

The following is a brief description of major events in initializing and implementing a project.

- A) **Location selection:** This step will include the selection of State, County, and City where the project will be implemented. In depth survey of all lodging facilities in the selected city will be done. Optimized project size will be determined. City development regulations and Tax structures will be evaluated.
- B) **Land selection:** Based on size of the land required for the project, a piece of land in the particular area of the city of choice will be purchased. This will be considered a significant first step in developing the project.
- C) **Physical Design:** Architectural and other professional design drawings [electrical, mechanical, HVAC, communications, plumbing.....] to be prepared by local certified and approved professionals. The drawings will be submitted to the City for approval.
In the mean time, construction method [Concrete, Steel, Timber, or Combination] alternatives will be evaluated for optimum cost benefit.
Quantity survey for physical construction and finishing items will be completed.
Material sourcing will be surveyed, evaluated, and selected from suppliers.
Specialty sub contractors will be selected.
- D) **Construction:** Construction to begin at site as soon as the city approved drawings are available. Approval process can take 3 to 6 weeks depending on City and State.
- E) **Interior design with Furnishing:** Specialized interior designers will be used for designing wall color, Floor materials, furniture, fixers, lighting for each room and the entire facility. Quantity survey of all interior items will be completed.
Material sourcing and suppliers will be selected.
- F) **Employee Recruitments:** Employees are recruited mainly from the local community. Employee orientation and trial test opening to follow.
- G) **Facility Certification:** The city will regularly inspect the development process during the entire construction period. The city will eventually issue a “certificate of occupancy” after inspecting the completed facility. Once the COO is at hand, the facility is ready to open for business.
- H) **Start of business:** Normally a grand opening is organized by the owners. Local dignitaries, City officials, Business community personals, Local Press, radio, TV people are invited. Announcement is made that the entire Historic first night sale proceed will be donated to a near-by school fund or some socially involved significant organization. In many cases the historic first night room rate is auctioned to the highest bidder to raise more funds for a good cause of the community.