

PROPERTY IMPROVEMENT PLAN

Hilton



PREPARED FOR:

**Atlanta Perimeter Dunwoody,
GA**

To be relicensed as DoubleTree Hotels

(Facility ID: 51927)

4386 Chamblee Dunwoody Road,
Atlanta, Georgia,
United States,
30341

Inspection Date: 17-Feb-2023
by Brittany Spinner



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BRAND STANDARDS

#	ITEM DESCRIPTION	DUE DATE
A-1 (PIPI-914664)	This PIP will expire one year after the Inspection Date ("PIP Expiration Date") unless you have entered into a Franchise Agreement or Branding and Management Agreement with Hilton or its affiliates prior to the PIP Expiration Date.	16-Feb-2024
A-2 (PIPI-914665)	Design Approval & Renovation Guidance – A licensed interior design firm (subject to brand approval) must be commissioned for this project, and the design for all renovations must be approved in advance by Hilton Design. For more detailed guidance on PIP requirements and resources that can assist the hotel's renovation team, visit https://designinformation.hilton.com/ This site provides access to additional details on subjects including design, fitness, mechanical systems, and technical amenities as well as links to brand standards. For website access - Username; hilton2023. Password; hilton2023. The username and password change each January.	Per Brand Standards
A-3 (PIPI-914668)	Fixed Renovation Cycle Management - (FRCM) - More information about FRCM is available on designinformation.hilton.com . Brand standard 105.01 requires a Hotel Soft goods renovation every 7 years and a Complete renovation every 14 years that includes casegoods, softgoods, bathrooms and hard finishes. A Softgoods renovation of the Lobby, Bar/Restaurant, MadeMarket, Fitness Center, Meeting Rooms, Public Restrooms, Guestrooms, Suites, and Corridors will be due no later than June 30th, 2026. As part of the Softgoods renovation, ceiling tiles in the Public Restrooms, Ballroom, Pre-function, and the "Georgia", "Stone Mountain", "Live Oak", and "Maple" meeting rooms must be replaced with smooth painted gypsum ceiling. In the meeting rooms, large format, smooth ceiling tile may remain in no more than 30% of the ceiling.	30-Jun-2026

EXTERIOR

GROUNDS

#	SCOPE OF WORK	DUE DATE
B-1 (PIPI-914671)	Landscaping - (Fitness Terrace) - Renovate the landscape. Remove dead or dying plants and stumps. Install new plant material to provide full landscape beds and add seasonal color.	30-Jun-2025

BUILDING

#	SCOPE OF WORK	DUE DATE
B-1 (PIPI-914675)	Porte-Cochere - Install new outdoor seating and decorative planters.	30-Jun-2025
B-2 (PIPI-914676)	Building - (Exterior Doors) - Restore the metal finish on all secondary entrance doors.	30-Jun-2025

PARKING

#	SCOPE OF WORK	DUE DATE
B-1 (PIPI-915393)	Parking - Reseal and restripe the parking lot.	30-Jun-2025
B-2 (PIPI-915394)	Parking - Repair all cracked and broken concrete curbs. Paint all previously painted curbs.	30-Jun-2025

LOBBY AREA

MARKET / RETAIL

#	SCOPE OF WORK	DUE DATE
C-1 (PIPI-914706)	MadeMarket/Retail - (Sundries Shop) - Install the MadeMarket Signage.	6 Months

PUBLIC RESTROOMS

#	SCOPE OF WORK	DUE DATE
D-1 (PIPI-914720)	Public Restrooms - Modify the existing toilets and urinals to include new automatic flush valves.	30-Jun-2025

D-2 (PIPI-914721)	Public Restrooms - Install new touchless faucets.	30-Jun-2025
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FOOD AND BEVERAGE

BAR

#	SCOPE OF WORK	DUE DATE
E-1 (PIPI-914726)	Bar - Professionally refinish the bar front.	30-Jun-2025
E-2 (PIPI-914731)	Bar - Professionally refinish the wood flooring.	30-Jun-2025

KITCHEN

#	SCOPE OF WORK	DUE DATE
E-1 (PIPI-915027)	Kitchen - Repair the damaged sections of the ceiling and the damaged section of the tile wall.	6 Months

MEETING FACILITIES

MEETING ROOMS

#	SCOPE OF WORK	DUE DATE
F-1 (PIPI-914819)	Board Room - Modify the existing service bar to include an integrated beverage refrigerator. As an alternative, the board room is optional and may be renovated and converted to a flex meeting room.	30-Jun-2025

RECREATION FACILITIES

FITNESS

#	SCOPE OF WORK	DUE DATE
G-1 (PIPI-914842)	Fitness - Replace all equipment over 6 years old.	30-Jun-2025

SWIMMING POOL

#	SCOPE OF WORK	DUE DATE
G-1 (PIPI-914856)	Swimming Pool - Replace the pool furniture.	30-Jun-2025
G-2 (PIPI-914857)	Swimming Pool - (Risk) - The swimming pool must be modified so that the maximum depth does not exceed five feet, or a written waiver must be obtained from the brand.	6 Months
G-3 (PIPI-914858)	Pool Area - (Risk) - Install international "no diving" markers in 4" tile recessed into the inside rim of the pool at the water line.	6 Months

CIRCULATION

ELEVATOR

#	SCOPE OF WORK	DUE DATE
H-1 (PIPI-914910)	Guest Elevators - Restore interior cab surfaces (panels, doors, control panels, handrails).	30-Jun-2025
H-2 (PIPI-914911)	Guest Elevators - Install new hard surface flooring.	30-Jun-2025

GUEST ROOMS / SUITES

BEDROOM

#	SCOPE OF WORK	DUE DATE
I-1 (PIPI-914950)>	Guestrooms and Suites - Install new min. 55" LED HDTVs. All TV's over seven years old must be replaced.	30-Jun-2025

SUITES

#	SCOPE OF WORK	DUE DATE
I-1 (PIPI-914951)>	Suites - (Unused) - The unused suites may be brought back into service and renovated and converted to complement the guestrooms. All suites must be renovated, at minimum, to meet the same requirements as listed in the Guest Rooms section and the Guest Bathrooms section.	30-Jun-2025

BACK OF HOUSE

EMPLOYEE AREA

#	SCOPE OF WORK	DUE DATE
J-1 (PIPI-914971)	Employee Areas - Install new Hilton Heart-of-House graphics. See the Hilton Heart-of-House design narrative for guidance.	30-Jun-2025
J-2 (PIPI-914972)	Back of House Areas - A renovation of the back-of-the house facilities is required and must align with the Hilton Heart-of-House Narrative. Install new finishes, furnishings, fixtures and accessories in the employee breakroom, locker area/restrooms, and offices.	30-Jun-2025

FIRE PROTECTION AND LIFE SAFETY

#	SCOPE OF WORK	DUE DATE
L-1 (PIPI-914983)	Fire and Life Safety - (Coolers/Freezer) - Install sprinklers within the coolers and freezer.	6 Months

TECHNOLOGY

#	SCOPE OF WORK	DUE DATE
M-1 (PIPI-914989)	Technology - (Guest Internet Access) - Initiate the Global UnoNet Management Process for Guest Internet Access at a Hotel. The site, which initiates multiple bids from approved integrators, may be reached at https://hilton.service-now.com/sp?id=sc_cat_item&sys_id=435de69adbf6bb800bd13b98f4961950	1 Month
M-2 (PIPI-914990)	Technology - (Guest Internet Access) - The Stay Connected™ Guest Internet Access must be refreshed to comply with UnoNet technical standards. The refresh must ensure that proper cabling is installed to support wi-fi coverage that meets current brand standards in each room.	9 Months
M-3 (PIPI-914991)	Technology - (TV Streaming Services) - A Hilton approved over-the-top streaming service must be installed at each guestroom TV.	30-Jun-2025
M-4 (PIPI-915392)	Technology - (Locks) - Install an RFID lock at the exterior entrance to the fitness center.	6 Months

SIGNAGE

#	SCOPE OF WORK	DUE DATE
N-1 (PIPI-914993)	Exterior Signage - (Building Identity and Directional Signage) - A sign survey inclusive of all on-site and off-site pylon, monument, ground mounted and building mounted signage must be completed to ensure that the signage meets current brand identity, material, component, and fabrication standards. A Hilton licensed exterior sign vendor must be used to complete the survey. All work identified in the sign survey must be completed to satisfy this PIP requirement.	30-Jun-2025

End of Report