expected to submit a current Tax Clearance Certificate with every event response. REMINDER: You will need to sign back into the KDOR website to view and print the official tax clearance certificate. Information about Tax Registration can be found at the following website: <http://www.ksrevenue.org/busregistration.html>. Procurement and Contracts reserves the right to confirm tax status of all potential contractors and subcontractors prior to the release of a purchase order or contract award. In the event that a current tax certificate is unavailable, Procurement and Contracts reserves the right to notify a bidder (one that has submitted a timely event response) that they have to provide a current Tax Clearance Certificate within ten (10) calendar days, or Procurement and Contracts may proceed with an award to the next lowest responsive bidder, whichever is determined by the Director of Purchases to be in the best interest of the State.
4. Immigration and Reform Control Act of 1986 (IRCA): All contractors are expected to comply with the Immigration and Reform Control Act of 1986 (IRCA), as may be amended from time to time. This Act, with certain limitations, requires the verification of the employment status of all individuals who were hired on or after November 6, 1986, by the contractor as well as any subcontractor or sub-contractors. The usual method of verification is through the Employment Verification (I-9) form. With the submission of this bid, the contractor hereby certifies without exception that such contractor has complied with all federal and state laws relating to immigration and reform. Any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and, at the State's option, may subject the contract to termination for cause and any applicable damages. Unless provided otherwise herein, all contractors are expected to be able to produce for the State any documentation or other such evidence to verify Contractor's IRCA compliance with any provision, duty, certification, or like item under the contract. Bidders must submit a Certification Regarding Immigration Reform & Control form with every event response. The form can be found at the following website: <http://da.ks.gov/purch/Forms.htm>.
5. Competition: The purpose of this Request is to seek competition. The bidder shall advise Procurement and Contracts if any specification, language or other requirement inadvertently restricts or limits bidding to a single source. Notification shall be in writing and must be received by Procurement and Contracts no later than five (5) business days prior to the event closing date. The Director of Purchases reserves the right to waive minor deviations in the specifications which do not hinder the intent of this Request.
6. Acceptance or Rejection: The State reserves the right to accept or reject any or all bid responses or part of a response; to waive any informalities or technicalities; clarify any ambiguities in responses; modify any criteria in this Event; and unless otherwise specified, to accept any item in a response.
7. Disclosure of Bid Event Content and Proprietary Information: All bid responses become the property of the State of Kansas. The Kansas Open Records Act (K.S.A. 45-215 et seq) requires public information be placed in the public domain at the conclusion of the selection process, and be available for examination by all interested parties. More information on this subject can be found at the following website: <http://da.ks.gov/purch/KSOpenRecAct.doc>

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFX	9
Event Round	Version		
1	1		
Event Name	Resort Development - Lake Clinton		
Start Time	Finish Time		
06/11/2013 08:06:00 CDT	07/17/2013 14:00:00 CDT		

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS

Submit To: Department of Administration
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United States

Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov

8. Debarment of State Contractors. Any Contractor who defaults on delivery or does not perform in a satisfactory manner as defined in this Agreement may be barred for a period up to three (3) years, pursuant to K.S.A. 75-37,103, or have its work evaluated for pre-qualification purposes. Contractor shall disclose any conviction or judgment for a criminal or civil offense of any employee, individual or entity which controls a company or organization or will perform work under this Agreement that indicates a lack of business integrity or business honesty. This includes (1) conviction of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract or in the performance of such contract or subcontract; (2) conviction under state or federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, or receiving stolen property; (3) conviction under state or federal antitrust statutes; and (4) any other offense the State determines to be so serious and compelling as to affect responsibility as a state contractor. For the purpose of this section, an individual or entity shall be presumed to have control of a company or organization if the individual or entity directly or indirectly, or acting in concert with one or more individuals or entities, owns or controls twenty-five (25) percent or more of its equity, or otherwise controls its management or policies. Failure to disclose an offense may result in disqualification of the Proposal or termination of the Agreement, as determined by the State.
9. Accounts Receivable Set-Off Program: If during the course of this contract the Contractor is found to owe a debt to the State of Kansas, agency payments to the Contractor may be intercepted / setoff by the State of Kansas. Notice of the setoff action will be provided to the Contractor. Pursuant to K.S.A. 75-6201 et seq, Contractor shall have the opportunity to challenge the validity of the debt. If the debt is undisputed, the Contractor shall credit the account of the agency making the payment in an amount equal to the funds intercepted. K.S.A. 75-6201 et seq. allows the Director of Accounts and Reports to set off funds the State of Kansas owes Contractors against debts owed by the contractor to the State of Kansas. Payments set off in this manner constitute lawful payment for services or goods received. The Contractor benefits fully from the payment because its obligation to the State is reduced by the amount subject to setoff.

Last Updated: 01/08/2013

STATE OF KANSAS

Event Details (cont.)

PeopleSoft Strategic Sourcing

Event ID	Format	Type	Page
17300-EVT0002445	Sell	RFx	10
Event Round	Version		
1	1		
Event Name			
Resort Development - Lake Clinton			
Start Time		Finish Time	
06/11/2013 08:06:00 CDT		07/17/2013 14:00:00 CDT	

Event Currency: US Dollar
Bids allowed in other currency: No

Bidder: PUBLIC EVENT DETAILS
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United States
Contact: Linda T Gronquist
Phone: 785/296-2375
Email: linda.gronquist@da.ks.gov



Sam Brownback, Governor
Nick Jordan, Secretary

www.ksrevenue.org

CERTIFICATE OF TAX CLEARANCE

Lodgewell Development, LLC

ISSUE DATE

07/24/2013

TRANSACTION ID

TM92-92AP-UJUV

CONFIRMATION NUMBER

CK53-76UK-ACER

TAX CLEARANCE VALID THROUGH 10/22/2013

*Verification of this certificate can be obtained on our website, www.ksrevenue.org,
or by calling the Kansas Department of Revenue at 785-296-3199*

**CERTIFICATION REGARDING
IMMIGRATION REFORM & CONTROL**

All Contractors are expected to comply with the Immigration and Reform Control Act of 1986 (IRCA), as may be amended from time to time. This Act, with certain limitations, requires the verification of the employment status of all individuals who were hired on or after November 6, 1986, by the Contractor as well as any subcontractor or sub-subcontractor. The usual method of verification is through the Employment Verification (I-9) Form. With the submission of this bid, the Contractor hereby certifies without exception that Contractor has complied with all federal and state laws relating to immigration and reform. Any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and, at the State's option, may subject the contract to termination and any applicable damages.

Contractor certifies that, should it be awarded a contract by the State, Contractor will comply with all applicable federal and state laws, standards, orders and regulations affecting a person's participation and eligibility in any program or activity undertaken by the Contractor pursuant to this contract. Contractor further certifies that it will remain in compliance throughout the term of the contract.

At the State's request, Contractor is expected to produce to the State any documentation or other such evidence to verify Contractor's compliance with any provision, duty, certification, or the like under the contract.

Contractor agrees to include this Certification in contracts between itself and any subcontractors in connection with the services performed under this contract.



Signature, Title of Contractor

7-24-2013

date

