

Project Profile

French Lick Springs Resort & Casino | French Lick, Indiana

Client	Merrill Lynch
Project Value	\$150m
Services Provided	Due Diligence, Lender Services
Project Size	1,096,000 sq ft
Owner	Blue Sky Resorts & Casinos



Overview

Project includes restoration of the majority of the French Lick Springs resort including: refurbishment of lobby and common areas and Main, A, North and Front wings; remodeling of spa and pool complex; guestroom improvements; conversion of 52 guestrooms into 26 suites; rebuilding back-of-house and food service areas; and restoration of the Donald Ross Hill Course. Project includes construction of a new event center and new casino and entertainment facility, a new 800 stall parking garage and restoration of the West Baden Springs hotel to a four-diamond resort.

Our role

Rider Levett Bucknall executed a due diligence report of renovation and construction work at two resort complexes. Specifically, we prepared a preliminary estimate for construction and co-related costs. Rider Levett Bucknall advised the lender regarding the viability of the project costs as projected and provided commentary for inclusion in the public offering. We also were commissioned to conduct monthly site inspections to review the progress and certify payments.

Client benefits

Drawing on our extensive experience in reviewing and constructing resort and gaming projects, Rider Levett Bucknall highlighted areas of potential risk for the client, so that informed decisions about the viability of this investment could be made. Our unwavering commitment to monitor the progress of the work and scrutinize the pay applications in a fair and judicious manner afforded the client with an impartial means of controlling budget and timing during the construction phase.