

Item Number	Item Description	Notes	QTY	UNIT	UNIT PRICE	TOTAL
GR - General						
General						
1	Franchisee/owner must complete the scheduled renovation as required in the Franchise Agreement in the event the hotel is not sold twelve (12) months from the preliminary PIP issue date.					\$ -
General Subtotal						\$ -
ADA Certification Requirement						
2	As required in the Franchise Agreement, the ADA Certification (see Attachment A) must be completed and submitted to Marriott by the Property Improvement Plan (PIP) completion date.					\$ -
ADA Certification Requirement Subtotal						\$ -
Technology						
3	Install BLE upgrade of existing RFID locks.	Allowance	154	door	\$ 125.00	\$ 19,262.50
Technology Subtotal						\$ 19,262.50
GR - General TOTAL						\$ 19,262.50

1 - Site & Building Exterior						
Site Entrance / Porte Cochere						
4	Paint Porte cochere to current standards.	Allowance	1	ea	\$ 5,000.00	\$ 5,000.00
Site Entrance / Porte Cochere Subtotal						\$ 5,000.00
Architectural Façade / Envelope						
5	Repaint building exterior to like new condition.	Allowance	134	key	\$ 350.00	\$ 46,900.00
6	Replace green awnings to match current exterior finish standards.	Allowance	16	ea	\$ 1,000.00	\$ 16,000.00
Architectural Façade / Envelope Subtotal						\$ 62,900.00
Miscellaneous Site Features						
7	Install enclosure at service-yard and ensure recycle dumpsters are concealed from guest view.	Allowance	1	ea	\$ 1,000.00	\$ 1,000.00
Miscellaneous Site Features Subtotal						\$ 1,000.00
Patio						
8	Replace patio and leisure seating, including fire pit seating.	Allowance	1	ea	\$ 7,500.00	\$ 7,500.00
Patio Subtotal						\$ 7,500.00
Exterior Signage and Graphics/Lighting						
9	Replace all exterior graphics and signage (i.e. pylon, monument, building, directional signs, parking lot graphics; including channel letters on building) with current standard. Due at next renovation 12/2022.	Allowance	1	ea	\$ 45,000.00	\$ 45,000.00
Exterior Signage and Graphics/Lighting Subtotal						\$ 45,000.00
1 - Site & Building Exterior TOTAL						\$ 121,400.00

2 - Building Interior						
Lobby Areas						
10	Replace walk-off mat.		1	ea	\$ 2,000.00	\$ 2,000.00

Item Number	Item Description	Notes	QTY	UNIT	UNIT PRICE	TOTAL
11	Replace floor tile and base.	Assume 2,400sf	2,400	sf	\$ 25.00	\$ 60,000.00
12	Replace media pod banquettes (with integral outlets).	Allowance	4	ea	\$ 4,000.00	\$ 16,000.00
13	Replace carpet and padding.	Assume 1,000 sf area	1,000	ea	\$ 12.00	\$ 12,000.00
14	Replace task chairs at Business Center.	Allowance	1	ea	\$ 1,800.00	\$ 1,800.00
15	Replace dining tables and chairs.	Included with number 17				\$ -
16	Replace vinyl wallcovering, to include accent vinyl.	Allowance	1	ea	\$ 5,000.00	\$ 5,000.00
17	Replace window treatments.	Allowance	12	ea	\$ 850.00	\$ 10,200.00
18	Replace upholstered seating.	Allowance	1	ea	\$ 30,000.00	\$ 30,000.00
19	Replace casegoods.	Allowance	1	ea	\$ 10,000.00	\$ 10,000.00
20	Replace communal table.	Allowance	1	ea	\$ 11,500.00	\$ 11,500.00
21	Remove front desk and provide Welcome Pedestals.	Allowance	1	ea	\$ 25,000.00	\$ 25,000.00
22	Remove GoBoard millwork.	Incl with GC cost				\$ -
23	Relocate Quick Print area with removal of Goboard millwork.	Allowance	1	ea	\$ 3,500.00	\$ 3,500.00
24	Provide an ice machine (or relocate guestroom floor ice machine) on the ground floor for guest use.	Assume no cost and relocate the ice machine from a guestroom floor.				\$ -
25	Provide lighting controls / programmable dimming.	Allowance	1	ea	\$ 1,500.00	\$ 1,500.00
26	Replace decorative hardwired lighting.	Allowance	1	ea	\$ 9,500.00	\$ 9,500.00
27	Replace floor lamps.	Allowance	1	ea	\$ 1,750.00	\$ 1,750.00
28	Remove artwork.	Incl with GC cost				\$ -
29	Provide focal art behind welcome pedestals	Allowance	1	ea	\$ 3,500.00	\$ 3,500.00
30	Remove wall mural in Business Center.	Allowance	1	ea	\$ 350.00	\$ 350.00
31	Remove decorative planters.	Allowance	1	ea	\$ 100.00	\$ 100.00
32	Paint Door Frames	Allowance	8	ea	\$ 150.00	\$ 1,200.00
33	Paint Millwork Trim	Allowance	1	ea	\$ 1,000.00	\$ 1,000.00
34	Paint Millwork Base	Allowance	1	ea	\$ 2,750.00	\$ 2,750.00
35	Paint ceiling.	Allowance	1	ea	\$ 4,500.00	\$ 4,500.00
Lobby Areas Subtotal						\$ 213,150.00

Public Restrooms

36	Replace vinyl wallcovering.	Allowance	1	ea	\$ 2,000.00	\$ 2,000.00
37	Replace vanity light fixture.	Allowance	1	ea	\$ 1,500.00	\$ 1,500.00
38	Paint Ceiling	Allowance	2	ea	\$ 650.00	\$ 1,300.00
Public Restrooms Subtotal						\$ 4,800.00
2 - Building Interior TOTAL						\$ 217,950.00

3 - Food and Beverage Areas

Bar

39	Replace upholstered seating.	Allowance	1	ea	\$ 10,000.00	\$ 10,000.00
40	Replace vinyl wallcovering	Allowance	1	ea	\$ 2,000.00	\$ 2,000.00
Bar Subtotal						\$ 12,000.00

Bistro

41	Replace vinyl wallcovering, to include accent vinyl.	Allowance	1	ea	\$ 1,000.00	\$ 1,000.00
42	Replace tables and chairs.	Allowance	1	ea	\$ 17,500.00	\$ 17,500.00
43	Replace upholstered seating.	Allowance	1	ea	\$ 5,000.00	\$ 5,000.00
44	Replace accessories.	Allowance	1	ea	\$ 1,500.00	\$ 1,500.00
45	Paint Frames	Allowance	1	ea	\$ 150.00	\$ 150.00
46	Paint Millwork Trim	Allowance	1	ea	\$ 250.00	\$ 250.00
47	Paint ceiling.	Allowance	1	ea	\$ 750.00	\$ 750.00
Bistro Subtotal						\$ 26,150.00
3 - Food and Beverage Areas TOTAL						\$ 38,150.00

4 - Recreation Facilities

Fitness Center

Item Number	Item Description	Notes	QTY	UNIT	UNIT PRICE	TOTAL
48	Provide full glass entry door and hardware.	Allowance	1	ea	\$ 2,000.00	\$ 2,000.00
49	Replace flooring and base.	Allowance	1	ea	\$ 14,000.00	\$ 14,000.00
50	Replace vinyl wallcovering.	Allowance	1	ea	\$ 1,750.00	\$ 1,750.00
51	Replace mirror(s) with current specification.	Allowance	1	ea	\$ 2,000.00	\$ 2,000.00
52	Replace wall-mounted LED flat panel TV for free-weight area.	Allowance	1	ea	\$ 1,000.00	\$ 1,000.00
Fitness Center Subtotal						\$ 20,750.00
Swimming Pool						
53	Repair or Replace cracking on pool deck to like new condition.	Assume minimum scope	1	ea	\$ 1,500.00	\$ 1,500.00
54	Replace pool furniture and umbrellas.	Allowance	1	ea	\$ 12,500.00	\$ 12,500.00
55	Replace interior graphics and signage.	Allowance	1	ea	\$ 1,750.00	\$ 1,750.00
56	Paint Walls & Ceiling	This in outdoor pool - assume no cost				\$ -
Swimming Pool Subtotal						\$ 15,750.00
4 - Recreation Facilities TOTAL						\$ 36,500.00

5 - Retail Spaces						
57	Replace floor tile to coordinate with lobby tile replacement.	Included with lobby scope				\$ -
Subtotal						\$ -
5 - Retail Spaces TOTAL						\$ -

6 - Meeting Spaces						
Meeting Spaces						
58	Replace carpet (w/ pad and base).	Assume 1,300 sf area	1,300	sf	\$ 12.00	\$ 15,600.00
59	Replace chairs.	Assume 50 chairs	50	ea	\$ 200.00	\$ 10,000.00
60	Replace vinyl wallcovering.		1	ea	\$ 4,500.00	\$ 4,500.00
61	Replace window treatments.		1	ea	\$ 1,250.00	\$ 1,250.00
62	Remove chair rail.	Allowance	1	ea	\$ 500.00	\$ 500.00
63	Replace decorative hardwired lighting and bulbs.	Allowance	1	ea	\$ 5,000.00	\$ 5,000.00
64	Install new artwork over service bar.		2	ea	\$ 250.00	\$ 500.00
65	Repaint door trim.		1	ea	\$ 450.00	\$ 450.00
66	Paint ceiling.		1	ea	\$ 1,750.00	\$ 1,750.00
Meeting Spaces Subtotal						\$ 39,550.00
6 - Meeting Spaces TOTAL						\$ 39,550.00

7 - Guestrooms						
Guestrooms						
67	Accessible Guestrooms: Provide Marriott Standard Accessible Bed.		6	key	\$ 1,150.00	\$ 6,900.00
68	Remove existing art shelf. Patch and repair wall to receive new wall finish.	Allowance	1	ea	\$ 150.00	\$ 150.00
69	Replace corner guards.	Allowance	-	key	\$ 200.00	\$ -
70	Replace thresholds (entry and connector).	Allowance	161	ea	\$ 150.00	\$ 24,120.00
71	Replace carpet, padding and carpet base.	Allowance	134	key	\$ 1,000.00	\$ 134,000.00
72	Replace lounge chair.	Allowance	134	key	\$ 375.00	\$ 50,250.00
73	Replace ottoman.	Allowance	134	key	\$ 175.00	\$ 23,450.00
74	Replace sofa.	Allowance	134	key	\$ 550.00	\$ 73,700.00
75	Replace task chair.	Allowance	134	key	\$ 285.00	\$ 38,190.00
76	Replace upholstered seating.	Itemized above				\$ -
77	Replace bed skirt at bed frame.	Allowance	134	key	\$ 165.00	\$ 22,110.00
78	Replace box spring cover at bed base.	Included above				\$ -
79	Replace draperies - sheers.	Allowance	134	key	\$ 500.00	\$ 67,000.00
80	Touch-up and repair casegoods.	Allowance	134	key	\$ 250.00	\$ 33,500.00
81	Replace bed box / frame.	Completed				\$ -
82	Remove C-Table.	Incl with GC cost				\$ -

Item Number	Item Description	Notes	QTY	UNIT	UNIT PRICE	TOTAL
83	Replace service bar top at Suites - Quartz.	Allowance	6	key	\$ 2,000.00	\$ 12,000.00
84	Install refrigerator and enclose in casework cabinet in 100% of Guestrooms.	Allowance	134	key	\$ 500.00	\$ 67,000.00
85	Replace nightstand sconce shade.	Allowance	134	key	\$ 150.00	\$ 20,100.00
86	Replace desk lamp and bulb.	Allowance	134	key	\$ 200.00	\$ 26,800.00
87	Replace floor lamp and bulb.	Allowance	127	key	\$ 235.00	\$ 29,845.00
88	Replace wall sconce shade.	Allowance	134	key	\$ 75.00	\$ 10,050.00
89	Replace artwork.	Allowance	134	key	\$ 325.00	\$ 43,550.00
90	Replace interior graphics and signage.	Allowance	134	key	\$ 100.00	\$ 13,400.00
91	Paint Walls	Allowance	134	key	\$ 800.00	\$ 107,200.00
92	Paint Accent Walls to coordinate with new décor package.	Included above				\$ -
93	Paint Frames	Allowance	134	key	\$ 150.00	\$ 20,100.00
94	Paint Millwork Trim	Allowance	134	key	\$ 300.00	\$ 40,200.00
95	Paint Moldings.	Included above				\$ -
Guestrooms Subtotal						\$ 863,615.00

Guest Bathroom

96	Tub to Shower Conversion; 100% of King Rooms, 50% of Queen/Queen Rooms	Allowance	107	key	\$ 4,750.00	\$ 508,250.00
97	Replace floor tile and base (Extend to vanity and guestroom entry).	Allowance	134	key	\$ 1,000.00	\$ 134,000.00
98	Remove granite vanity.	Incl with GC cost				\$ -
99	Provide quartz vanity with undermount sink.	Allowance	134	key	\$ 800.00	\$ 107,200.00
100	Provide lighted vanity mirror.	Allowance	134	key	\$ 350.00	\$ 46,900.00
101	Replace shower curtain where tubs remain.	Allowance	134	key	\$ 125.00	\$ 16,750.00
102	Paint Walls	Allowance	134	key	\$ 300.00	\$ 40,200.00
103	Paint accent walls to coordinate with new décor package.	Included above				\$ -
104	Paint Door Trim	Allowance	134	key	\$ 150.00	\$ 20,100.00
Guest Bathroom Subtotal						\$ 873,400.00

Corridors and Stairwells

105	Install corner guards.	Allowance	134	key	\$ 200.00	\$ 26,800.00
106	Replace flooring and base at ice machine alcoves.	Allowance for 3 alcoves	3	ea	\$ 350.00	\$ 1,050.00
107	Replace base.	Allowance	134	key	\$ 100.00	\$ 13,400.00
108	Replace carpet, padding and base (Including stairwells).	Allowance	134	key	\$ 250.00	\$ 33,500.00
109	Remove draperies and replace with sheers.		6	ea	\$ 400.00	\$ 2,400.00
110	Replace vinyl wallcovering.	Allowance	134	key	\$ 275.00	\$ 36,850.00
111	Replace artwork at console table.	Included with number 6				\$ -
112	Repaint previously painted service doors and door trim/frames.	Allowance	10	key	\$ 250.00	\$ 2,500.00
113	Replace console table at elevator lobby.	Allowance	3	ea	\$ 625.00	\$ 1,875.00
114	Replace interior graphics and signage.	Allowance	134	key	\$ 145.00	\$ 19,430.00
115	Paint Walls in Stairwell.	Allowance	8	key	\$ 450.00	\$ 3,600.00
116	Paint Service Doors	Allowance	8	ea	\$ 200.00	\$ 1,600.00
117	Paint Service Door Trim	Allowance	8	ea	\$ 150.00	\$ 1,200.00
Corridors and Stairwells Subtotal						\$ 144,205.00

Guest Laundry

118	Replace vinyl wallcovering.	Allowance	1	ea	\$ 350.00	\$ 350.00
119	Provide brand standard interior graphics and signage.	Allowance	1	ea	\$ 150.00	\$ 150.00
120	Paint Door Trim	Allowance	1	ea	\$ 100.00	\$ 100.00
Guest Laundry Subtotal						\$ 600.00
7 - Guestrooms TOTAL						\$ 1,881,820.00

8 - Back of House

Administrative Office Area

121	Replace all guest-facing carpet.		1	ea	\$ 5,000.00	\$ 5,000.00
122	Replace carpet, padding, and base.	Included above				\$ -
123	Install corner guards.	Allowance	8	ea	\$ 200.00	\$ 1,600.00

Item Number	Item Description	Notes	QTY	UNIT	UNIT PRICE	TOTAL
124	Replace vinyl wallcovering.	Allowance	1	ea	\$ 2,000.00	\$ 2,000.00
Administrative Office Area Subtotal						\$ 8,600.00
12 - Elevators						
125	Replace wall panels.	Allowance	2	ea	\$ 7,500.00	\$ 15,000.00
12 - Elevators Subtotal						\$ 15,000.00
8 - Back of House TOTAL						\$ 23,600.00

14 - Fire Protection and Life Safety						
General						
1	The Courtyard Fort Myers I 75 Hotel located in was surveyed virtually by Christopher Jordan on 06, 07,2023. At the time of survey, no FLS deficiencies were noted.					
General Subtotal						\$ -
14 - Fire Protection and Life Safety TOTAL						\$ -

SUBTOTAL						\$ 2,378,232.50
Soft Costs Subtotal						\$ 891,837.19
1	Contingency / Escalation		5%		\$ 118,911.63	\$ 118,911.63
2	Fees Estimate		6%		\$ 142,693.95	\$ 142,693.95
3	GC P&O, Insurance, Bonds, General Conditions and Requirements (on 50% of Subtotal)		16.00%		\$ 190,258.60	\$ 190,258.60
4	FF&E install and warehousing (on 50% of Subtotal)		15.00%		\$ 178,367.44	\$ 178,367.44
5	Tax and Freight (on 50% of Subtotal)		22.00%		\$ 261,605.58	\$ 261,605.58
TOTAL						\$ 3,270,069.69
COST PER KEY						\$ 24,403.51