

CURRENT SAMPLE PRICING

103-Room Hotel + Prototype Hotel Lobby
(Oversize, 4-Star Westin Comparable Rooms)

LUMP SUM PRICING

Architecture, Interior Design, Construction,
FF&E Purch/Install, 5-Mos Ops Consulting

COST
\$ 10,075,000

COST/KEY
\$97,815

OPTIONAL OWNER ADDITIONS

Suite Upgrades, Hotel Lobby Changes, Connecting Corridor to Casino if Needed,
Casino Expansion, Site Parking Additions, Non-Lodging Amenities (Meeting Space,
Restaurants/Bars, etc.), Additional OS&E Par, LEED Certification.

STANDARD EXCLUSIONS

Unusual Site/Soil Conditions, Design Fees for Optional Owner Additions,
FF&E Freight, Bonding.

STANDARD OWNER ITEMS

3rd Party Inspections, Plan Review, Permits, Utilities to within 5' of Hotel, E-Power, Low Voltage
Wiring/Systems (PMS, Phone, Internet, PPV, Surveillance), Landscaping, Computers/Office Equipment,
Exterior/Non-Code Required Signage, Pre-Opening Salaries, Survey/Environmental/Geotech Reports.

Note: A Detailed Responsibility Matrix will be Provided and Become a Contract Exhibit.