

SpringHill Suites By Marriott Fort Myers Airport
 9501 Market Place Rd, Fort Myers, FL
 MARSHA: RSWSH

Owner/Franchisee:	Starwood Capital Group	Management Co.	McKibbon Hotel Management, Inc.
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General Information

Survey Date:	06/05/2023	Property Opening Date:	3/24/2006
Preliminary PIP Issue Date:	06/16/2023	Generation:	Gen 3.0
PIP Expiration Date:	06/16/2023		
Revised PIP Issue Date:			

PIP Development

GD Assigned To:	Sharmell Anderson	Date	
FLS Assigned To:		Date	
PI Assigned To:	Brigit van der Kraan	Date	06/16/2023
PIP Completion Due Date:	All items due within twelve (12) months from the "effective date" (as defined in the franchise Agreement), unless otherwise noted next to an individual requirement.		
Reno Cycle Included:	Yes, 14 yr cycle included.		

Remarks:

- 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.
- Hotel is subject to inspection and verification that all items have been completed as detailed and agreed upon in this Property Improvement Plan (PIP).
- Upgrades to the hotel shall be required in accordance with Section IV of the Franchise Agreement unless otherwise noted below.
- If the hotel has not implemented a specific brand standard that is listed in the PIP, the PIP will not serve as a temporary release or waiver if the item is listed as a deficiency in the QA Operations Audit.

GR - 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.

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.

1 - Site & Building Exterior

Architectural Façade / Envelope

3. Repair exterior building finishes to a "like-new" condition.
4. Replace all insulated glass windows that have fogging.

Landscape / Visual Barriers

5. Enhance and refresh all landscaping (including but not limited to; replacement of overgrown trees, shrubs and ground cover).

Patio

6. Replace Patio furniture.
7. Exterior Signage and Graphics/Lighting
8. Replace all exterior graphics and signage, submit signage drawings to Marriott for review and approval. When replacing signage, repair, resurface and / or repaint surfaces around and behind the new signage to a "like new" condition. Complete work by December 31, 2023.

2 - Building Interior

General

9. Must implement the most recent decor package at the time of renovation or submit a custom décor package for Marriott review and approval prior to installation.

Lobby Areas

10. Replace door to back of house area (at front desk).
11. Remove circular ceiling detail.
12. Replace corner guards.
13. Replace floor tile and base.
14. Replace carpet and padding.
15. Replace Base
16. Replace sheer drapery.
17. Replace vinyl wallcovering, to include accent vinyl.
18. Provide Y shaped sectional with required electrical.
19. Remove "The Market" graphic.

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20. Replace upholstered seating.
21. Replace Network Zone banquette.
22. Replace tables.
23. Remove captain's table and outlets.
24. Replace architectural millwork.
25. Remove millwork trim.
26. Replace front desk with new quartz countertop.
27. Provide modern slat wall.
28. Remove breakfast millwork screen.
29. Remove fireplace millwork wall.
30. Replace Quick Print task seating.
31. Replace wall-mounted LED flat panel television.
32. Provide an ice machine (or relocate guestroom floor ice machine) on the ground floor for guest use.
33. Infill and patch scone reveals.
34. Provide pendant lights at Network Zone.
35. Replace recessed light fixtures.
36. Remove decorative ceiling light fixture.
37. Remove track lighting.
38. Remove wall sconce.
39. Provide floor electrical.
40. Replace wall electrical.
41. Replace artwork.
42. Provide mural behind front desk.
43. Provide acrylic art at front desk.
44. Replace interior graphics and signage.
45. Paint Metal Doors
46. Paint Door Frames
47. Paint Millwork Trim

Public Restrooms

48. Replace floor tile and base.
49. Replace vinyl wallcovering.
50. Replace vanity countertop - quartz.
51. Replace vanity light fixture.
52. Replace undermount sink and faucet.
53. Remove artwork.
54. Replace vanity mirror.
55. Paint Door Trim

3 - Food and Beverage Areas

- 56. Remove buffet pass-through.
- 57. Remove buffet roller screen and do not replace.
- 58. Replace vinyl wallcovering, to include accent vinyl.
- 59. Replace tables.
- 60. Replace buffet countertop - quartz.
- 61. Provide complimentary coffee station separate from buffet and market; all finishes to match buffet.
- 62. Replace buffet millwork.
- 63. Provide buffet equipment package upgrade.
- 64. Provide display boxes and new accessories.

4 - Recreation Facilities

Fitness Center

- 65. Expand Exercise Room to include additional equipment (all equipment must meet brand standard requirements). Fitness requirement guidelines: 450 sq. ft. for hotels of less than 100 rooms, 600 sq. ft. for 100 < 174 keys, and 750 sq. ft. for 175+ keys. This requires encroaching on adjacent room(s), expanding exterior wall, or relocating space to a new area of the hotel. Plans must be submitted to Marriott International for approval prior to beginning work.
- 66. Install full-height, 1-1/2" wide corner guards to match the color tone of adjacent walls.
- 67. Replace flooring and base.
- 68. Replace wall graphic (full wall).
- 69. Replace vinyl wallcovering.
- 70. Provide plumbed hydration station with integrated towel/trash millwork.
- 71. Replace Interior Graphics and Signage
- 72. Paint Door Trim
- 73. Paint Door Frames

Swimming Pool

- 74. Install depth designations and international "No Diving" symbols at pool and spa deck edge and waterline tile.
- 75. Provide additional landscaping around outdoor pool.
- 76. Resurface inside of pool/spa, and caulk around pool coping.
- 77. Powerwash pool deck pavers.
- 78. Replace pool furniture and umbrellas.
- 79. Replace towel & trash cabinet.
- 80. Replace hardwired decorative lighting and bulbs.
- 81. Replace interior graphics and signage.

5 - Retail Spaces

- 82. Provide reconfigured market access.
- 83. Replace acrylic panel at equipment; to be solid - neutral, or brand specification.

6 - Meeting Spaces

84. Replace carpet, padding, & base.
85. Replace chairs.
86. Replace vinyl wallcovering (including accent vinyl).
87. Replace window treatments.
88. Remove Boardroom table.
89. Provide linen-less tables.
90. Install new built-in service bar with laminate base cabinets and quartz countertop per current standards.
91. Replace decorative hardwired lighting and bulbs.
92. Remove artwork.
93. Replace interior graphics and signage.
94. Paint Door Frames
95. Paint Door Trim

7 - Guestrooms

Guestrooms

96. Accessible Guestrooms: Provide Marriott Standard Accessible Bed.
97. Replace closet door hardware.
98. Replace corner guards.
99. Replace thresholds (entry and connector).
100. Replace carpet, pad, and base.
101. Provide or replace West Elm Items (Sofa, Accent Pillow, Ottoman, Tray, Lighting (Floor and Desk Lamp), Task Chair)
102. Replace upholstered seating.
103. Replace box spring cover at bed base.
104. Convert double/double rooms to queen/queen rooms.
105. Replace mattresses.
106. Remove bed skirt.
107. Replace window treatments - blackout.
108. Replace decorative drapery.
109. Replace casegoods.
110. Replace bed base.
111. Remove coffee table.
112. Replace kitchenette hardware.
113. Replace kitchenette top with quartz and provide new stainless-steel undermount sink.
114. Refinish kitchenette millwork.
115. Provide LED flat panel television.
116. Replace refrigerator.
117. Replace decorative hardwired lighting.
118. Replace nightstand lamps.
119. Replace desk lamp & bulb.
120. Replace floor lamp & bulb.
121. Remove nightstand sconces.

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- 122. Replace artwork.
- 123. Replace interior graphics and signage.
- 124. Paint wood cornice.
- 125. Paint Walls
- 126. Paint Millwork Trim
- 127. Paint ceiling.

Guest Bathroom

- 128. Provide Tub to Shower Conversion; 100% of King Rooms, 50% of Queen/Queen Rooms.
- 129. Replace Tubs and Tubs Surrounds where not converting to showers.
- 130. Replace floor tile and base (Extend through vanity area).
- 131. Replace corner guards.
- 132. Replace decorative full-length mirror.
- 133. Replace vanity countertop - quartz.
- 134. Replace vanity millwork apron.
- 135. Replace undermount china bowl and faucet.
- 136. Provide lighted vanity mirror.
- 137. Remove vanity mirror and light fixture, and relocate junction box to accommodate for lighted vanity mirror.
- 138. Replace residential amenities.
- 139. Replace shower curtain.
- 140. Replace decorative light fixture.
- 141. Remove artwork.
- 142. Paint Door Trim

Corridors and Stairwells

- 143. Replace corner guards.
- 144. Replace floor tile and base (1st floor only).
- 145. Replace carpet and stair nosing in stairwells.
- 146. Replace base.
- 147. Replace window treatments.
- 148. Replace carpet and padding.
- 149. Replace vinyl wallcovering.
- 150. Remove FF&E.
- 151. Provide a plumbed filtered recessed/semi recessed or countertop hydration station.
- 152. Replace decorative hardwired lighting and bulbs.
- 153. Remove artwork (in lieu of mirror).
- 154. Replace interior graphics and signage.
- 155. Paint Stairwell Walls
- 156. Paint Door Frames
- 157. Paint Doors

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Guest Laundry

- 158. Replace floor tile
- 159. Replace interior graphics and signage.
- 160. Paint Walls
- 161. Paint Door Frames
- 162. Paint Door Trim

8 - Back of House

Administration Office Area

- 163. Replace interior graphics and signage.

Employee Break Room

- 164. Replace interior graphics and signage.

9 - Back-of-House Kitchen

- 165. Replace any damaged or stained acoustical ceiling tiles and/or grid.

12 - Elevators

- 166. Provide door frame reconditioning.
- 167. Provide door reconditioning.
- 168. Replace floor tile.
- 169. Paint elevator doors and frames (facing public space).
- 170. Replace wall panels.

14 - Fire Protection and Life Safety

General

- 171. The SpringHill Suites Fort Myers Airport Hotel located in Fort Myers, FL was surveyed virtually by Christopher Jordan on 06, 08, 2023. This project has been surveyed with the understanding that the work performed in this building meets renovation as defined as refinishing, replacement, bracing, strengthening, or upgrading of existing materials, elements, equipment, or fixtures without involving the reconfiguration of spaces. If any other work in the building is performed, such as reconfiguration, change of use, additions, or upgrades to fire and life safety systems, etc., Marriott Fire Protection & Life Safety must be contacted for a reassessment of the fire and life safety requirements.
- 172. The items noted below must be completed to meet Marriott Fire Protection & Life Safety and NFPA Standards within 180 days of agreement execution, regardless of the current status of compliance with local codes or previous franchisee guidelines. The fire protection and life safety systems must be inspected, tested, or otherwise approved by Marriott Fire Protection & Life Safety for PIP completion.

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173. In the event that the current fire alarm system is replaced or upgraded, or the current fire alarm panel is replaced or upgraded, the entire fire alarm system shall come into compliance with the current edition of Marriott Module 14. As part of Marriott Module 14 compliance, the new/upgraded fire alarm system shall be reviewed and approved by Marriott FLS prior to installation and tested for acceptance by Marriott FLS after installation. Please contact this office for further information prior to project commencement.

Fire Alarm

174. Provide system type carbon monoxide detectors with sounder bases in all areas with fuel fired appliances. This shall include the area behind the dryers in the main laundry room. The CO detector in this area has been removed and needs to be replaced.

Life Safety

175. Install a fusible link and chain at the discharge of the laundry chute in the main laundry room.

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ACCESSIBILITY

Marriott requires that the Hotel comply with all state, local, and federal laws, codes and regulations, including but not limited to the Americans with Disabilities Act and/or other similar state laws, codes, and/or regulations governing public accommodations for persons with disabilities. Complete a comprehensive ADA analysis of the hotel property to determine extent of necessary compliance work, if any. Develop plan to implement modifications necessary to meet ADA Architectural Guidelines for public space and guestrooms. Provide an architect's certificate of property's compliance with the ADA.

APPENDIX A

ADA CERTIFICATION

(To Be Completed By Franchisee's Architect, Engineer, ADA Consultant or Other Licensed Professional)

In connection with the SpringHill Suites By Marriott Fort Myers Airport (the "Hotel"), I hereby represent and certify to [Franchisee] and to Marriott International, Inc. that:

- (i) I have used professionally reasonable efforts to ensure that the Hotel conforms to and complies with the requirements of the Americans with Disabilities Act ("ADA") and all other related or similar state and local laws, regulations, and other requirements governing public accommodations for persons with disabilities in effect at the time that this certification is made, and,
- (ii) In my professional judgment, the Hotel does in fact conform to and comply with such requirements.

By: _____
Print Name: _____
Firm: _____
Date: _____