

JOINT REQUEST FOR DEVELOPMENT PROPOSALS
FULL SERVICE HOTEL – CONVENTION CENTER PEORIA, ILLINOIS

3/29/2006

The City of Peoria and the Peoria Area Civic Center Authority seek proposals for the development of a 250 to 300 room full-service hotel. The SMG-managed Civic Center is currently being expanded to contain over 110,000 square feet of exhibit space, 27,000 square feet of meeting space, and 18,000 square feet of pre-function space. Initially developed in 1982, the Civic Center also has a 12,000 seat arena and a 2,200 seat theater.

Peoria is the second largest metropolitan area in Illinois, and boasts the second most densely developed downtown. The new hotel will be located in the Central Business District, a few blocks from the Illinois River, the O'Brien Baseball Stadium, Caterpillar's corporate headquarters, two major hospitals, and a new Museum and Caterpillar Visitors' Center. An active Convention and Visitors Bureau books convention business in cooperation with the SMG Civic Center staff. The Peoria Civic Center had 491 event days and had 814,899 patrons come through the doors in fiscal year 2005

Site Information and Hotel Requirements

One site is owned by the Civic Center and is contiguous to the Civic Center. Other sites may be proposed. The new hotel must be physically connected via an environmentally controlled walkway to the Civic Center. Only hotels that fit the at least following criteria will be considered:

- National chain with centralized reservation system
- Minimum 3-4 star Mobil rating
- At least 250 additional rooms provided (300 preferred)
- Full-service including pool, sit-down restaurant, bar and room service
- Facility must be architecturally compatible with Peoria Civic Center

Information to be provided with the proposal

1. Site plan layout.
2. Renderings or similar design and floor layout (main and room typically).
3. A finance plan for the hotel development.
4. An estimate of what retail will be built with the hotel.
5. The name and description of the hotel franchise that will be secured.
6. A list of hotels previously developed by the applicant.
7. A list of hotels currently owned and operated by the applicant.
8. The number of rooms that will be committed to the Peoria Convention Center book for all time periods in excess of 18 months from any given date.

MEETING / SITE INSPECTION: Room 200 of the Civic Center (201 SW Jefferson Ave, Peoria). Developers may also call for an appointment on other dates.	Tuesday at 4:00 pm	April 18, 2006
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PROPOSAL DUE DATE:	Tuesday at 4:00 pm	May 2, 2006
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INTERVIEW DATE FOR SELECTED FIRMS:	Tuesday at 4:00 pm	May 16, 2006
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Proposals should be submitted to:

James Lieb, City of Peoria Purchasing Department
419 Fulton Street Peoria, IL 61602

Any costs incurred by candidates in preparing this proposal are the sole responsibility of the respondent.

CONTACTS FOR INFORMATION ON THE PEORIA HOTEL RFP

Questions should be submitted to:

Debbie Ritschel

General Manager, Peoria Civic Center

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Craig Hullinger

Director, Department of Economic Development, City of Peoria

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Stephen Powell

Executive Director, Peoria Area Convention and Visitors Bureau

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(309) 676-0303

Questions will be answered by EMAIL. All responses will be provided to all developers.

The Peoria Civic Center, Peoria Area Convention and Visitors Bureau, and the City of Peoria have extensive market research and information that will be provided to interested developers by EMAIL.

WEB PAGES OF INTEREST

<http://www.peoriaciviccenter.com/>

<http://www.peoria.org/goto/pcc>

<http://ci.peoria.il.us>

<http://renaissanceparkpeoria.com>

<http://www.peorianext.org>

<http://www.peoriamuseumsquare.com/>

<http://www.edc.centralillinois.org/>

City of Peoria
Department of Economic Development

City of Peoria General Background – Hotel RFP

With a population of 112,936 (2000 Census), the City of Peoria is the largest city in the Peoria-Pekin MSA (347,387). Situated in the north central part of Illinois, Peoria is located nearly equidistance from both St. Louis, MO (southwest) and Chicago, IL (northeast). Outside Chicago, Peoria is the largest metro market in Illinois.

Largely built with a manufacturing base, Peoria is home to Caterpillar Inc.'s (*Fortune 100 company*) corporate headquarters. During the manufacturing decline over the last 25 years, Peoria's economy has continued to diversify.

Reflecting national patterns, Peoria's manufacturing base has shifted to service and trade sectors, which now account for five out of every ten employment positions in the MSA. Industries such as marketing, insurance, telecommunications, information technologies, financial and medical have replaced Peoria's once dominant manufacturing market segments.

The largest of four federal research laboratories is located in Peoria. The National Center for Agricultural Utilization Research (NCAUR) invents new uses for agricultural commodities for industrial and food products and conceives new technologies designed to improve environmental quality and technically support Federal regulatory agencies. Since its inception in the 1940's, more than 1,300 patents have been issued for NCAUR's research and innovation. The NCAUR has an annual research budget of \$30 million.

Peoria is also home to an exemplary health care system, which includes Methodist Medical Center, OSF Saint Francis and Proctor Hospital and the University of Illinois College of Medicine at Peoria. Collectively, these healthcare, medical and research components comprise a critical cluster in Peoria's overall economy. The hospital systems alone employ 8,200 workers (not including private medical offices) and 25% of Peoria's economy is built upon educational, health and social service jobs (2000 Census).

Bradley University is located in Peoria and was founded in 1897. Today, Bradley has grown into a beautiful 75-acre campus with 5,000 undergraduate and 1,000 graduate students. Bradley offers over 90 programs in 5 colleges plus a graduate school. *U.S. News and World Reports* and *Princeton Review* have annually recognized Bradley University. Illinois Central College is also located in Peoria serving over 12,000 full and part-time students annually.

For downstate Illinois, Peoria is the entertainment, tourism and cultural center offering a wealth of attractions, events, historical, shopping and artistic opportunities. Along the Illinois River in East Peoria, the Par-A-Dice Riverboat casino serves over a million passengers annually. The Peoria Civic Center is located in the heart of Peoria's Central Business District and immediately adjacent to the Riverfront. In addition to being the major concert venue outside of Chicago, the Civic Center annually hosts the Illinois High School Boys State Basketball Tournament. Also, national conventions and corporate meeting space is provided. In 2004, a \$55 million expansion was approved that will double the convention space and construct a 30,000-square-foot ballroom. Construction is anticipated to be completed in 2007.

A new professional baseball park, O'Brien Stadium, was completed in 2002. Located adjacent to the Central Business District and Riverfront, O'Brien Stadium is home to the Peoria Chiefs; the Class A affiliate for the Chicago Cubs. In addition to baseball, the stadium also serves as an additional venue for concert and community events. O'Brien Stadium represents a \$22 million investment.

Peoria's Riverfront Business District

Redevelopment of Peoria's Riverfront began over 10 years ago. After approving the Riverfront Business District Development Plan in 1995, there has been over \$160 million in total investment brought to the Riverfront. Peoria's Riverfront has experienced a renaissance of redevelopment. A project sampling includes:

- Career and Technology Center (\$37 million private/public technology based office complex)
- Peoria Rec Plex (\$15 million private/public multi use recreation/health center with indoor soccer fields, basketball courts and swimming pools)
- Gateway Building (\$6 million public/private development of this event and corporate meeting building)
- Vieux Carre` (private office, residential and commercial redevelopment with public improvements to State and Water Streets)
- Illinois Antique Center/Riverfront Arts Center (commercial redevelopment along Water Street)
- 401 Water Street (residential and commercial redevelopment to the former Foster-Gallagher Building)
- inPlay Redevelopment (\$12 million redevelopment of the Oakford & Fahnestock Building to include interactive arcade, restaurants, residential and office meeting space)
- PMP expansion (\$50,000,000 expansion for this fermentation company)
- The Lofts at Waterfront Place (23 loft apartments located in the upper floors of the former Illinois Antique Center Building)
- WTVP Channel 47 (PBS) studios and offices
- Foster Arts Center (redevelopment of the Arrow Distilling Company Building and home to the Peoria Art Guild)
- Military Memorial Plaza (\$220,000 memorial recognizing our military)
- Main Street/Southside Bank Plaza
- Public parking lots (4 available with the Riverfront Business District)
- Landings Entertainment Center (\$1.5 million private investment for this stage covering and lighted entertainment area)

Central Illinois Regional Museum/Caterpillar Inc. Worldwide Visitor Center

Caterpillar Inc. and Lakeview Regional Museum plan to redevelop the former Sears Block site along the Riverfront and adjacent to the Central Business District. Lakeview Regional Museum will relocate and expand into an 110,000 square foot regional museum. Caterpillar Inc.'s construction plans include a 40,000 square foot Worldwide Visitors Center. It is also anticipated that 15,000 square feet of inline commercial development will front on Water and Liberty Streets. Collectively, the private investment will total \$100 million.