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A tumultuous 2015 closed with some M&A for this energy company.
SUZANNE EDWARDS, 8

OIL SLUMP SPARKS STORM AMONG HOTELS

COVER STORY

THE LIST
HOUSTON’S TOP HOTELS

HEALTH TECH
Center to upgrade TMC
AT&T is bringing Houston a new health care technology program — one of only six in the world.
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Closing time for Rice Village pub
After almost 16 years, a Baker Street Pub location has shuttered.
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Houston’s first agrihood is pollinated with “ag-menities.”
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Developer grabs 80 acres of prime land
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CARA SMITH, 10

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NEW CONSTRUCTION

MARRIOTT MARQUIS
Houston's second convention center hotel — the Marriott Marquis — broke ground in April 2014 and is on track to be finished this year. The 1,000-room hotel will be connected to the George R. Brown Convention Center and is supposed to be instrumental in helping the Bayou City compete for conventions.

Dallas-based Balfour Beatty Construction and Florida-based Webbro Building Corporation Inc. are the general contractors on the project. Houston-based ENSIGHT Haynes Whaley Inc. is the structural engineer, Houston-based Morris Architects designed the hotel, and Houston-based Rida Development Corp. is the developer.

The project includes a Texas-shaped lazy river on the sixth-floor terrace of the hotel. The hotel should be fully operational for Super Bowl 51.

EMBASSY SUITES THE WOODLANDS
Embassy Suites The Woodlands held its grand opening and ribbon cutting on Jan. 7. It is in Hughes Landing in The Woodlands, which is being developed by Dallas-based The Howard Hughes Corp. (NYSE: HHC). Arch-Con was the general contractor for the Embassy Suites.

ALOFT'S HOUSTON INVASION
Connecticut-based Starwood Hotels & Resorts Worldwide Inc. (NYSE: HOT) plans to add four Aloft hotels in the Houston area within three years. Houston currently has an Aloft in the Galleria area.

Aloft Houston Downtown is at 820 Fannin in the historic Stowers Furniture Building. The building will be redeveloped into a 165-room hotel with 2,000 square feet of meeting space. It is expected to open in June 2016. The Aloft Shenandoah will be directly across Interstate 45 from The Woodlands, and it will open in January 2018. The $15 million, 125-room hotel is expected to start construction in the fourth quarter of 2016. It will feature an outdoor pool with cabanas, state-of-the-art fitness center, flexible meeting space with the latest technologies, and a restaurant and bar.

A 120-room Aloft Hotel is expected to be completed in February 2016 in Waterway Square. The 302-room hotel is being developed by Connecticut-based Starwood Hotels & Resorts Worldwide Inc. (NYSE: HOT) and The Howard Hughes Corp. (NYSE: HHC) and will feature 15,000 square feet of meeting space and a 150-seat ballroom.

HOTEL BOOZIEST HOTELS

Hilton Americas-Houston
$$139 million
$$240,453

Hotel ZaZa
$$140 million
$$321,932

The Houstonian
$$120 million
$$291,932

The San Luis Hotel
$$76 million
$$212,551

The Woodlands Waterway Marriott
$$72 million
$$184,340

Four Seasons Hotel Houston
$$48 million
$$124,551

Woodlands Waterway Marriott
$$46 million
$$115,232

St. Regis Houston
$$44 million
$$102,906

Motel 6
$$24 million
$$126,087

Quality Inn
$$20 million
$$187,829

The Baymont
$$20 million
$$187,829

The Best Western
$$18 million
$$143,087

The Travelodge
$$18 million
$$143,087

Not a Single Dollar
$$0
$$0

Source: PricewaterhouseCoopers

OPENING NIGHTS

The Westin The Woodlands: The Westin The Woodlands is expected to be complete in February 2016 in Waterway Square. The 302-room hotel is being developed by Connecticut-based Starwood Hotels & Resorts Worldwide Inc. (NYSE: HOT) and The Howard Hughes Corp. (NYSE: HHC) and will feature 15,000 square feet of meeting space and a 150-seat ballroom. It will be the fifth Westin in the Houston area.

Hotel ZaZa Memorial City: Hotel ZaZa Memorial City broke ground in October 2014. A 215-room hotel and luxury residential tower is projected to open in summer 2017. The developers are Houston-based MetroNational Corp. and Dallas-based Z Resorts LLC; the architect is Houston-based Kirksey Architecture and the general contractor is the general contractor.

The hotel will have 199 rooms and 10,000 square feet of event and meeting spaces. Amenities include an outdoor pool with a bar and cabanas, the brand’s ZaSpa, a fine dining restaurant, and a nightlife-oriented lounge. Four of the hotel floors will be reserved for 130 apartment units.

THE POST OAK
Landry’s Inc. broke ground in April 2015 on The Post Oak, a major mixed-use project in Uptown. The 10-acre project will be 38 stories and include 250 luxury hotel rooms.

HOLIDAY INN FLAGSHIP IN FORMER SAVOY HOTEL
The former Savoy Hotel at 1616 Main St. in downtown Houston was recently redeveloped into a 215-room Holiday Inn. The Savoy used to be a Houston landmark but has been abandoned for years. After a two-year conversion, the new hotel opened in December 2015. The developer is Rahul Biljani.

HYATT DOUBLES UP IN THE GALLERIA
A 325-room Hyatt Regency Hotel Houston Galleria opened in October 2015. The hotel was developed by Atlanta-based Songy Highroads LLC. Dallas-based Ambridge Hospitality will manage the hotel. Adjacent to the Hyatt Regency, the Hyatt Place Galleria is slated to open in March 2016. The developer is Washington, D.C.-based Carlyle Group.

HOUSTON AIRPORT MARriott
The Houston Airport Marriott at George Bush International will hold its grand re-opening and ribbon-cutting ceremony on Jan. 12. The hotel just finished its $53 million renovation of the 573-room hotel. The revamp included the addition of a new restaurant, called Flight, and lounge, called MClub.

DOUBLeTREE HoTEL & SUITES HOUSTON
In the Galleria, the DoubleTree Hotel & Suites Houston will receive a significant upgrade. The multimillion-dollar renovation will add almost 100 rooms to the hotel and new common spaces that will include a lobby, restaurant and lounge designed by Houston-based Paradigm Design Group. The renovation is expected to be complete in summer 2016.

SOUTH SHORE HARBOUR RESORT AND CONFERENCE CENTER
In December, Galveston-based American National Insurance Co., the owner of the South Shore Harbour Resort and Conference Center in League City, announced it would invest $15 million to upgrade the hotel and conference space with a contemporary look. The resort hotel and 25,000-square-foot conference center will remain open during renovation, which is slated to be complete in the second quarter of 2016.

The management company is 1859 Historic Hotels, the project manager is Boston-based T.R. Engel Group, Dallas-based Flick-Mars is the interior designer and Gilbane is the general contractor.

“The bulk of our business comes from Texas and Houston from manufacturing to petrochemical to law firms doing retreats. We do some medical business, too,” Green added.

HOUSTON'S BOOZIEST HOTELS

Some of Houston’s top-performing hotels also have top-performing bars. HBI analyzed the monthly mixed-beverage tax receipts from the Texas Comptroller’s office for the top 25 hotels on The List (see page 15) to see which ones had the highest alcohol sales between November 2014 and October 2015. A mixed-beverage tax of 6.7 percent is applied to the sale of all alcoholic beverages and mixers intended for use in alcoholic beverages. Beer and wine sold for consumption offsite is not subject to the mixed beverage tax.

<table>
<thead>
<tr>
<th>Hotel Name</th>
<th>Booze Sales</th>
<th>Tax from Booze</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hilton Americas-Houston</td>
<td>$192 million</td>
<td>$530,932</td>
</tr>
<tr>
<td>Hotel ZaZa</td>
<td>$50.9 million</td>
<td>$341,048</td>
</tr>
<tr>
<td>The Houstonian</td>
<td>$4.99 million</td>
<td>$334,125</td>
</tr>
<tr>
<td>The San Luis Hotel</td>
<td>$3.76 million</td>
<td>$252,118</td>
</tr>
<tr>
<td>The Woodlands Waterway Marriott</td>
<td>$3.09 million</td>
<td>$207,140</td>
</tr>
<tr>
<td>Four Seasons Hotel Houston</td>
<td>$2.73 million</td>
<td>$182,597</td>
</tr>
<tr>
<td>Moody Gardens Hotel</td>
<td>$2.66 million</td>
<td>$178,532</td>
</tr>
<tr>
<td>Hotel Sorella</td>
<td>$2.36 million</td>
<td>$158,229</td>
</tr>
<tr>
<td>St. Regis Houston</td>
<td>$2.18 million</td>
<td>$145,969</td>
</tr>
</tbody>
</table>

Source: PricewaterhouseCoopers

Projects to Watch:

TWO SHORE HARBOUR RESORT AND CONFERENCE CENTER
In December, Galveston-based American National Insurance Co., the owner of the South Shore Harbour Resort and Conference Center in League City, announced it would invest $15 million to upgrade the hotel and conference space with a contemporary look. The resort hotel and 25,000-square-foot conference center will remain open during renovation, which is slated to be complete in the second quarter of 2016.

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“Leage City is only 52 percent built out. There’s still a lot of room for growth and opportunity and we hope to be an exciting part of that growth,” said Roy Green, general manager of South Shore Harbour Resort. “And to be a mile from the Kemah Boardwalk and halfway between Houston and Galveston — we couldn’t be in a better area.”

The hotel is benefitting from the nearby petrochemical boom happening along the Gulf Coast.

“The bulk of our business comes from Texas and Houston from manufacturing to petrochemical to law firms doing retreats. We do some medical business, too,” Green added.

RENOVATIONS

HOUSTON’s NEwest HOTEL

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The architect was a partnership between Boston-based Elkus Manfredi Architects and the Houston office of Gensler. Dallas-based Waldrop+Nichols Studio LLP was the interior designer.

Hotel ZaZa MEMORIAL CITY
Hotel ZaZa Memorial City broke ground in October 2014. A 215-room hotel and luxury residential tower is projected to open in summer 2017. The developers are Houston-based MetroNational Corp. and Dallas-based Z Resorts LLC; the architect is Houston-based Kirksey Architecture and the general contractor is the general contractor.

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