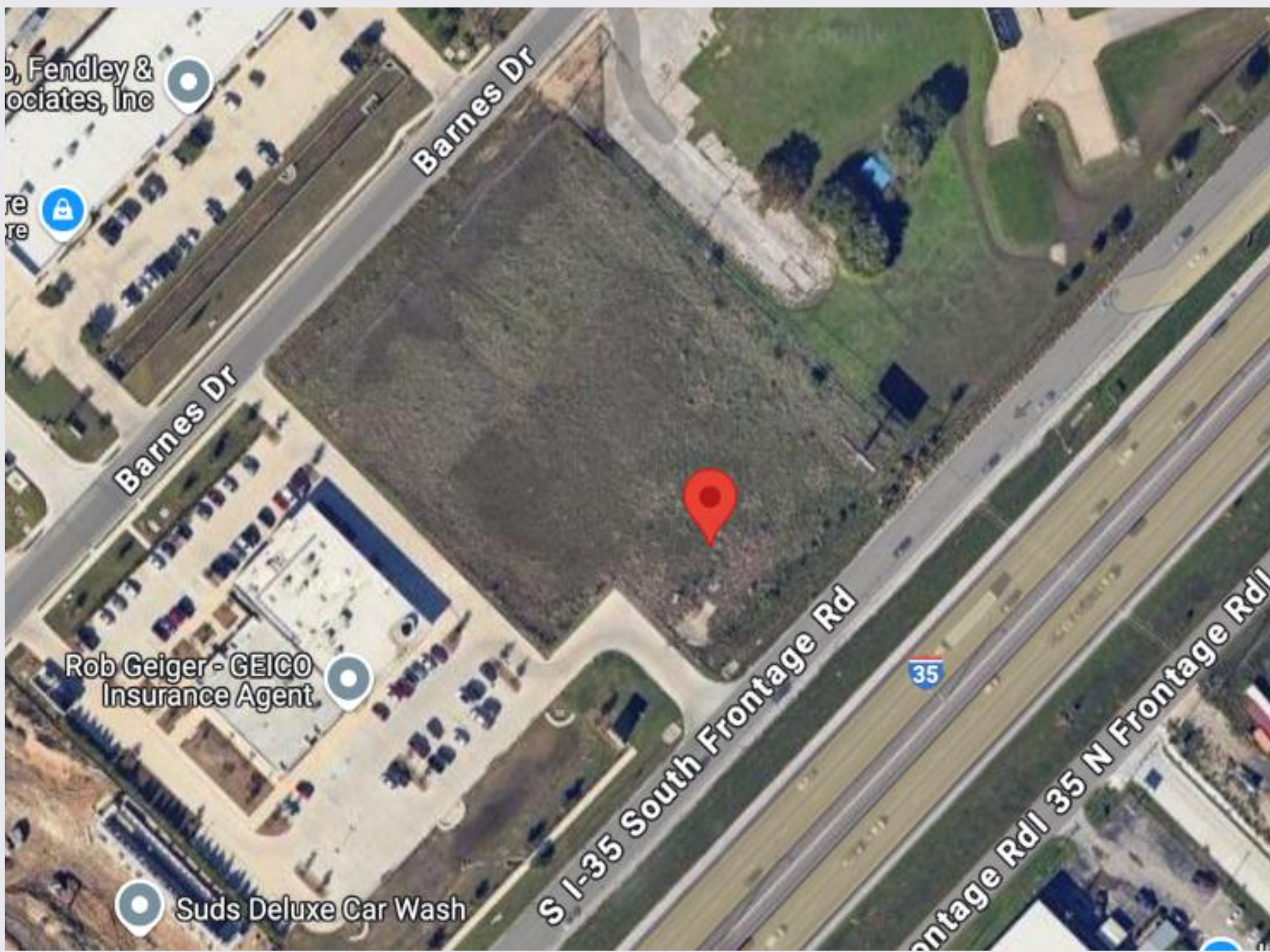


# C1.03 Hotel Land Development

Simren Pokhrel , Amaya Nunez, Billy Hernandez, Aaron Arroyo

Kimley Horn: Brad Slott, Jackson Pederson

## Background



### Overview:

- Land Development for 120 Room Hotel in San Marcos
- 3.04 ac lot on 2420 S-I35
- Parking, Drainage, Roadway Access, Landscaping

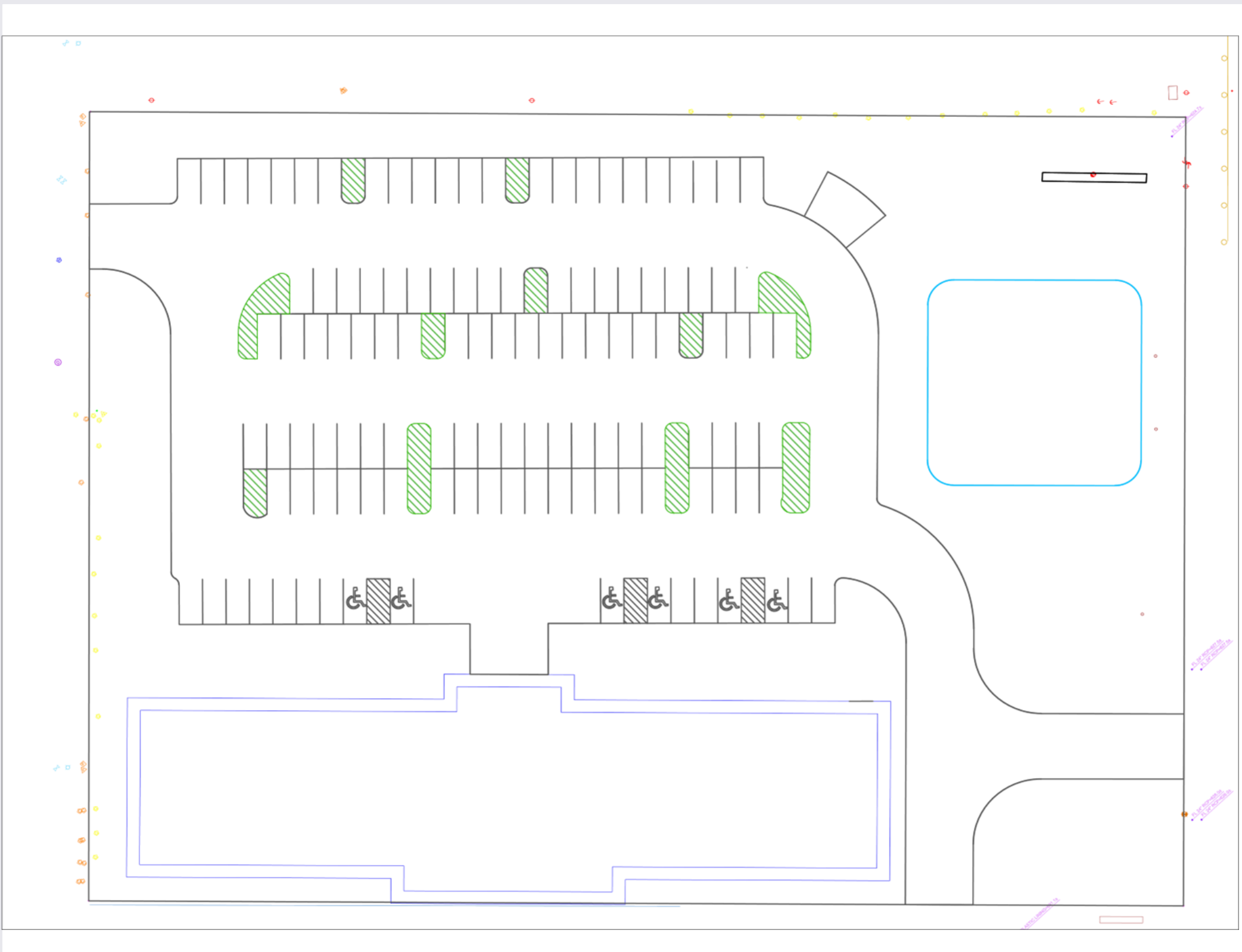
### Considerations:

- Location/ Aesthetics
- Existing Infrastructure
- Impervious Cover
- Capital Costs/ LCCA
- Sustainability

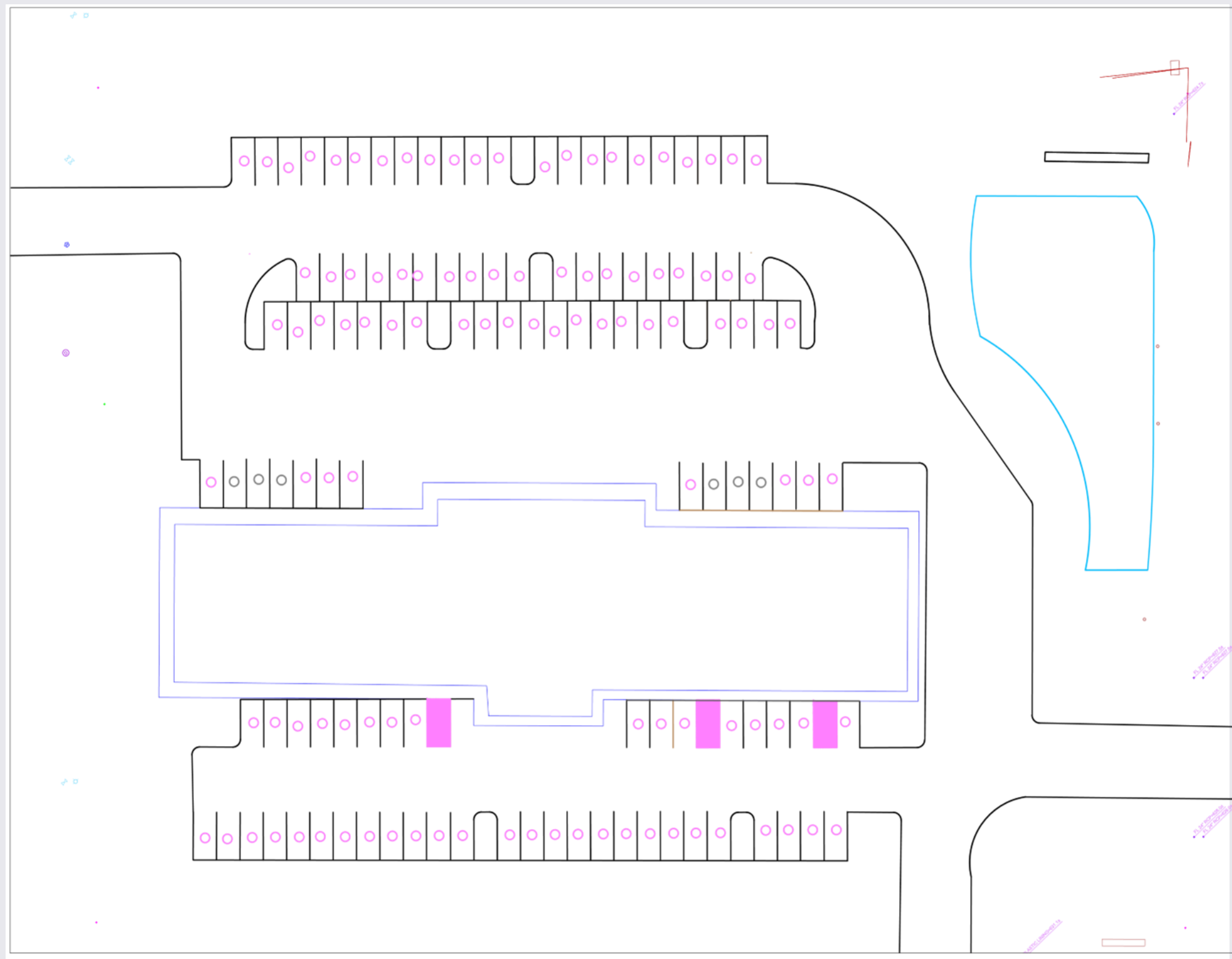
## Constraints and Standards

- San Marcos Land Development Code
- International Fire Code
- TxDOT
- Environmental Compliance

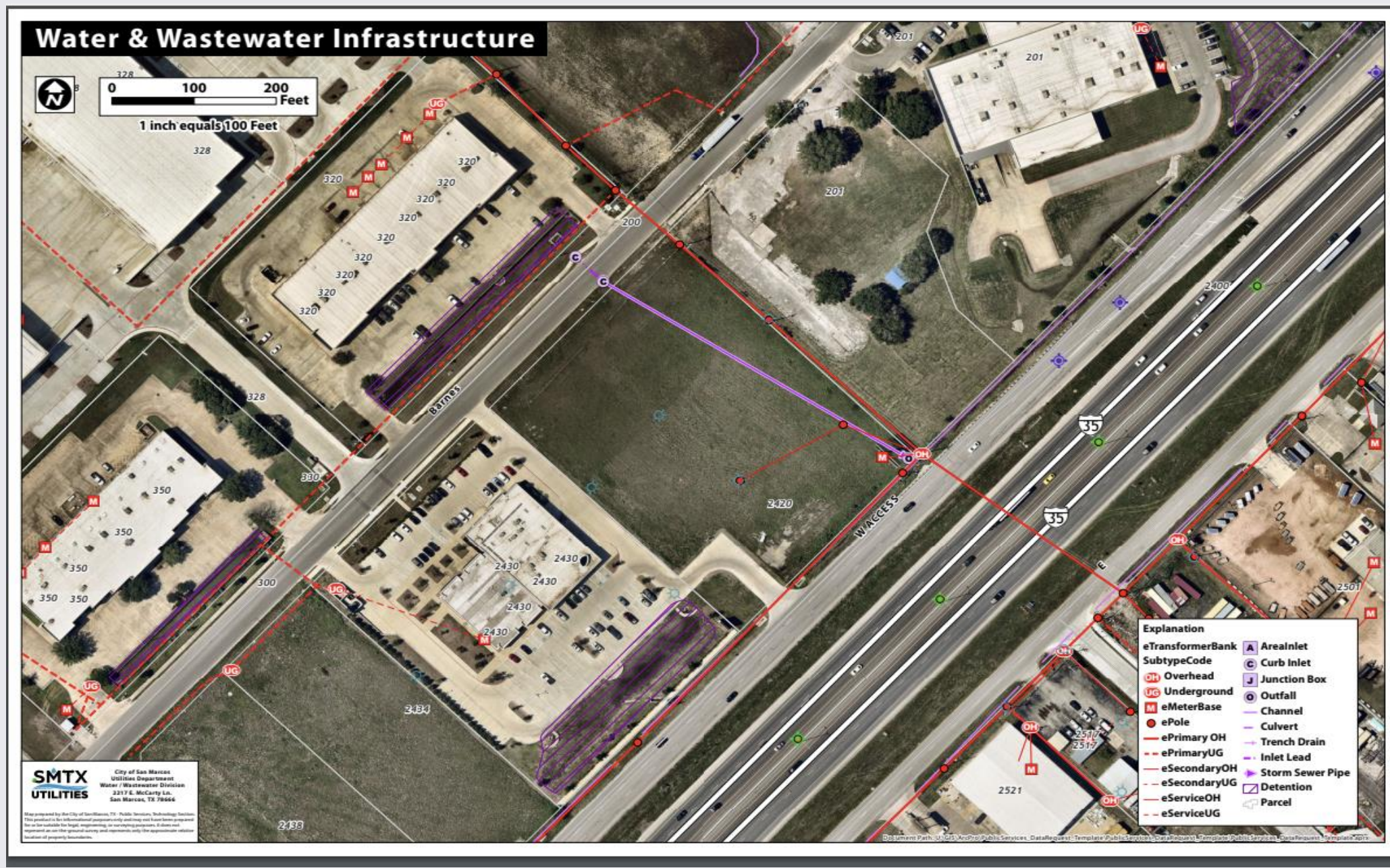
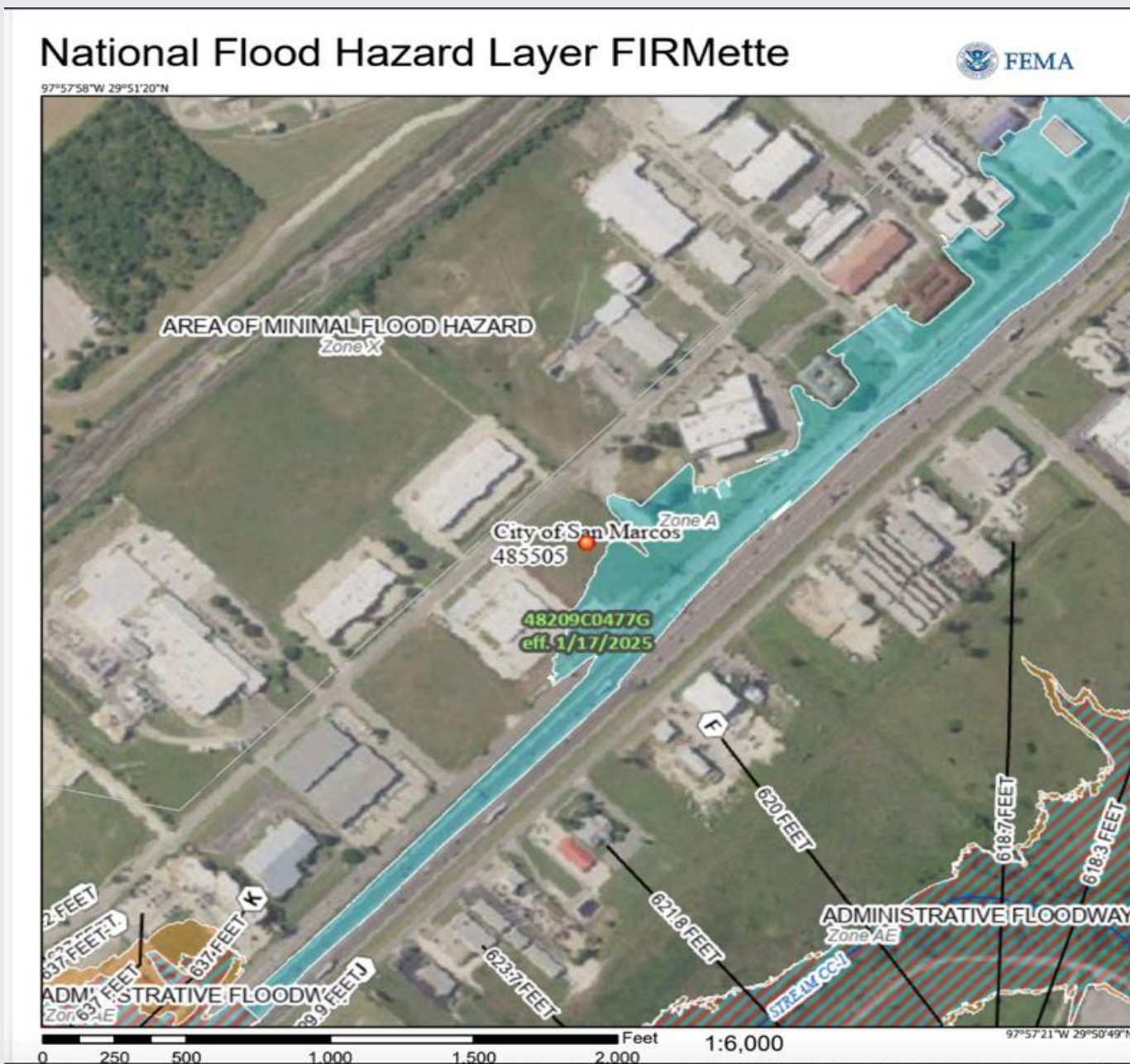
## Site Plan



Alternative 1



Alternative 2



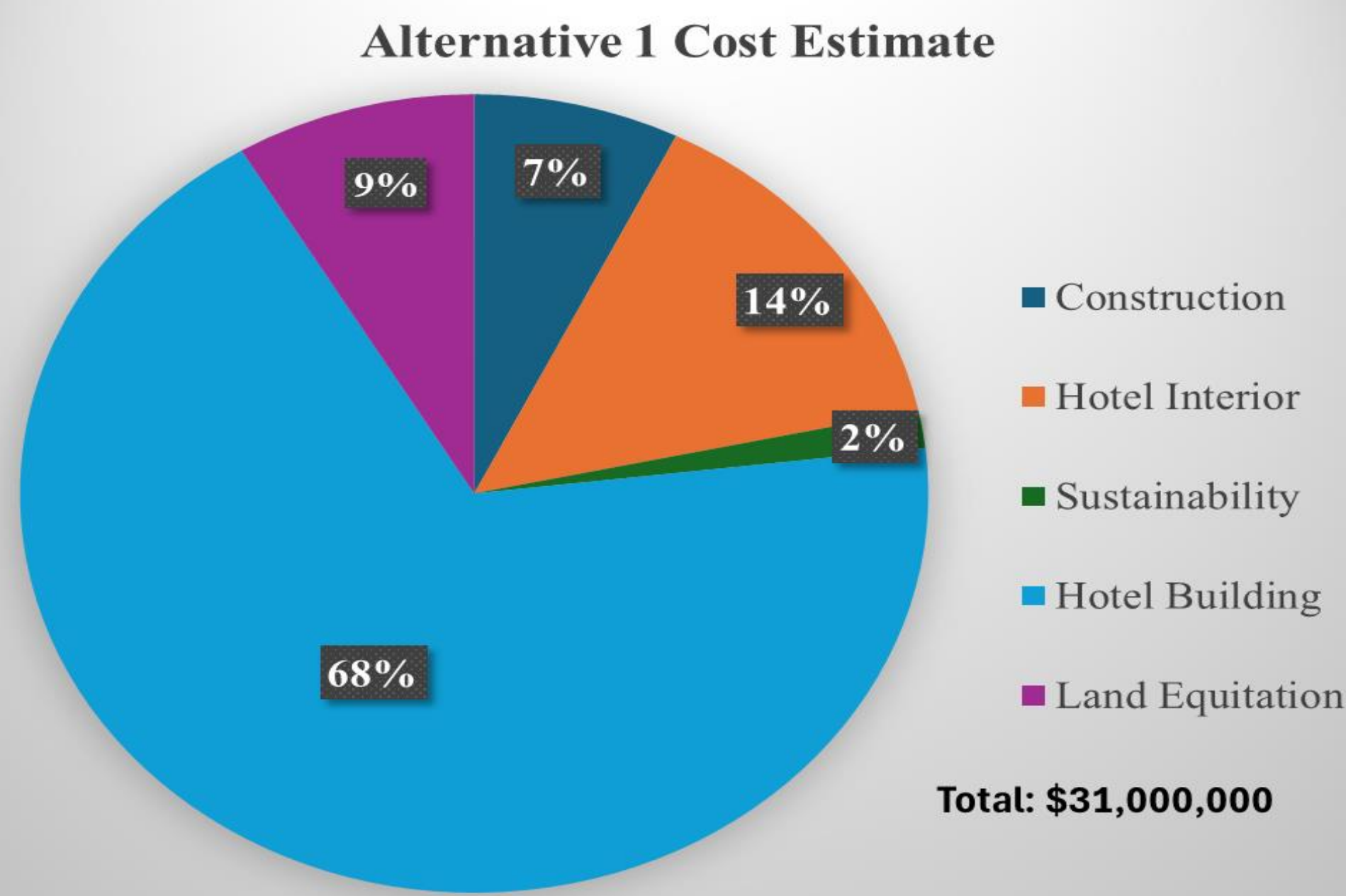
## Sustainability

	Alternative 1	Alternative 2
Location and Transportation	6	5
Sustainable Sites	6	6
Water Efficiency	10	10
Energy and Atmosphere	25	16
Materials and Resources	8	8
Indoor Environmental Quality	14	14
Innovation	0	0
Regional Priority	4	1
<b>Total</b>	<b>73</b>	<b>60</b>
<b>Certification</b>	<b>Gold</b>	<b>Gold</b>

## Team



## Cost and LCCA



Capital Cost		\$31,086,000
Maintenance and Rehabilitation Cost		
Roof Replacement	20 yrs	\$400,000
HVAC System Replacement	15 yrs	\$800,000
Parking Lot Resurfacing	10 yrs	\$150,000
Landscape Overhaul	20 yrs	\$25,000
EV Charging Station	5yrs	\$10,000
Solar Panel Maintenance	10 yrs	\$15,000
Total With 4% discount rate		\$947,000
Operating Cost		
Total Annually		\$3,075,000
Total after 4% discount rate	40 yrs	\$118,000,000
Total Net Present Value (NPV)		\$150,033,000