

WILDFLOWER RESORT PROGRAM

8/20/02 Gensler

LOCATION: Grand Prairie, TX TYPE: Resort Hotel

DESCRIPTION

Site	60 Acres	Notes:
Parking	800 Spaces	The program below
Basement	0 Level(s)	is a refinement of
Public Space	2 Level(s)	the preliminary
Guestrooms	TBD Floors	program provided by
		The Wildflower
		Hotel Co. Alliance

GUESTROOMS

GUESTROOMS		Orig -287,989 GSF incl villas		Final Program		Remarks
	Latest Data:	nsf	Bays	Keys		
Std King typical		450	249	249	GSF	249 total modules
Std Double/Queen		450	174	174	GSF	174 total modules
Jr. Suites		675	42	28	GSF	42 total modules
One Bedroom Suites		900	58	29	GSF	58 total modules
Presidential Suites		1800	12	6	GSF	3 units - 12 total modules
Chairman's Suite		2500	5	2	GSF	1 suite - 5 total modules
Total Room Area					261,161 GSF	w=204,500, main=56,661
Guestroom Service Areas					10,492 GSF	wings=5,492, main=5,000
Gross / Circulation Factor	15%			keys	51,251 GSF	wing=28,664, main=22,587
TOTAL GUESTROOMS			540	488	322,904 GSF	
Avg SF per Key				557	662 gsf/k	
				nsf/k		540 grand total modules used

PUBLIC AREAS

PUBLIC CIRCULATION		Orig - 14,000GSF		Final Program		Remarks
Lobby					4,824 NSF	
Public Circulation					12,617 NSF	lvl 1 =6071, lvl 2=6546
TOTAL PUBLIC CIRCULATION					17,441 NSF	

FOOD & BEVERAGE

FOOD & BEVERAGE		Orig - 7,600 GSF		Final Program		Remarks
		sf/per	seats			
Restaurant	(175 indoor + 50 outdoor)	17	185	5,059	NSF	seat count to be verified
Specialty Restaurant	(75 indoor + 25 outdoor)	17	80	3,321	NSF	seat count to be verified
Lobby Bar	(60 + 10 @ bar)	24		3,156	NSF	seat count to be verified
Pool Bar & Café	(30 outdoor seats)			1,506	NSF	seat count to be verified
Terrace Bar (Level 2)				431	NSF	addition to program
Sports Bar				2,717	NSF	addition to program
Gross / Circulation Factor		25%		elsewhere		
TOTAL FOOD & BEVERAGE			265	13,042	NSF	

CONFERENCE CENTER

CONFERENCE CENTER		Orig - 65,000 GSF for function/prefunction area		Final Program		Remarks
		sf/Unit	subdiv	div/qty		
Grand Ballroom		25,000	6	7 (1)	20,239 NSF	conf ctr
Junior Ballroom		9,500	4	3 (1)	9,680 NSF	conf ctr
Amphitheater		3,000	1	1 (1)	2,544 NSF	conf ctr
Meeting Room I		3,000	2	3 (1)	2,978 NSF	conf ctr
Meeting Room II		1,400	2	3 (1)	4,529 NSF	conf ctr
Break Out Rooms		500	1	0 (2)	1,100 NSF	conf ctr
Board Room I		800	1	0 (1)	730 NSF	main
Board Room II		500	1	0 (1)	501 NSF	main
Subtotal meeting rooms		37,500 NSF			42,301 NSF	
Pre-function Space		25%			32,321 NSF	pre-f -cc lvl 1 = 19663 pre-f -cc lvl 2 = 12658
Gross / Circulation Factor		12%			elsewhere	
TOTAL CONFERENCE CENTER			Units	9	74,622 NSF	

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LOCATION: Grand Prairie, TX TYPE: Resort Hotel**RETAIL / COMMERCIAL**

Orig - 4,000 GSF		Final Program		Remarks
Retail Tenant Area (Retail Village)		6,245	GSF	
Giftshop			GSF	
Retail Storage		0	NSF	
Salon (Beauty / Barber Shop)		2,415	GSF	
Car Rental Counter			GSF	
Tour Desk			GSF	
Business Center			GSF	
Gross / Circulation Factor	25%		GSF	
TOTAL RETAIL / COMMERCIAL		8,660	GSF	

HEALTH SPA / FITNESS CENTER

Orig - 31,000 GSF / 28,000 NSF		Final Program		Remarks
Health Spa		15,700	GSF	includes circulation
Fitness Center		6,800	GSF	
Outdoor Pool			GSF	
Gross / Circulation Factor	10%	0	GSF	
TOTAL HEALTH SPA / FITNESS CENTER		22,500	GSF	

TOTAL PUBLIC AREAS

		136,265	GSF	
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Per Key

279 gsf/k

SERVICE / BOH AREAS**ADMINISTRATIVE OFFICES**

Orig - 9,300 GSF		Final Program		Remarks
Front Office		910	NSF	
Front Desk / Registration		1,895	NSF	incl. lobby area & guest services only, no offices
Executive Offices		2,882	NSF	lvl 2
Sales & Catering			GSF	
Administration		1,898	NSF	lvl 1
Accounting			GSF	
Reservations			GSF	
Telecommunications			GSF	
Human Resources / Personnel		212	GSF	CL says 950 sf needed
Convention Services		327	GSF	
Gross / Circulation Factor	0%		GSF	
TOTAL ADMIN. OFFICES		8,124	NSF	

KITCHENS

Orig - 13,000 GSF kitchens/service bars		Final Program		Remarks
Main Kitchen		4,131	NSF	
Main Kitchen Support		0	NSF	
Dishwash / Storage		1,797	NSF	main=1101, specialty=696
Banquet Kitchen		1,618	NSF	now pantry/setup only
F&B Storage		1,008	NSF	incl. F&B recv. office 78 sf
3-Meal Restaurant Finishing		2,534	NSF	
Specialty Restaurant Finishing		2,330	NSF	
Daily Liquor Rooms		0	NSF	
Men/Women Toilet		0	NSF	missing
Cash Counting		0	NSF	incl in R/S office
Bakeshop Chef's Office		255	NSF	2 offices= 144 + 111 sf
Room Service/Cart Storage		607	NSF	R/S Bev./ Order/ Cart stor.
Gross / Circulation Factor	25%	0	NSF	
TOTAL KITCHENS		14,280	NSF	

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LOCATION: Grand Prairie, TX TYPE: Resort Hotel**EMPLOYEE FACILITIES**

Orig - 3,200 GSF		Final Program		Remarks
Employee Locker Rooms & Restrooms		2,064	NSF	W=1106, M=958
Employee Cafeteria		1,309	NSF	
Uniform Issue		513	GSF	
Gross / Circulation Factor	25%		GSF	
TOTAL EMPLOYEE FACILITIES		3,886	NSF	

MISCELLANEOUS

		Final Program		Remarks
Luggage		449	NSF	golf club storage incl. see admin.
Conv Ctr Office		0	SF	
Coat Room		490	NSF	
Public Restrooms (main restaurant)		1,235	NSF	
Public Restrooms (conv ctr level 1)		1,431	NSF	M=708, W=723
Public Restrooms (conv ctr level 2)		2,304	NSF	incl. 947 sf serving theater
Public Telephones		293	NSF	
Function Space Support Area		incl below	SF	
Function Space Support Area (main level 1)		5,429	NSF	
Function Space Support Area (main level 2)		1,039	NSF	
Function Space Support Area (conv ctr)		10,323	NSF	lvl 1=8387, lvl 2=1936
Function Registration			SF	
Banquet Storage		3,892	NSF	conf. ctr.
General Storage		391	NSF	main level 2
Dimmer Room			SF	
Sound Equipment			SF	
Audio Storage/Control		365	NSF	theater=210, GB=155
Telephone Equipment			SF	
Fire Control Room			SF	
Parking Garage Attendant/Control			SF	
Employee Entrance / Security / Time Keeper		555	NSF	
Receiving / Purchasing		389	NSF	
Loading Dock / Trash		1,318	NSF	Ext. dock=806, trash=497
Property Management			SF	
Landscape Storage			SF	
Engineering / Maintenance		1,897	NSF	
Mechanical / Electrical Areas		0	NSF	
Central Plant		0	NSF	
AHU rooms		1,493	NSF	incl. air purifier =185 sf
Central WH room		1,183	NSF	
Pool Equipment			SF	
Laundry / Valet		4,910	NSF	incl. Housekeeping
Housekeeping / Linen Storage		0	NSF	some lin. stor. incl. in GR sf
Gross / Circulation Factor	0%	31,058	SF	(hotel/spa/cc GSF)-NSF
TOTAL MISCELLANEOUS		70,444	GSF	

TOTAL ADMIN. & SERVICE AREAS

		96,734	GSF	
Per Key		198	gsf/k	

TOTAL HOTEL / SPA / RETAIL BUILDING AREA

		555,903	GSF	
Per Key	Total Keys	1,139	GSF	

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TIMESHARE VILLAS

			Final Program			Remarks
Latest Data:	nsf	Bays	Keys			
Villas	550	27				2units@6modules=2,700SF ea 3units@3modules=1,350SF ea 4units@2modules=900SF ea
Gross / Circulation Factor	15%					
Villa Type "A"			8	5,400	SF	
Villa Type "B"			6	4,050	SF	
Villa Type "C"			4	3,600	SF	
	15%		keys		SF	
TOTAL VILLAS		27	18	13,050	GSF	
Avg SF per Key		NSF	?	725	gsf/k	
			nsf/k			
TOTAL HOTEL / SPA / RETAIL + VILLA BLDG AREA				568,953	GSF	
Per Key	Total Keys		506	1,124	GSF	

GOLF CLUB HOUSE

Orig - 23,000 GSF / 20,000 NSF			Final Program			Remarks
	sf/per	seats				
Club House					SF	area per Troon program w/ 10,500 SF cart storage
Club House Public Spaces					SF	
Specialty Restaurant (60 indoor + 28 outdoor)		17			SF	
Meeting Room					SF	
Men's Locker Room					SF	
Women's Locker Room					SF	
					SF	
Gross / Circulation Factor		10%			SF	
TOTAL GOLF CLUB HOUSE				35,000	GSF	
TOTAL HOTEL/SPA/RETAIL+VILLA BUILDING AREA				603,953	GSF	
Per Key	Total Keys		506	1,194	GSF	

OPEN COVERED AREAS

			Final Program			Remarks
Hotel Porte Cochere					SF	
Conference Center Porte Cochere					SF	
Spa Porte Cochere					SF	
Golf Club House Porte Cochere					SF	
Covered Areas & Walks					SF	
Patios with Furniture					SF	
Balconies with Furniture					SF	
Circulating Balconies					SF	
Health Club Patio					SF	
Receiving Dock				TBD	SF	
TOTAL OPEN COVERED AREAS					SF	

PARKING

			Final Program			Remarks
			Cars			
Grade (Including Drives)			1,000		SF	
Structured: Underground / Above	0 / 0		0		SF	
Structured: Under Bldg			0		SF	
Ramps: Underground / Above	0 / 0		N/A		SF	
Receiving Area			0		SF	
TOTAL PARKING					SF	
Spaces per Key			TBD			

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LOCATION: Grand Prairie, TX TYPE: Resort Hotel**DEVELOPED SITE**

	Final Program		Remarks
Building Coverage		SF	
Landscaped Area		SF	
Parking & Drives		SF	
Outdoor Pool and Deck		SF	
Covered Areas & Walks		SF	
SUBTOTAL		SF	
Undeveloped Site		SF	
TOTAL SITE		SF	

REMARKS

	Final Program		Remarks
Typical Double-Double Room Gross Area		GSF	
Typical King Room Gross Area		GSF	
Typical Bathroom Net Dimensions			
Accessible King Rooms Required			
Connecting Doorways Required			
Whirlpool Water Surface Area		SF	
Indoor Pool Water Surface Area		SF	
Passenger Elevators			
Service Elevators			
Garage Elevators			
Escalators			
Receiving Bays			
Dumpster / Compactor Bays			
Laundry with Ironer			
Linen Chutes			
Building Signs			
Restaurant Ground Signs			
Property Management System			
Satellite Dish			
HVAC Unit Screening			
Parking Booth & Gate			

OTHER

	Final Program		Remarks
High Rise Life Safety			
Hurricane Requirements			
Earthquake Requirements			
Special Foundations			
Upgraded Exterior			
Special Architectural Requirements			
Special Roof			
Structural Planters			
Operable Windows			
Tight Building Site			
Demolition of Existing Facilities			
Atrium - Number of Stories			
Computerized Security System			

REVISIONS
