

Product Improvement Plan

Prepared for:
Hampton Inn and Suites
Newark/Harrison-Riverwalk, NJ
(InnCode: NWKHS, Facility ID:29007)

100 Passaic Avenue, Harrison, New Jersey, United States

To be relicensed as a Hampton Inn and Suites



By Ernesto Rodriguez

Inspection Date: Jan-18-2018

FINAL PIP REVISION DATE : Mar-26-2018 by Rajan Lalwani

Brand Management Approval

Final PIP Approval Date : Mar-26-2018

Final FLA PIP Approval Signature :

A handwritten signature in black ink, appearing to read "Rajan Lalwani".

PIP Contact

Printed On: Mar-27-2018

Property Information

Open Date:	2004-12-31
Hotel Management Company:	Long Island Hotels, LLC
Ownership Group:	Harrison Waterfront Associates, LLC
Last Renovation:	
Multiple Renovations:	
Guestrooms:	2009 - Soft seating
Public Areas:	2013/14 - PML; Corridors - carpet; Fitness Center - JSF; Meeting Room - carpet
Parking:	Asphalt Surface with a mix of covered garage and open parking
Pool (indoor or outdoor):	Indoor - Saline System
Whirlpool:	None
Hotel Van:	Yes - Three passenger vans
Multiple Towers:	None
Number Floors:	6
Food Service Facilities:	Pantry
Meeting Space/total size:	1350 Sq. Ft. - Two Rooms (675 Sq. Ft. - Harrison/ 675 Sq. Ft. - Newark)
Boardroom:	193 Sq. Ft.
Business Center:	112 Sq. Ft. - Uniguest installed
Gift Shop:	Suite Shop
Exercise Room/Size:	822 Sq. Ft. - JSF installed
Date exercise room was last renovated:	2014
Other Recreation:	None
Retail Outlets:	None
Guest Laundry:	205 Sq. Ft. -
Number Of Guest Rooms:	164
Accessible Rooms:	14
Guest Room Size:	Standard Guest Rooms - 12'x18'; Studio Suites = 16'x17'
Guest Room Mix:	
Typical King:	2
Typical Q/Q:	65
Typical D/D:	0
Two Bedroom(K;D/D):	
Suites:	
King Studio Suite :	37
King Study :	32
King Whirlpool :	10
QQ Studio Suite :	5
Guest Bathroom:	
Size:	Standard Bathrooms - 7.5'x9'
Door Width:	36"
Tub Surround:	Cultured Marble Panels
Shower stalls:	
Floor:	12"x12" Tile
Vanity:	Granite bowed counter top and apron, china under mount basin
Water Closet:	Elongated tank type with an open front seat
HVAC System:	
100% Makeup Air:	Yes - (2) 13 Ton Aaon RTU
Public Areas:	DX Split Sytems
Guestrooms:	PTAC Units
Digital Thermostats:	Yes - Remote wall mounted
Elevators:	
Guest Elevator:	Two - Hydraulic
Service Elevator:	Rear service door in guest elevator
High Speed Internet (wired or wireless):	
Public Areas:	Wireless - Stay Connected
Meeting Space:	Wireless - Stay Connected
Guestrooms:	Wireless - Stay Connected
TV Size:	32" LG (MFG Date 7/2011)
Telephone System:	Single Line, Single Handset
Guestroom door lock system:	Onity - Magnetic strip key card - Digital Key not installed
Executive Lounge:	N/A
HHonors level:	N/A
Fire Life Safety:	
Manufacturer:	
Installation Date:	
Last Fire System Upgrade Date:	

PLEASE NOTE: Key information about the terms and effectiveness of this Property Improvement Plan is set out at the end of the document.

General			
#	Active Date	Scope of Work	Finish Date
General			
1		All properties within the Hilton Worldwide portfolio of brands must be designed in compliance with local, regional and national codes or laws for individuals with disabilities for universal access. The more stringent between these code(s) and Section 2517.00 must be followed as a minimum. The owner of the property is responsible for compliance with and the provision of all applicable codes. The owner is urged to seek appropriate council to ensure compliance. Hilton Worldwide does not and cannot warrant conformance with or interpretation of any codes, laws or regulations relating to accessibility for individuals with disabilities.	Per Brand Standards
BRAND STANDARDS			
#	Active Date	Scope of Work	Finish Date
SUPPORT RULES			
2		All new interior design-related products and replacements must be submitted to Global Design Services for review via Focus.Hilton.com prior purchase and installation. For more information go to www.hiltonworldwide.com/design , select region, select Brand. Details are posted under Submittal Guidelines.	Per Brand Standards
3		Hotels undergoing a PIP are required to follow current standards at the time the PIP goes active. Current standards can be found at: https://brandstandards.hilton.com	Per Brand Standards
4		The online images of the required areas of the hotel must be updated within 90 days of completing the PIP. To be published online, images must be taken by a professional photographer. See Standard 506.05 for specific on-line imagery requirements.	Upon Completion
5		Support Rules - Structure and Décor Each hotel must maintain a structure and décor package that offers guests a fresh and contemporary product meeting brand standards. During a voluntary renovation, including the replacement of FF&E or soft goods, hotels must meet current brand standards. At the time of a PIP, the age of an existing hotel's interior design package and its components must not exceed 6 years for soft goods and 12 years for FF&E.	Per Brand Standards
6		Support rules – All replacement product must meet current standards (Refer to the latest Style Guide for Design intent and Hampton Brand standards for individual product specifications) regardless if the specific requirement is specified for each line item individually.	Per Brand Standards
7		Building - Hotel must not install tile over tile in any areas of the hotel. Old tile must be completely removed before new tile is installed.	Per Brand Standards
8		Support Rules - Hotel must not install wall vinyl over existing wall vinyl or paint over existing wall vinyl in any areas of the hotel. Old wall vinyl must be completely removed before new wall vinyl is installed. NOTE: Hilton encourages all hotels to participate in waste reduction by recycling the existing wall vinyl. Hilton offers programs including informational sheets containing reference and contact information. For additional details, contact Judy Pines (judy.pines@hilton.com).	Per Brand Standards
9		Brand Standard - Hampton Inn by Hilton is committed to providing the Digital Key option for all arriving guests. To accomplish this, the existing entrance door magnetic strip locks will need to be replaced with approved RFID locks to provide this function. For further information or any questions, send your inquiry to: ask_digitalkey@hilton.com	Per Brand Standards
COMMERCIAL FACILITIES			
#	Active Date	Scope of Work	Finish Date

BACK-OF-THE-HOUSE			
10		Employee Break Room - Repair and repaint the walls.	24 Months
11		Employee Break Room - Install a full-size refrigerator dedicated for employee use.	24 Months
12		Employee Break Room - Replace the furniture. Provide a minimum of one table (high pressure laminate top) and four chairs.	24 Months
13		Employee Restrooms - Repair and repaint the walls.	24 Months
14		Maintenance (second floor) - Replace the window treatments. Windows in non-public spaces must have 2"/5mm wood blinds at a minimum.	24 Months
15		Pool Pump Room - Repair the water damaged walls.	24 Months
16		Kitchen - Replace the ceiling tiles. Kitchen ceilings must be washable plastic or fiberglass tile ceiling.	24 Months
17		Kitchen - The kitchen pantry area requires a portable A/C unit to cool the room. Repair or upgrade the current installed system to provide required cooling capacity.	24 Months
18		Kitchen - Replace the counter top and cabinets.	24 Months
19		Maintenance Shop - Replace the VCT floor tiles, worn/scratched.	24 Months
BREAKFAST BAR/LOBBY AREA			
20		Lobby Registration Area/Breakfast Area - Replace all of the carpet/inset carpet rug. Install new carpet and base meeting current standards.	24 Months
21		Lobby/Breakfast Area - Replace the ceiling fans and bronze pendant light fixtures. Provide new fixtures matching the new brushed chrome pendant lamps above the community table.	24 Months
22		Lobby/Breakfast Area - There are open spaces at the two ends of the cabinets. Provide matching cabinets (door/drawers) or a matching solid wood panel. Commercial under counter equipment may also be provided to fill space.	24 Months
23		Lobby/Breakfast Area - Replace the window treatments with approved product.	24 Months
24		Lobby Registration Area/Breakfast Area - Replace the wall vinyl.	24 Months
25		Lobby Registration Area/Breakfast Area - Replace all of the seating (dining chairs, counter height chairs, sofas, side chairs, banquettes, etc.)	24 Months
26		Lobby/Breakfast Area - Refinish or replace the dining tables, end tables, and community table.	24 Months
27		Lobby/Breakfast Area - Repair or replace the coffee station.	24 Months
CORRIDORS/ELEVATORS/STAIRWELLS			
28		Corridors - Replace the carpet. Install approved flooring and base.	24 Months
29		Corridors - Replace vinyl wall covering. At wall direction changes inside guestroom corridors, corner guards are required. They must be matte-finished plastic in a solid color to match the adjacent wall covering. Clear plastic guards are not allowed. They must be self-adhesive with no exposed screws or fasteners. They must extend from the floor base to the ceiling.	24 Months
30		Corridors - Replace current wall sconces/fixtures with updated approved fixtures.	24 Months
31		Corridors - Remove all kick plates from guestroom doors. Refinish doors to remove all holes, scratches, and/or scars. Replacement is warranted if refinishing does not restore doors to create a consistent appearance.	24 Months
32		Elevators - Replace the cracked tile flooring within the elevator cabs. Install approved flooring.	24 Months
33		Elevators - Refinish the interior stainless steel panels. All control signal and doors are to be refinished to remove all scratches and scars.	24 Months
34		Elevators - Repair or replace the chipped laminate panels inside the cab.	24 Months
35		Corridors - Remove or replace the artwork in the hallways (only required at elevator lobbies).	24 Months
36		Elevator Lobbies - Replace the console tables and mirrors on all elevator lobbies (includes first floor). Provide new art work and console tables at a minimum.	24 Months
37		Vending Areas - Replace the flooring. Install approved flooring and base.	24 Months
38		Vending Areas - Replace existing ceiling tile. Install 2' x 2' acoustic ceiling tile with a tegular edge.	24 Months
39		Vending Areas - Provide an enclosed, flame retardant, decorative trash container. Current trash container is not decorative.	24 Months
40		Vending Areas - Replace vinyl wall covering. Vending area wall vinyl must match new corridor wall vinyl.	24 Months

41		Vending Areas - Remove the egg crate lighting in the vending area. Provide a new decorative ceiling mounted or recessed light fixture.	24 Months
42		Guest Laundry - Replace the flooring. Install approved flooring and base.	24 Months
43		Guest Laundry - Replace or remove the wall décor (not required), currently mismatched.	24 Months
44		Guest Laundry - Replace the counter top and legs. Provide a new counter with a laminate top. Counter to be a maximum of 34" above the finished floor.	24 Months
45		Guest Laundry - Replace the vinyl wall covering.	24 Months
46		Guest Laundry - Conceal all electrical and plumbing connections behind the connected equipment.	24 Months
47		Guest Laundry - Replace the cracked threshold at entry.	24 Months
ENTRANCE/REGISTRATION AREA/FRONT DESK			
48		Offices - Install a one-way viewer in the back office entry door.	24 Months
49		Treats - In every hotel, a retail space must be located directly adjacent and open to the front desk. Existing hotels with prototypical built-in shops must implement the walk-in solution upon renovation. For approved solutions, refer to the Treats Guide at www.hiltonworldwide.com/design under the Initiatives/Renovations heading.	24 Months
EXTERIOR COMPONENTS			
50		Courtesy Van - Repair the body damage/steps (rusted). There is courtesy van that is not in service and has outdated graphics. Repair the van and restore to guest service or remove from the property.	24 Months
51		Exterior - Repair all cracked and damaged curbs and sidewalks.	24 Months
52		Porte Cochere - Provide new wall sconces. Decorative wall sconces are required at the inside of each porte cochere column.	24 Months
53		Porte Cochere - Replace the decorative stamped concrete at entry. The area under the porte cochere must be a decorative non-slip surface paving such as brick, stone, tile pavers or color stamped concrete. Hand troweled, scored concrete, floated concrete or asphalt is not allowed. Decorative paving in driving areas must be sealed and cleanable. Painted finishes are not permitted.	24 Months
54		Porte Cochere - Provide outdoor seating for a minimum of two guests adjacent to the primary entrance. Seating must be commercial grade. Allowed materials for all seating are woven resin wicker, ipe wood, polystyrene, and/or powder coated metal; all other materials must be pre-approved. Park benches are not allowed.	24 Months
55		Parking Lot - Repair and repave damaged/cracked areas in the parking lot.	24 Months
56		Parking Lot - Re-seal and re-stripe the parking lot.	24 Months
57		Parking Lot - Replace all damaged wheel stops at the parking stalls.	24 Months
58		Exterior - Remove the temporary storage shed adjacent to the dumpster enclosure or install approved screen to enclose.	24 Months
59		Dumpster Area - Repair/replace the damaged wood slats on the dumpster gate. Dumpster fencing (and all fencing) must be quality, solid and decorative. This applies to recycle bins as well.	24 Months
60		Dumpster Area - Secondary trash containers must be fully hidden from public view within an approved enclosure or removed.	24 Months
61		Signage - All hotels 10 years of age and older must have a sign survey completed to ensure that the signage meets current brand standards. An approved sign vendor must be used. A list of approved vendors is available on "The Lobby". In addition, the scope of work included on the sign survey must be completed to satisfy this PIP requirement. The hotel must obtain and keep documentation from the sign company verifying the survey has been completed. A separate document verifying scope of work completed must also be obtained.	24 Months
62		Signage - Remove all manual letter type reader boards from monument signs and ground signs. Only electronic message center (EMC) boards are allowed.	24 Months
63		Signage - Refinish the exterior sign casing, paint finish is oxidized.	24 Months
64		Building Exterior - The hotel's exterior must undergo a complete renovation to comply with the design requirements of the Hampton brand as directed by Hilton Architecture & Construction. Refer to the Exterior Guide found on the hiltonworldwide.com/development/architecture-construction/design-information website for details. A member of the Hilton Worldwide Architecture & Construction team will make contact to provide assistance at the time the PIP becomes active.	24 Months
MEETING AREAS/BOARDROOMS			

65		Business Center - Replace carpet and carpet pad. Install new carpet or carpet tiles. Install 3" wood or carpet base.	24 Months
66		Business Center - Replace the vinyl wall covering.	24 Months
67		Business Center - Replace ceiling tiles. Tile in public areas must be 2'-0"/600 mm x 2'-0"/600 mm premium tegular (reveal) edge tiles.	24 Months
68		Boardroom - Replace ceiling tiles. Tile in public areas must be 2'-0"/600 mm x 2'-0"/600 mm premium tegular (reveal) edge tiles.	24 Months
69		Boardroom - Replace the artwork.	24 Months
70		Boardroom - Provide a minimum 52" wall mounted LED/LCD television with connectivity to MATV system and to the boardroom table connection, or else provide a ceiling recessed, electronically operated screen with controls located near lighting controls.	24 Months
71		Meeting Rooms - Replace flooring. Install approved flooring and base.	24 Months
72		Meeting Rooms - Replace the vinyl wall covering. Wood panels, special finishes, or fabric wrapped panels are also acceptable wall finishes.	24 Months
73		Meeting Rooms - Replace window treatments. Windows must receive treatment such as sheers, wood blinds, overdrape and a decorative rod, or as otherwise approved by Hilton.	24 Months
74		Meeting Rooms - Provide dimmable lighting.	24 Months
75		Meeting Rooms - Replace the artwork/mirrors. Install new artwork, of an appropriate quantity and size, within the meeting space.	24 Months
76		Meeting Rooms - Remove the white board cabinet. (no longer required)	24 Months
77		Meeting Rooms - Remove the surface mounted projection screen. A projection screen must be provided; sized appropriately for the space. If permanently installed, it must be ceiling recessed.	24 Months
PUBLIC RESTROOMS			
78		Public Restrooms - Replace the vanity. Install an approved vanity and basin. (includes meeting room restrooms on the second floor)	24 Months
79		Public & Pool Restrooms - Replace the vanity faucet and drain strainers. (includes meeting room restrooms on the second floor)	24 Months
80		Public & Pool Restrooms - Replace the vanity mirrors. Install a decorative framed mirror above all vanities. The frame width must be 2" minimum. (includes meeting room restrooms on the second floor)	24 Months
81		Public & Pool Restrooms - Replace the vanity lighting. Provide new decorative light fixtures. (includes meeting room restrooms on the second floor)	24 Months
82		Public Restrooms - Replace the plastic wall mounted soap dispenser. Provide a decorative liquid soap dispenser. (includes meeting room restrooms on the second floor)	24 Months
83		Public Restrooms - Remove the combination paper towel dispenser and waste receptacle recessed into the wall. Install an automated touch-less paper towel dispenser and provide an enclosed, flame retardant, decorative trash container and recycling container (when recycling is offered) that is pre-approved by the Brand. (includes meeting room restrooms on the second floor)	24 Months
84		Public Restrooms - Replace flooring. Install approved flooring and base. (includes meeting room restrooms on the second floor)	24 Months
85		Public Restrooms - Replace all vinyl wall covering/wall tile. Install new vinyl wall covering and/or 12" or larger wall tile. Ceramic, porcelain, or stone tile at full height is required at wet/plumbing walls.(includes meeting room restrooms on the second floor)	24 Months
86		Pool Restrooms - Replace ceiling tiles. Tile in public areas must be 2'-0"/600 mm x 2'-0"/600 mm premium tegular (reveal) edge tiles.	24 Months
RECREATION FACILITIES			
87		Exercise Room - Replace the light switch. The lights must be key switched or on motion sensors. If on sensors, the minimum light level is two foot-candles/20 lux when the room is unoccupied.	24 Months
88		Exercise Room - Remove or replace the Precor bike (Fitness by StarTrac, equipment cannot be mismatched). Replace the workout bench and missing equipment (weight balls, free weight) with brand approved equipment from the JSF equipment guide.	24 Months

89		Pool Area – Provide metric depth markers. Depth markings must be displayed in both imperial and metric measurements. Recessed hard tile water depth markings in contrasting colors must be placed on the top of the pool and whirlpool coping and on the inside rim of the pool and whirlpool perimeter, above the water line at reasonable intervals and at every 12"/300 mm of depth change. The pool and whirlpool copings must have the international no diving symbol and the words "NO DIVING" around the pool and whirlpool perimeter. All markings must be 4" min. in size.	24 Months
90		Pool Area - Professionally clean the pool deck and coping edge to remove all discoloration and rust. If condition cannot be restored, replacement will be required.	24 Months
91		Pool Area - Repair/repaint all damaged ceilings and walls.	24 Months
92		Pool Area - Replace the ceiling tiles. Grid systems in indoor pools must include a painted aluminum grid and vinyl coated, moisture-resistant tiles.	24 Months
93		Pool Area - The windows and door glass panels have heavy condensation. Repair all glass panels with broken seals and/or condensation between the panes of glass (difficult to determine due to exterior climate and interior humidity due to a major water leak).	24 Months

GUEST ROOMS/SUITES

#	Active Date	Scope of Work	Finish Date
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BATHROOM/VANITY AREA

94		Guest Bathrooms - Replace all bath surrounds. Install new tub/shower surround with grout-less surround. Finish must have a pattern, be glossy and be white.	24 Months
95		Guest Bathrooms - Replace the tubs with approved shower units in all King rooms. Showers are required in all King guestroom bathrooms unless otherwise approved by Hilton. Showers are allowed in a maximum of 90 percent of the room count.	24 Months
96		Guest Bathrooms - In shower-only rooms, a soap dish must be placed in the corner on the showerhead wall (48" above the finished floor) and a footrest must be placed in the corner opposite the showerhead on the back wall (15" above the finished floor).	24 Months
97		Guest Bathrooms - Replace all tub chrome.	24 Months
98		Guest Bathrooms - Replace all showerheads. All guest bathroom shower heads must be WaterPik #SM-621-H or SM-623-H.	24 Months
99		Guest Bathrooms - Replace all switches, outlets, and cover plates. Provide all white electrical fixtures and cover plates.	24 Months
100		Guest Bathrooms - Install a new non-slip bathtub bottom application that is color matched to the existing tub finish. Bath mats (adhesive or rubber) and adhesive strips are not permitted. Tub inserts are not acceptable.	24 Months
101		Guest Bathrooms - Replace all open-front toilet seats with closed-front seats.	24 Months
102		Guest Bathrooms - Replace all vinyl wall covering. Install new textured white wall finish. Wall covering must be textured and white throughout even at the vanity area that is separate from the tub/shower.	24 Months
103		Guest Bathrooms - Remove wall mounted hair dryers. Wall mounted hair dryers are not permitted. Hotels must provide a white, washable bag for hair dryer storage and to be placed in the vanity cubby.	24 Months
104		Guest Bathrooms - Provide new artwork.	24 Months
105		Guest Bathrooms - Remove current towel storage units. Provide C-shelf or approved shelving at the vanity area.	24 Months
106		Guest Bathroom - Provide a minimum of two towel-hanging options at every tub and shower as well as a hand towel-hanging option at the vanity. Any combination of towel bars, towel hooks, or shower door bar may be used to satisfy this requirement. Vanity door hardware and existing robe hooks cannot be used to meet these requirements.	24 Months
107		Guest Bathrooms - Replace the vanity light fixture. Provide a wall-mounted decorative fluorescent fixture in the guest bathroom over the vanity. Fixture must be proportional to mirror and vanity length.	24 Months
108		Guest Bathrooms - Replace the vanity mirrors. Install new mirrors. Mirrors must be framed and sized to match the vanity.	24 Months
109		Guest Bathrooms - Replace all vanities. Install new wall mounted linear vanity with raised integrated shelf, pull-out drawers, and wall mounted sink with new faucet fixtures.	24 Months

110		Guest Bathrooms - Replace the vanity chrome. Provide wall-mount or deck-mount commercial grade faucet with single-lever handles. Lever-activated waste stoppers are required with deck mount faucets. Pop-up type or lift and turn stoppers are allowed with wall-mount faucets.	24 Months
111		Guest Bathrooms - Replace existing hinged door. Install solid one or two panel hinged door, Finish must be white - Replace all door hardware in bathroom and surrounding areas (hinges, levers, etc.) to match entrance door hardware. All frames must also be white.	24 Months
112		Guest Bathrooms - A plug-in style nightlight must be provided. Make-up mirrors are not permitted. Hotels must provide a white, washable bag for hair dryer storage to be placed in the vanity cubby	24 Months
113		Guest Bathrooms - Replace flooring. Install approved flooring and base.	24 Months
BEDROOM			
114		Guestrooms - Some door viewer covers are broken/missing. Provide covers for all entrance door viewers (guestroom side). This also includes the living room area of all suites.	24 Months
115		Guest Bedrooms - At connecting doors, provide a door sweep on both doors for sound attenuation. Automatic drop down seals are also permitted. A make-up air feature is not allowed. This includes the Living Room of all Suites.	24 Months
116		Guest Bedrooms - Install an approved 'flip' type auxiliary lock on all entry and connecting doors (swing' type auxiliary latches are no longer permitted). This also includes the living room area of all suites. Finish must match other door hardware finishes.	24 Months
117		Guest bedroom - Entry doors must have adjustable type, automatic, 2-stage hydraulic door closer. Hold-opens of any type are not allowed at guestroom doors. This includes the living room entrance door of any suites.	24 Months
118		Guest Bedrooms - Replace all mattresses and box springs that are over 10 years of age (manufacture 2004). Install Hampton standard mattresses and box springs in all guestrooms. Minimum height of bed is 28". Maximum is 31". NOTE: Hilton encourages all hotels to participate in waste reduction by recycling the existing mattresses. Hilton offers programs including informational sheets containing reference and contact information. For additional details, contact Judy Pines (judy.pines@hilton.com).	24 Months
119		Guest Bedroom - Replace carpet/flooring. Install approved flooring and base. This includes the Living Room area of all Suites.	24 Months
120		Guest Bedrooms - Install approved flooring and base at the guestroom entry. Flooring must match the bathroom flooring. This may include the living room/wet bar area of all suites.	24 Months
121		Guest Bedrooms - Replace the closet doors. Doors must have same finish as bathroom entrance door. Style must be approved. All hardware must match other hardware. Bi-fold doors are not allowed.	24 Months
122		Guest Bedrooms - Replace vinyl wall covering. This includes the Living Room of all Suites.	24 Months
123		Guest Bedrooms - Provide a focal wall as directed by design standards. The guestroom design must include an accent wall that is finished in a color that is a different hue but of a similar color value as the general walls. The accent wall may be a single wall or two adjoining walls.	24 Months
124		Guest Bedrooms - Replace the window treatments. Window treatments in guestrooms must consist of a blackout and sheer. A commercial grade blackout roman shade with side channel system and sheer roller shade are preferred. Blackout shade should be ceiling mounted. This includes the Living Room of all Suites.	24 Months
125		Guest Bedrooms - Replace all case goods (original). Case goods over 12 years old must be replaced. Install streamlined case goods. This includes the Living Room of all Suites.	24 Months
126		Guest Bedrooms - Replace all desk chairs. Provide an activity chair at each desk. The activity chair must have fully upholstered arms, five-star base with casters, pneumatic lift, and a chrome finish. This also includes the living room area of all suites.	24 Months
127		Guest Bedrooms - Replace all lounge chairs and ottomans. This includes the Living Room of all Suites.	24 Months
128		Guest Bedrooms - An approved wall-mounted valet is required as directed by Hilton design.	24 Months
129		Guest Bedrooms - Ottomans are required in all room types. Provide. They must coordinate with other seating and, when possible, be coordinated with the opening in the streamline unit.	24 Months

130		Guest Bedrooms - Install mobile 'C' table. Table must be able to slide under a chair frame and pull up over upholstered seating as a work surface and be coordinated with the seat heights around the room. This includes the Living Room of all Suites.	24 Months
131		Guest Bedroom - Replace all sofas. This includes the Living Room of all Suites.	24 Months
132		Guest Bedrooms - Provide a framed mirror over the work area. This also includes the living room area of all suites.	24 Months
133		Guest Bedrooms -Replace artwork - Artwork must create a focal wall expression, providing color and interest to the room. This may be achieved in a number of ways such as with a grouping of framed artwork in various shapes and sizes, graphic decals, collage of photos on canvas, or fabric wrapped panels. This includes the Living Room of all Suites.	24 Months
134		Guest Bedrooms - Repair and repaint all discolored or damaged ceilings.	24 Months
135		Guest Bedrooms - Reface existing wet bar cabinets to match new casegoods and replace pulls/knobs. Cabinet doors must screen the refrigerator but must not be fixed to the equipment door.	24 Months
136		Guest Bedrooms - Replace all refrigerators in the standard guestrooms. Install new refrigerators in cabinet/casegood as required by brand standards.	24 Months
137		Guest Bedrooms - Controls at the PTAC unit must be removed and replaced with signage directing guests to the wall-mounted thermostat.	24 Months
138		Guest Bedrooms - Replace all guestroom lighting. New lighting specifications include a combination of a wall-mounted and table top lamps. This includes the Living Room of all Suites.	24 Months
139		Guest Bedrooms - Replace all televisions (2011). Install LED high-definition commercial televisions (HDTV) in a 16:9 format. The hotel's MATV system must be able to pass HD content programming to guest rooms. Televisions must be a minimum of 40". This also includes the living room area of all suites. NOTE: Hilton encourages all hotels to participate in waste reduction by recycling the existing televisions. Hilton offers programs including informational sheets containing reference and contact information. For additional details, contact Judy Pines (judy.pines@hilton.com).	24 Months
140		Guest Bedrooms - Replace/upgrade the telephone faceplates to meet current brand standards. This also includes the living room area of all suites.	24 Months

The improvements identified in this property improvement plan ("PIP") relevant to the brand specified on the cover page of this PIP ("Brand") are based on conditions at the hotel existing on the Inspection Date specified on the cover page of this PIP ("Inspection Date"). This PIP and any specified waivers of relevant brand standards are only effective for the purpose of incorporation by reference into a fully executed and dated agreement relating to the implementation of the PIP ("Relevant Agreement") with the affiliate entity of Hilton Worldwide, Inc. that is party to such Relevant Agreement ("Hilton"), if such Relevant Agreement is entered into within 180 calendar days of the Inspection Date. In the event that a Relevant Agreement is not entered into within 180 calendar days of the Inspection Date, an updated PIP may be required (in Hilton's absolute discretion). The preparation and/or supply of this PIP shall not obligate Hilton (or any affiliate of Hilton) to enter into any Relevant Agreement (including, but not limited to, a franchise agreement or a management agreement).

This PIP review is limited to aesthetic and functional layout and design, and certain functional, operational and quality criteria as specified by Hilton. It does not encompass, and Hilton does not make any representation or warranty as to, nor shall Hilton be responsible for, the architectural, structural, mechanical, or electrical adequacy, accessibility requirements or other compliance with applicable government or other legal requirements. Compliance is required with brand standards (including the fire safety and security equipment standards specified by Hilton), all applicable local, state and federal building codes, any legally mandated accessibility requirements and all other legal requirements. Accordingly, Hilton recommends that its counterparty(ies) engage an appropriate professional team and legal counsel to advise on such compliance. Any omission in this PIP report does not constitute a waiver of such requirements and does not release any obligation in any Relevant Agreement to conform to brand standards. Nothing in this PIP is intended to modify the terms of any Relevant Agreement to which it may be attached and/or incorporated by reference. In the event of any conflict of the terms, the terms of the Relevant Agreement are the terms that prevail.

The works set out in this PIP are required to be completed by the specified "Finish Date". All "Finish Dates" that are a specified number of months or days shall mean the number of months or days from the date of the Relevant Agreement into which the PIP is incorporated by reference.

FINAL PIP