



# ECONOMY

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Prototype Hotel: 90 guestrooms, 3 stories, 30 rooms/floor  
Other assumptions and allowances are listed in each section below.

## Guestroom Softgoods Renovation

Assume guestroom area of approximately 12' x 19' and 7' x 5' entry area with closet rack (303 SF). Ceilings 8' AFF, textured finish.

	RANGE		AVERAGE
Demolition	\$124.30	to \$290.69	\$219.87
FF&E Installation	\$167.81	to \$292.42	\$223.65
Artwork, Mirrors, and Accessories (Installed Package)	\$119.03	to \$169.06	\$132.07
Carpet and Pad	\$477.78	to \$561.57	\$523.07
Carpet Base	\$96.49	to \$131.52	\$115.93
Desk Lamp	\$57.77	to \$74.11	\$66.11
Nightstand or Bracket Lamp (2)	\$127.65	to \$163.19	\$145.80
Welcome Light (in Existing Location)	\$121.18	to \$168.46	\$149.23
Desk Chair (including Fabric)	\$101.85	to \$139.15	\$120.85
Paint Existing Knockdown-finish Walls	\$307.09	to \$474.00	\$387.68
Paint Textured or Drywall Ceiling	\$126.24	to \$163.45	\$146.62
Paint Entry Doors, Closet Doors, Frames, and Grilles	\$75.00	to \$107.39	\$91.28
Window Treatments (Sheer, Blackout, Hardware, Installed)	\$312.09	to \$454.52	\$385.32
<b>Guestroom Softgoods Renovation Cost Per Key</b>	<b>\$2,214.26</b>	<b>to \$3,189.54</b>	<b>\$2,707.45</b>

## Guestroom - Add for a Full Renovation

	RANGE		AVERAGE
Casegoods Installation	\$203.40	to \$326.29	\$273.18
Bedsets (Box Spring, Mattress, and Frame)	\$580.25	to \$736.07	\$659.46
Headboard	\$220.94	to \$315.95	\$269.60
Nightstands	\$162.23	to \$190.33	\$176.23
Desk	\$271.92	to \$351.38	\$312.48
Closet Rack	\$101.00	to \$148.31	\$126.98
TV and Mount (HD LCD, including Programming Allowance)	\$589.81	to \$675.47	\$631.68
<b>Guestroom Full Renovation Additional Cost Per Key</b>	<b>\$2,129.54</b>	<b>to \$2,743.79</b>	<b>\$2,449.61</b>

## Guest Bathroom Softgoods Renovation

Assume guest bathroom area of 5' x 8'. Ceilings 8' AFF, textured finish.

	RANGE		AVERAGE
Demolition	\$87.79	to \$169.50	\$113.35
Artwork (Installed)	\$42.91	to \$70.31	\$56.87
Framed Mirror	\$62.61	to \$76.84	\$69.51
Vanity Lighting	\$162.20	to \$195.25	\$179.42
Paint Ceiling	\$21.20	to \$30.00	\$26.38
Paint Walls	\$76.32	to \$108.00	\$90.49
Shower Curtain and Hooks	\$32.66	to \$35.85	\$34.27
Curved Shower Rod	\$54.00	to \$70.44	\$62.80
Paint Door and Trim	\$75.00	to \$100.00	\$87.00
RegROUT Floor Tile	\$88.00	to \$220.00	\$142.22
<b>Guest Bathroom Softgoods Renovation Cost Per Key</b>	<b>\$702.69</b>	<b>to \$1,076.18</b>	<b>\$862.33</b>

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## Guest Bathroom - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$308.17	to \$369.81	\$329.74
Architectural Lighting	\$117.40	to \$176.10	\$160.34
Replace Bathroom Door and Hardware	\$410.90	to \$576.90	\$512.18
Electrical Upgrades (Add One GFI Outlet)	\$54.50	to \$100.00	\$78.02
Shower Valve and Head, Tub Diverter, Tub Drain	\$250.00	to \$352.20	\$312.21
Tub Surround (Solid Panel)	\$840.00	to \$1,101.75	\$966.71
Lavatory	\$134.47	to \$149.00	\$143.10
Faucet (and Connections)	\$146.90	to \$201.71	\$169.80
Vanity Top	\$278.94	to \$418.60	\$352.36
Vanity Base	\$210.41	to \$297.14	\$252.90
Toilet Accessories	\$176.10	to \$234.80	\$207.50
Tile Flooring	\$309.38	to \$412.39	\$365.46
Toilet and Seat	\$352.20	to \$410.90	\$373.33
<b>Guest Bathroom Full Renovation Additional Cost Per Key</b>	<b>\$3,589.36</b>	<b>to \$4,801.28</b>	<b>\$4,223.65</b>

## Corridors

Per room with each unit 12' long by half of a 5'-wide corridor; 30 rooms per floor.

	RANGE		AVERAGE
Demolition	\$39.60	to \$48.84	\$42.82
Artwork (Installed)	\$2.42	to \$3.33	\$2.90
Carpet and Pad	\$146.39	to \$228.01	\$193.15
Carpet Base	\$20.33	to \$27.56	\$24.34
Ceiling-mounted Lighting	\$4.24	to \$5.87	\$5.20
Paint Ceiling	\$17.28	to \$27.00	\$22.88
Signage Package (Room Numbers, Wayfinding, Complete)	\$56.50	to \$73.56	\$64.88
Vinyl Wallcovering (LY 54")	\$131.57	to \$218.65	\$176.38
Window Treatments (with Hardware and Installation)	\$3.47	to \$5.04	\$4.28
<b>Corridors Renovation Cost Per Key</b>	<b>\$421.80</b>	<b>to \$637.86</b>	<b>\$536.83</b>

## Lobby Softgoods Renovation

Assume a 180 SF area. Ceiling 8' AFF.

	RANGE		AVERAGE
Demolition	\$253.58	to \$310.64	\$283.88
Artwork and Artifacts (Installed)	\$460.19	to \$694.64	\$581.20
Carpet and Pad	\$656.69	to \$779.73	\$722.47
Millwork (Refinish)	\$352.20	to \$616.34	\$487.21
Paint Drywall Ceiling	\$86.40	to \$135.00	\$114.41
Paint Doors and Trim	\$150.00	to \$214.78	\$182.56
Vinyl Wallcovering (LY 54", 40% Openings)	\$384.31	to \$651.53	\$521.83
Window Treatments (with Hardware and Installation)	\$463.50	to \$683.20	\$576.90
Seating Groups	\$2,933.44	to \$3,797.32	\$3,374.53
<b>Lobby Softgoods Renovation Cost Subtotal</b>	<b>\$5,740.31</b>	<b>to \$7,883.19</b>	<b>\$6,844.98</b>
<b>Lobby Softgoods Renovation Cost Per SF</b>	<b>\$31.89</b>	<b>to \$43.80</b>	<b>\$38.03</b>

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Prototype Hotel: 90 guestrooms, 3 stories, 30 rooms/floor  
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## Lobby - Add for a Full Renovation

	RANGE		AVERAGE	
Additional Demolition	\$845.27	to	\$1,065.04	\$948.39
Decorative Lighting	\$2,003.24	to	\$2,801.16	\$2,407.38
Electrical	\$1,090.22	to	\$1,535.67	\$1,325.46
Hard Surface Flooring	\$405.00	to	\$539.85	\$478.42
HVAC	\$422.64	to	\$532.52	\$474.20
Life Safety	\$534.60	to	\$630.00	\$569.81
Architectural Lighting	\$1,584.88	to	\$2,329.78	\$1,804.83
Front Desk (New Pods, in Existing Location)	\$11,300.00	to	\$15,500.00	\$13,064.34
Front Desk Equipment	\$3,521.97	to	\$4,191.14	\$3,820.16
Acoustical Ceiling Tile and Grid (New)	\$733.87	to	\$982.80	\$813.56
Drywall Partitions	\$2,916.00	to	\$3,849.12	\$3,462.74
<b>Lobby Full Renovation Additional Cost Subtotal</b>	<b>\$25,357.69</b>	<b>to</b>	<b>\$33,957.08</b>	<b>\$29,169.29</b>
<b>Lobby Full Renovation Additional Cost Per SF</b>	<b>\$140.88</b>	<b>to</b>	<b>\$188.65</b>	<b>\$162.05</b>

## Marketplace / Sundries Shop

Typically, hotels in this market segment do not have marketplaces.

## Public Restrooms Softgoods Renovation

Assume one, 80 SF unisex restroom. Ceiling 8' AFF.

	RANGE		AVERAGE	
Demolition	\$49.31	to	\$73.96	\$56.70
Artwork and Artifacts (Installed)	\$108.36	to	\$169.60	\$142.12
Framed Mirrors	\$92.09	to	\$121.04	\$107.04
Paint Drywall Ceiling	\$42.40	to	\$60.00	\$53.56
Paint Doors and Trim	\$72.50	to	\$110.11	\$91.32
Decorative Vanity Lighting	\$176.39	to	\$268.10	\$227.53
<b>Public Restrooms Softgoods Renovation Cost Subtotal</b>	<b>\$541.05</b>	<b>to</b>	<b>\$802.82</b>	<b>\$678.27</b>
<b>Public Restrooms Softgoods Renovation Cost Per SF</b>	<b>\$6.76</b>	<b>to</b>	<b>\$10.04</b>	<b>\$8.48</b>

## Public Restrooms - Add for a Full Renovation

	RANGE		AVERAGE	
Additional Demolition	\$939.19	to	\$1,232.69	\$1,080.07
Toilet Accessories	\$264.15	to	\$423.58	\$356.54
Replace Doors	\$821.25	to	\$891.00	\$854.04
Toilets / Urinals	\$482.50	to	\$900.00	\$699.50
Architectural Lighting	\$788.92	to	\$986.15	\$855.98
Tile Flooring	\$900.00	to	\$1,199.67	\$1,063.16
Motion-sensing Flush Valves	\$610.00	to	\$796.00	\$672.52
Motion-sensing Faucets	\$600.00	to	\$945.40	\$791.29
Vanity Top, Sinks	\$440.25	to	\$562.47	\$511.06
<b>Public Restrooms Full Renovation Additional Cost Subtotal</b>	<b>\$5,846.25</b>	<b>to</b>	<b>\$7,936.96</b>	<b>\$6,884.16</b>
<b>Public Restrooms Full Renovation Additional Cost Per SF</b>	<b>\$73.08</b>	<b>to</b>	<b>\$99.21</b>	<b>\$86.05</b>

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## Restaurant Softgoods Renovation

Assume a 12-seat breakfast bar area of approximately 20' x 20' (400 SF). Ceiling 8' AFF.

	RANGE		AVERAGE
Demolition	\$469.60	to \$690.31	\$579.48
Artwork (Installed)	\$1,400.35	to \$2,049.86	\$1,737.20
Carpet and Pad (80% of Floor Area)	\$1,273.25	to \$1,513.07	\$1,401.48
Millwork Buffet, Host Station (Refinish)	\$469.60	to \$887.54	\$684.67
Acoustical Tile Ceiling (New)	\$1,643.58	to \$2,340.00	\$1,991.76
Paint Doors and Trim	\$65.54	to \$89.00	\$79.61
Vinyl Wallcovering (LY 54", 40% Openings)	\$449.56	to \$765.63	\$612.23
Window Treatments (with Hardware and Installation)	\$508.82	to \$746.46	\$631.29
Dining Chairs (No Arms)	\$1,718.04	to \$2,152.61	\$1,941.18
<b>Restaurant Softgoods Renovation Cost Subtotal</b>	<b>\$7,998.34</b>	<b>to \$11,234.47</b>	<b>\$9,658.90</b>
<b>Restaurant Softgoods Renovation Cost Per SF</b>	<b>\$20.00</b>	<b>to \$28.09</b>	<b>\$24.15</b>
<b>Restaurant Softgoods Renovation Cost Per Seat</b>	<b>\$666.53</b>	<b>to \$936.21</b>	<b>\$804.91</b>

## Restaurant - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$469.60	to \$690.31	\$579.48
Buffet Equipment	\$1,173.99	to \$1,725.76	\$1,448.70
Architectural Lighting	\$1,479.23	to \$2,465.38	\$1,992.02
Electrical	\$2,465.38	to \$3,451.53	\$2,785.87
Hard Surface Flooring (20% of Floor Area)	\$900.00	to \$1,199.67	\$1,063.16
HVAC	\$986.15	to \$1,972.30	\$1,494.02
Life Safety	\$1,479.23	to \$2,465.38	\$1,992.02
Millwork Buffet, Host Station (New, in Existing Location)	\$3,164.00	to \$4,500.00	\$3,831.22
Tables	\$395.52	to \$500.66	\$449.11
Drywall Partitions	\$3,456.00	to \$4,561.92	\$4,103.99
TV and Mount (55", including Programming Allowance)	\$786.41	to \$910.87	\$844.40
<b>Restaurant Full Renovation Additional Cost Subtotal</b>	<b>\$16,755.49</b>	<b>to \$24,443.76</b>	<b>\$20,584.00</b>
<b>Restaurant Full Renovation Additional Cost Per SF</b>	<b>\$41.89</b>	<b>to \$61.11</b>	<b>\$51.46</b>
<b>Restaurant Full Renovation Additional Cost Per Seat</b>	<b>\$1,396.29</b>	<b>to \$2,036.98</b>	<b>\$1,715.33</b>

## Bar / Lounge

Typically, hotels in this market segment do not have bar / lounge areas.

## Kitchen

Typically, hotels in this market segment do not have kitchens; a small pantry area is included in the breakfast bar costs above.

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## Function Spaces

*Typically, hotels in this market segment do not have function spaces.*

## Exercise Facility

*Typically, hotels in this market segment do not have exercise facilities.*

## Outdoor Amenities

*Typically, hotels in this market segment do not have outdoor amenities or pools*

## Outdoor Parking

*Assume 100 parking spaces, 9' x 19', and 25'-wide aisles.*

	RANGE		AVERAGE
Clean and Seal Asphalt	\$7,695.00	to \$15,958.43	\$10,927.19
Stripe Spaces	\$1,500.00	to \$3,800.00	\$2,330.26
Pavement Resurfacing	\$30,172.50	to \$79,987.50	\$54,843.39
<b>Outdoor Parking Renovation Cost Subtotal</b>	<b>\$39,367.50</b>	<b>to \$99,745.93</b>	<b>\$68,100.84</b>
<b>Outdoor Parking Renovation Cost Per Space</b>	<b>\$393.68</b>	<b>to \$997.46</b>	<b>\$681.01</b>

## Structured Parking

*Typically, hotels in this market segment do not have structured parking.*

## Landscaping

	RANGE		AVERAGE
Landscaping Allowance	\$11,739.88	to \$19,723.01	\$15,801.88
<b>Landscaping Renovation Cost Subtotal</b>	<b>\$11,739.88</b>	<b>to \$19,723.01</b>	<b>\$15,801.88</b>

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## Common Additives

	RANGE		AVERAGE
New Electronic Key System	\$226.00	to \$326.29	\$279.96
Elevator Cab Finishes	\$7,043.93	to \$9,861.50	\$8,429.24
<b>Elevator Modernization</b>			
Hydraulic, per Cab	\$49,548.77	to \$66,343.26	\$58,616.42
PTAC Unit Direct Replacement, NIC Finishes	\$1,070.00	to \$1,233.00	\$1,159.20
<b>Laundry Equipment (Direct Equipment Replacement with Access)</b>			
75# Washer	\$23,479.77	to \$32,049.88	\$27,659.17
125# Dryer	\$35,219.65	to \$44,376.76	\$39,516.45
Ironer / Folder	\$117,398.85	to \$133,130.29	\$123,832.30
<b>Guestroom ADA Modifications</b>			
Bathtub Room	\$14,500.00	to \$23,100.00	\$18,250.11
Roll-in Shower Room	\$16,000.00	to \$25,808.00	\$20,128.41
Exterior Signage - Monument - New Graphics on Existing Sign	\$5,869.94	to \$8,628.82	\$7,243.51
Exterior Signage - Highway - New Graphics on Existing Sign	\$23,479.77	to \$32,049.88	\$27,659.17
Exterior Signage - New Exterior Brand Sign in Existing Location	\$23,479.77	to \$28,351.82	\$25,686.87
Dumpster Enclosure (CMU Walls, Wood Gate, Bollards, Concrete Pad)	\$12,500.00	to \$17,820.00	\$16,368.33
Power-operated, Bi-parting Entrance Doors (Inner and Outer at a Vestibule)	\$27,500.00	to \$35,640.00	\$32,804.82
Replace Guestroom Entry Door and Hardware	\$748.00	to \$950.00	\$877.36
Replace Guestroom Connecting Doors and Hardware	\$1,630.00	to \$1,960.95	\$1,814.99
Replace Corridor Service Doors and Hardware	\$776.88	to \$1,334.81	\$1,100.34