

Kevin Weisbeck
Quest Development
2301 8th Ave NE – Suite 120
Aberdeen, SD 57401

7/14/2010

Attn: Rita Conner
Economic Development
City of Des Moines

Re: Application for Urban Design

Project Narrative

Quest Development & Construction and Lamont Companies is currently in the preliminary development stages to erect two new hotels that will be located on the corner of Martin Luther King and 11th Street on some of the Sherman property at Gray's Lake. One hotel will be a limited service hotel and the other will be an extended stay hotel. Franchises have yet to be determined, but we are strongly considering a Holiday Inn Express for the limited service hotel and a Homewood for the extended stay hotel.

The ownership group will include Kevin Weisbeck, Jeff Lamont and several yet to be determined owners. The project team includes Quest Development & Construction for the development and construction and Hula Design as lead architect from Aberdeen, SD. Quest will be accepting bids from local trades for civil work and all phases of construction. Property management will be performed by a management group operated by Kevin Weisbeck.

Construction is tentatively schedule to start after the PUD process has been completed and building plans have been permitted. Assuming approximately 120 days until permits have been issued, the construction start date is targeted to late September or early October. The construction schedule anticipates 8-10 months for the limited service hotel and 9-12 months for the extended stay hotel, barring any unforeseen circumstances or extreme weather conditions.

The building design will set some new standards being it is the first in the proposed development of the Gray's Lake subdivision. The buildings will consist of some stone veneer, EFIS accents and mixed brick veneers. The design will be of an urban format and include some clean line accents. Buildings will be placed along the outside property lines with Parking in the middle of both projects to conform with PUD standards.

The buildings will have energy efficient wall thickness, that will use 95% high efficiency air handlers for common space, 16 Seer condensers, possibly a VRV system in the extended stay, possibly with heat pumps in rooms if climate permits, and all light fixtures inside will be of fluorescent type. The structure

will consist of energy heel type trusses. Windows will be high efficiency rated and tinted. Water heaters will be high efficiency with circulation system.

Project estimated cost for construction (not including furniture, fixtures & equipment or land) on the limited service hotel will be 5,300,000 for 93 rooms and the extended stay hotel construction estimate will be 5,890,000 for a 95 room property. At the present time we know of no public participation to help with the projects except for some tax Abatement for 3 full years.

Regards,

A handwritten signature in black ink, appearing to read 'KW', is written over the word 'Regards,'.

Kevin Weisbeck

2010 APPLICATION FOR URBAN DESIGN REVIEW BOARD City of Des Moines, Iowa

7/14/2010

Date Submitted: _____

Project Information	Des Moines Gray Lake Lodging, LLC located at intersection of Martin Luther King Parkway & 11th Street		
PROJECT NAME & ADDRESS:	_____		
OWNER/DEVELOPER	Quest Development & Construction AND Lamont Companies		
PROJECT MANAGER	Kevin Weisbeck		
CONSULTING ARCHITECT/DESIGNER AND FIRM:	Tom Hurlbert at Hula Design		
WHO WILL COORDINATE WITH OED STAFF TO SUBMIT MATERIALS PRIOR TO THE MEETING?	Tom Hurlbert at Hula Design		
CONTACT INFORMATION:	605-725-6000	605-725-6001	kjweisbeck@questdc.net
Phone:	Fax:	E-mail:	

Circle which UDRB meeting (Must be at least 2 weeks in advance of next meeting)

2010					
Jan	5	19	July	6	20
Feb	2	16	Aug	3	17
Mar	2	16	Sept	7	21
April	6	20	Oct	5	19
May	4	18	Nov	2	16
June	8	22	Dec	7	21

Action Requested by Applicant:

___ Informational Presentation: Applicants are encouraged to make an informational presentation to the URDB to obtain an initial reaction and direction before undertaking detailed design. This consultation is optional; it is an informal session to discuss siting issues, the surroundings, design concepts and gain insight on creating a successful project.

___ Initial Approval and/or Recommendation: Applicant may obtain initial approval and/or recommendation by presenting schematic design information and details.

___ Final Approval and/or Recommendation: Applicant may obtain final approval and/or recommendation by presenting final project details. The project must have had an informational presentation or an initial approval recommendation with the Board prior to this final review/recommendation. This step may be waived at the discretion of the staff or Board.