



MIDSCALE

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Prototype Hotel: 135 guestrooms, 5 stories, 27 rooms/floor
Other assumptions and allowances are listed in each section below.

Guestroom Softgoods Renovation

Assume guestroom area of approximately 13' x 21'-6" and 6' x 7' entry / closet area (370 SF). Ceilings 8' AFF, painted drywall.

	RANGE		AVERAGE
Demolition	\$357.00	to \$471.73	\$422.75
FF&E Installation	\$175.00	to \$292.42	\$227.54
Artwork, Mirrors, and Accessories (Installed Package)	\$177.44	to \$268.44	\$223.44
Full-height Framed Dressing Mirror	\$104.92	to \$139.03	\$122.06
Bed Skirt or Box Spring Cover	\$127.31	to \$140.04	\$133.67
Decorative Pillow	\$36.35	to \$47.25	\$41.80
Carpet and Pad	\$637.54	to \$748.76	\$697.87
Carpet Base	\$113.88	to \$155.87	\$137.24
Desk Lamp	\$76.79	to \$99.81	\$88.28
Floor Lamp	\$152.44	to \$190.55	\$171.32
End Table Lamp	\$99.81	to \$135.96	\$117.73
Nightstand or Bracket Lamp (2)	\$190.04	to \$225.57	\$208.06
Welcome Light (in Existing Location)	\$143.87	to \$199.18	\$175.80
Desk Chair (including Fabric)	\$280.16	to \$366.68	\$323.42
Lounge Chair (including Fabric)	\$180.47	to \$234.62	\$207.55
Ottoman (including Fabric)	\$106.61	to \$135.96	\$121.20
Sleeper Sofa (including Fabric - Assumes King Rooms Only)	\$396.93	to \$495.05	\$445.99
Paint Textured or Drywall Ceiling	\$154.32	to \$241.13	\$204.35
Paint Entry Doors, Closet Doors, Frames, and Grilles	\$150.00	to \$214.78	\$182.56
Vinyl Wallcovering (LY 54")	\$751.12	to \$1,248.01	\$1,006.64
Window Treatments (Sheer, Blackout, Hardware, Installed)	\$473.80	to \$715.85	\$595.00
Guestroom Softgoods Renovation Cost Per Key	\$4,885.78	to \$6,766.68	\$5,854.28

Guestroom - Add for a Full Renovation

	RANGE		AVERAGE
Casegoods Installation	\$308.49	to \$416.00	\$365.47
Bedsets (Box Spring, Mattress, and Frame)	\$628.73	to \$821.13	\$724.68
Headboard	\$514.49	to \$772.50	\$643.24
Nightstands	\$393.98	to \$505.22	\$450.11
Dresser	\$506.76	to \$653.02	\$579.89
Desk	\$459.38	to \$604.61	\$531.82
Coffee Table	\$198.28	to \$261.11	\$229.69
Closet Rack	\$101.00	to \$186.66	\$134.65
Refrigerator Cabinet / Welcome Center	\$515.00	to \$664.35	\$589.50
Mini Refrigerator	\$247.20	to \$267.80	\$257.50
Drapery Valance - Painted Wood	\$175.00	to \$230.51	\$205.97
TV and Mount (HD LCD, including Programming Allowance)	\$693.66	to \$816.28	\$754.29
Guestroom Full Renovation Additional Cost Per Key	\$4,741.95	to \$6,199.18	\$5,466.80

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Guest Bathroom Softgoods Renovation

Assume guest bathroom area of 6' x 8'. Ceilings 8' AFF, painted drywall.

	RANGE		AVERAGE		
Demolition	\$101.00	to	\$175.00	\$148.30	
Artwork (Installed)	\$68.67	to	\$99.72	\$84.27	
Lighted Mirror	\$426.79	to	\$591.40	\$503.77	
Night Light	\$35.00	to	\$75.49	\$58.10	
Paint Ceiling	\$25.44	to	\$36.00	\$31.66	
Vinyl Wallcovering (LY 54")	\$185.15	to	\$261.49	\$225.22	
Shower Curtain and Hooks	\$36.64	to	\$40.51	\$38.58	
Curved Shower Rod	\$54.00	to	\$77.84	\$70.82	
Paint Door and Trim	\$75.00	to	\$107.39	\$91.28	
RegROUT Floor Tile	\$104.00	to	\$260.00	\$168.08	
RegROUT Wall Tile	\$100.00	to	\$250.00	\$161.62	
Guest Bathroom Softgoods Renovation Cost Per Key		\$1,211.70	to	\$1,974.84	\$1,581.69

Guest Bathroom - Add for a Full Renovation

	RANGE		AVERAGE		
Additional Demolition	\$431.44	to	\$493.08	\$454.25	
Architectural Lighting	\$182.00	to	\$248.56	\$204.92	
Replace Bathroom Door and Hardware	\$547.50	to	\$594.00	\$568.42	
Electrical Upgrades (Add One GFI Outlet)	\$54.50	to	\$100.00	\$78.02	
Tub-to-Shower Conversion (New Pan, Solid Panel Surround, Valve and Shower Head)	\$2,825.00	to	\$3,522.00	\$3,214.78	
Shower Valve and Head, Tub Diverter, Tub Drain	\$250.00	to	\$458.58	\$370.64	
Tub Surround (Solid Panel)	\$840.00	to	\$1,180.00	\$1,017.48	
Lavatory	\$176.10	to	\$194.76	\$183.79	
Faucet (and Connections)	\$225.00	to	\$297.02	\$259.01	
Vanity Top	\$323.23	to	\$495.07	\$411.15	
Vanity Base	\$244.50	to	\$381.75	\$314.30	
Toilet Accessories	\$268.94	to	\$375.00	\$308.70	
Tile Flooring	\$415.85	to	\$503.64	\$465.03	
Toilet and Seat	\$381.55	to	\$462.26	\$439.42	
Guest Bathroom Full Renovation Additional Cost Per Key		\$7,165.60	to	\$9,305.72	\$8,289.90

Corridors

Per room with each unit 13' long and half of a 6'-wide corridor; 27 rooms per floor.

	RANGE		AVERAGE		
Demolition	\$39.60	to	\$48.84	\$42.82	
Artwork (Installed)	\$9.13	to	\$13.76	\$11.45	
Carpet and Pad	\$182.69	to	\$261.55	\$225.51	
Carpet Base	\$23.66	to	\$31.68	\$28.12	
Ceiling-mounted Lighting	\$36.09	to	\$50.03	\$44.18	
Sconces	\$82.86	to	\$117.16	\$102.13	
Vending Area Floor Tile	\$16.67	to	\$22.22	\$19.69	
Ice Machine	\$277.58	to	\$307.65	\$292.66	
Paint Ceiling	\$21.60	to	\$33.75	\$28.60	
Signage Package (Room Numbers, Wayfinding, Complete)	\$96.05	to	\$118.65	\$107.35	
Vinyl Wallcovering (LY 54")	\$147.39	to	\$242.37	\$196.24	
Window Treatments (with Hardware and Installation)	\$14.50	to	\$21.55	\$18.03	
Corridors Renovation Cost Per Key		\$947.82	to	\$1,269.20	\$1,116.80

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Lobby Softgoods Renovation

Assume a 2,500 SF area. Ceiling 10' AFF.

	RANGE		AVERAGE
Demolition	\$3,521.97	to \$4,314.41	\$3,942.82
Artwork and Artifacts (Installed)	\$864.86	to \$1,321.64	\$1,090.95
Carpet and Pad	\$10,348.89	to \$12,453.34	\$11,394.72
Millwork (Refinish)	\$586.99	to \$862.88	\$724.35
Millwork Screen Walls (Refinish)	\$410.90	to \$677.98	\$546.49
Paint Drywall Ceiling	\$1,200.00	to \$1,875.00	\$1,589.05
Paint Doors and Trim	\$375.00	to \$536.96	\$456.39
Vinyl Wallcovering (LY 54", 40% Openings)	\$1,464.30	to \$2,246.97	\$1,866.45
Window Treatments (with Hardware and Installation)	\$634.48	to \$952.75	\$793.44
Seating Groups	\$13,045.44	to \$17,039.49	\$15,041.44
Lobby Softgoods Renovation Cost Subtotal	\$32,452.83	to \$42,281.41	\$37,446.09
Lobby Softgoods Renovation Cost Per SF	\$12.98	to \$16.91	\$14.98

Lobby - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$14,674.86	to \$17,873.97	\$16,136.47
Decorative Lighting	\$5,200.26	to \$7,649.62	\$6,419.66
Electrical	\$19,379.50	to \$25,566.25	\$22,700.57
Hard Surface Flooring	\$8,437.50	to \$11,246.95	\$9,967.12
HVAC	\$8,804.91	to \$12,326.88	\$10,536.55
Life Safety	\$12,473.63	to \$16,179.03	\$14,241.95
Architectural Lighting	\$15,408.60	to \$23,375.88	\$20,950.63
Front Desk (New Pods, in Existing Location)	\$15,500.00	to \$25,000.00	\$18,868.90
Front Desk Equipment	\$4,108.96	to \$5,054.02	\$4,544.51
Millwork Screen Walls (New)	\$6,163.44	to \$9,676.60	\$7,934.40
Acoustic Ceiling and Grid (New)	\$6,825.00	to \$9,508.95	\$8,197.98
Articulated Drywall Ceiling (New)	\$12,675.00	to \$17,038.13	\$15,469.36
Sound System	\$1,760.98	to \$2,218.84	\$1,975.82
Drywall Partitions	\$8,100.00	to \$10,692.00	\$9,618.73
Business Center (Millwork / Finishes / Seating)	\$10,283.49	to \$15,647.82	\$12,928.26
Lobby Full Renovation Additional Cost Subtotal	\$149,796.13	to \$209,054.94	\$180,490.90
Lobby Full Renovation Additional Cost Per SF	\$59.92	to \$83.62	\$72.20

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Marketplace / Sundries Shop

Assume an 85 SF space with display millwork, refrigeration, and coffee offering.

	RANGE		AVERAGE
Demolition	\$759.28	to \$1,134.59	\$964.68
Drywall Partitions	\$1,800.00	to \$2,376.00	\$2,137.50
Acoustical Tile Ceiling (New)	\$245.70	to \$342.32	\$295.13
Articulated Drywall Ceiling (New)	\$405.60	to \$545.22	\$495.02
Millwork - Base Cabinets and Hard Surface Top	\$771.23	to \$1,328.88	\$1,060.73
Millwork - Display Millwork and Hard Surface Top - 8' Tall	\$2,966.25	to \$4,235.81	\$3,639.39
Millwork - Island Cabinets and Hard Surface Top	\$813.60	to \$1,370.41	\$1,101.24
Hard Surface Flooring and Base	\$956.25	to \$1,274.65	\$1,129.61
Paint	\$120.00	to \$187.50	\$158.90
Architectural Lighting	\$1,008.53	to \$1,437.15	\$1,252.73
Electrical	\$1,464.76	to \$1,916.20	\$1,704.89
Plumbing	\$864.45	to \$1,195.10	\$1,047.76
Life Safety	\$424.10	to \$550.09	\$484.23
Nesting Tables	\$750.00	to \$1,250.00	\$1,000.00
Undercounter Refrigerator / Undercounter Freezer	\$2,000.00	to \$3,000.00	\$2,466.67
Refrigerated Merchandiser	\$10,000.00	to \$15,000.00	\$12,666.67
Espresso Machine / Coffee	\$12,000.00	to \$17,000.00	\$14,500.00
Signage	\$1,500.00	to \$3,000.00	\$2,266.67
Marketplace / Sundries Renovation Cost Subtotal	\$38,849.74	to \$57,143.91	\$48,371.80
Marketplace / Sundries Renovation Cost Per SF	\$457.06	to \$672.28	\$569.08

Public Restrooms Softgoods Renovation

Assume two, 12' x 20' (480 SF total) restrooms. Each with 2 lavs, 3 fixtures. Ceiling 10' AFF.

	RANGE		AVERAGE
Demolition	\$295.85	to \$443.77	\$340.22
Artwork and Artifacts (Installed)	\$542.94	to \$844.86	\$698.87
Framed Mirrors	\$1,200.04	to \$1,610.84	\$1,406.56
Paint Drywall Ceiling	\$254.40	to \$360.00	\$321.35
Paint Doors and Trim	\$145.00	to \$220.21	\$182.64
Vinyl Wallcovering (LY 54")	\$1,915.73	to \$2,921.48	\$2,432.11
Decorative Vanity Lighting	\$1,022.80	to \$1,550.68	\$1,304.37
Public Restrooms Softgoods Renovation Cost Subtotal	\$5,376.75	to \$7,951.84	\$6,686.12
Public Restrooms Softgoods Renovation Cost Per SF	\$11.20	to \$16.57	\$13.93

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Public Restrooms - Add for a Full Renovation

	RANGE		AVERAGE	
Additional Demolition	\$3,099.33	to	\$4,437.68	\$3,761.46
Toilet Partitions	\$4,746.00	to	\$6,208.79	\$5,220.96
Toilet Accessories	\$1,242.55	to	\$2,250.00	\$1,721.09
Replace Doors	\$1,642.50	to	\$1,782.00	\$1,708.09
Toilets / Urinals	\$2,895.00	to	\$5,400.00	\$4,196.99
Architectural Lighting	\$4,733.52	to	\$5,916.90	\$5,135.87
Tile Flooring	\$5,400.00	to	\$7,198.05	\$6,378.95
Tile Walls	\$4,050.00	to	\$5,398.54	\$4,784.22
Motion-sensing Flush Valves	\$3,660.00	to	\$4,776.00	\$4,035.10
Motion-sensing Faucets	\$2,400.00	to	\$3,781.60	\$3,165.17
Vanity Top, Sinks	\$2,582.77	to	\$3,204.99	\$2,940.11
Public Restrooms Full Renovation Additional Cost Subtotal	\$36,451.67	to	\$50,354.54	\$43,048.01
Public Restrooms Full Renovation Additional Cost Per SF	\$75.94	to	\$104.91	\$89.68

Restaurant Softgoods Renovation

Assume a 68-seat restaurant area of approximately 36' x 36' (1,296 SF). Ceiling 10' AFF.

	RANGE		AVERAGE	
Demolition	\$1,521.49	to	\$2,236.59	\$1,877.52
Artwork (Installed)	\$3,710.90	to	\$5,603.85	\$4,675.05
Carpet and Pad (80% of Floor Area)	\$5,326.02	to	\$6,230.95	\$5,803.81
Millwork Buffet, Host Station (Refinish)	\$2,347.98	to	\$4,437.68	\$3,423.35
Millwork Screen Walls (Refinish)	\$880.49	to	\$1,294.32	\$1,086.53
Millwork Running Trim (Refinish - Hardwood Crown, Chair, and Base)	\$160.60	to	\$259.20	\$220.78
Reupholster Banquettes	\$4,317.75	to	\$6,489.25	\$5,403.50
Paint Drywall Ceiling	\$622.08	to	\$972.00	\$823.76
Paint Doors and Trim	\$290.00	to	\$440.42	\$365.28
Vinyl Wallcovering (LY 54", 40% Openings)	\$1,382.06	to	\$2,131.20	\$1,766.89
Window Treatments (with Hardware and Installation)	\$2,333.98	to	\$3,509.21	\$2,921.77
Dining Chairs (No Arms)	\$16,620.56	to	\$21,702.88	\$19,138.83
Restaurant Softgoods Renovation Cost Subtotal	\$39,513.91	to	\$55,307.55	\$47,507.06
Restaurant Softgoods Renovation Cost Per SF	\$30.49	to	\$42.68	\$36.66
Restaurant Softgoods Renovation Cost Per Seat	\$581.09	to	\$813.35	\$698.63

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Restaurant - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$4,564.47	to \$6,390.25	\$5,462.15
Banquettes	\$2,441.79	to \$4,230.47	\$3,305.11
Buffet Equipment	\$5,869.94	to \$13,559.57	\$9,873.24
Decorative Lighting	\$7,346.24	to \$11,161.64	\$9,189.25
Architectural Lighting	\$8,748.56	to \$14,777.46	\$12,312.65
Electrical	\$12,780.51	to \$15,975.63	\$13,866.85
Hard Surface Flooring (20% of Floor Area)	\$2,916.00	to \$3,886.95	\$3,444.63
HVAC	\$3,195.13	to \$6,390.25	\$4,840.62
Life Safety	\$6,466.33	to \$8,387.21	\$7,383.03
Millwork Buffet, Host Station (New, in Existing Location)	\$22,500.00	to \$30,817.20	\$25,702.23
Millwork Screen Walls (New)	\$4,108.96	to \$6,533.25	\$5,333.43
Millwork Running Trim (Hardwood Crown, Chair, and Base)	\$845.27	to \$1,521.49	\$1,260.56
Articulated Drywall Ceiling (New)	\$13,141.44	to \$17,665.13	\$16,038.63
Sound System	\$1,760.98	to \$2,218.84	\$1,975.82
Tables	\$7,286.22	to \$9,307.08	\$8,299.74
Communal Dining Tables, Chef's Table (6 Seats)	\$2,694.45	to \$4,219.65	\$3,467.22
Communal Table Stools	\$2,014.68	to \$3,028.20	\$2,521.44
Drywall Partitions	\$7,776.00	to \$10,264.32	\$9,233.98
TV and Mount (55", including Programming Allowance)	\$3,405.20	to \$3,986.56	\$3,678.75
Restaurant Full Renovation Additional Cost Subtotal	\$119,862.17	to \$174,321.14	\$147,189.32
Restaurant Full Renovation Additional Cost Per SF	\$92.49	to \$134.51	\$113.57
Restaurant Full Renovation Additional Cost Per Seat	\$1,762.68	to \$2,563.55	\$2,164.55

Bar / Lounge Softgoods Renovation

Assume a 54-seat bar / lounge area of approximately 24' x 30' (720 SF).

	RANGE		AVERAGE
Demolition	\$845.27	to \$1,242.55	\$1,043.07
Artwork, Accessories, and Mirrors (Installed)	\$5,382.33	to \$8,081.51	\$6,734.40
Bar / Back Bar (Refinish)	\$733.74	to \$1,386.77	\$1,069.80
Carpet and Pad (60%)	\$2,069.65	to \$2,431.63	\$2,261.20
Millwork Running Trim (Refinish)	\$107.77	to \$166.41	\$137.25
Paint Drywall Ceiling	\$345.60	to \$540.00	\$457.65
Paint Doors and Trim	\$145.00	to \$220.21	\$182.64
Vinyl Wallcovering (LY 54")	\$1,796.00	to \$2,738.89	\$2,280.11
Reupholster Banquettes	\$3,108.78	to \$4,672.26	\$3,890.52
Dining Chairs (No Arms)	\$10,265.64	to \$13,404.72	\$11,821.04
Bar Stools	\$4,035.96	to \$6,096.36	\$5,066.16
Seating Group	\$8,042.76	to \$10,506.81	\$9,275.64
Bar / Lounge Softgoods Renovation Cost Subtotal	\$36,878.50	to \$51,488.13	\$44,219.47
Bar / Lounge Softgoods Renovation Cost Per SF	\$51.22	to \$71.51	\$61.42
Bar / Lounge Softgoods Renovation Cost Per Seat	\$682.94	to \$953.48	\$818.88

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Bar / Lounge - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$4,881.60	to \$6,834.24	\$5,882.33
Bar Die and Top (New in Existing Location)	\$9,630.37	to \$14,103.79	\$11,391.86
Back Bar (New in Existing Location)	\$9,630.37	to \$12,037.97	\$10,927.11
Bar Equipment	\$29,349.71	to \$40,062.36	\$34,573.96
Articulated Drywall Ceiling (New)	\$7,300.80	to \$9,813.96	\$8,910.35
Banquettes	\$2,800.00	to \$7,910.00	\$4,734.61
Communal Table Chairs	\$2,014.68	to \$3,028.20	\$2,521.44
Communal Table	\$2,121.00	to \$3,181.50	\$2,651.25
Decorative Lighting	\$3,472.41	to \$5,348.32	\$4,345.50
Electrical	\$7,100.28	to \$8,875.35	\$7,703.81
Hard Surface Flooring (40%)	\$3,240.00	to \$4,318.83	\$3,827.37
HVAC	\$1,775.07	to \$3,550.14	\$2,689.23
Life Safety	\$3,592.40	to \$4,659.56	\$4,101.68
Architectural Lighting	\$6,212.75	to \$7,987.82	\$7,171.28
Millwork Running Trim (Stained Hardwood Crown, Chair, and Base)	\$633.95	to \$1,141.12	\$945.42
Sound System	\$2,641.47	to \$3,328.26	\$2,963.73
TVs - 50" LCD HD	\$2,044.56	to \$2,339.36	\$2,183.39
Tables	\$3,865.59	to \$4,236.39	\$4,050.99
Drywall Partitions	\$9,720.00	to \$12,830.40	\$11,542.48
Bar / Lounge Full Renovation Additional Cost Subtotal	\$112,027.03	to \$155,587.56	\$133,117.79
Bar / Lounge Full Renovation Additional Cost Per SF	\$155.59	to \$216.09	\$184.89
Bar / Lounge Full Renovation Additional Cost Per Seat	\$2,074.57	to \$2,881.25	\$2,465.14

Kitchen

Assume a kitchen area of approximately 20' x 20' (400 SF).

	RANGE		AVERAGE
Selective Demolition	\$7,910.00	to \$9,729.30	\$8,888.58
Vinyl-coated Tile Ceiling (2' x 4' Tiles and New Grid)	\$3,800.00	to \$7,128.00	\$5,072.20
Fluorescent Lighting (2' x 4')	\$2,958.45	to \$4,930.75	\$3,579.73
Paint Door Frames and Trim	\$145.00	to \$220.21	\$182.64
Paint Walls	\$127.20	to \$180.00	\$158.29
Quarry Tile Flooring	\$9,328.00	to \$12,242.11	\$11,077.13
Replace Doors	\$1,526.18	to \$3,446.50	\$2,648.86
Kydex-paneled Walls	\$1,408.00	to \$1,836.67	\$1,575.65
Kitchen Renovation Cost Subtotal	\$27,202.84	to \$39,713.55	\$33,183.08
Kitchen Renovation Cost Per SF	\$17.00	to \$24.82	\$20.74

Kitchen Equipment

	RANGE		AVERAGE
Select Kitchen Equipment	\$23,479.77	to \$30,965.12	\$27,080.63
Kitchen Equipment Cost Subtotal	\$23,479.77	to \$30,965.12	\$27,080.63
Kitchen Equipment Cost Per SF	\$14.67	to \$19.35	\$16.93

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Prefunction Softgoods Renovation

Assume a prefunction area of approximately 10' x 75' (750 SF). Ceiling 12' AFF.

	RANGE		AVERAGE
Demolition	\$880.49	to \$1,294.32	\$1,086.53
Paint Articulated Drywall Ceiling	\$397.50	to \$562.50	\$494.65
Carpet and Pad	\$3,600.48	to \$4,278.74	\$3,961.64
Paint Doors and Trim (Service Doors and Exits)	\$145.00	to \$220.21	\$182.64
Millwork Running Trim (Refinish - Stained Hardwood Crown, Chair, and Base)	\$628.67	to \$867.00	\$782.64
Protect / Remove / Reinstall All Light Fixtures	\$293.50	to \$801.25	\$559.41
Vinyl Wallcovering (LY 54")	\$2,827.03	to \$4,311.22	\$3,589.06
Window Treatments (with Hardware and Installation)	\$2,298.96	to \$3,457.71	\$2,878.16
Seating Groups	\$7,621.59	to \$10,044.34	\$8,818.82
Prefunction Softgoods Renovation Cost Subtotal	\$18,693.21	to \$25,837.29	\$22,353.54
Prefunction Softgoods Renovation Cost Per SF	\$24.92	to \$34.45	\$29.80

Prefunction - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$3,390.00	to \$4,449.38	\$3,983.25
Artwork, Accessories, and Mirrors (Allowance, Installed)	\$4,585.56	to \$6,885.55	\$5,735.38
Articulated Drywall Ceiling (New)	\$4,661.25	to \$8,765.25	\$6,558.11
Decorative Lighting	\$20,730.24	to \$32,376.91	\$25,971.17
Electrical	\$3,698.06	to \$5,547.10	\$4,668.81
HVAC	\$2,641.47	to \$3,698.06	\$3,160.96
Life Safety	\$3,742.09	to \$4,853.71	\$4,272.58
Architectural Lighting	\$3,962.21	to \$6,933.87	\$5,481.06
Millwork Running Trim (Stained Hardwood Crown, Chair, and Base)	\$2,289.28	to \$4,120.70	\$3,634.27
Portable Bars	\$7,618.00	to \$11,436.00	\$9,526.67
Prefunction Full Renovation Additional Cost Subtotal	\$57,318.16	to \$89,066.52	\$72,992.26
Prefunction Full Renovation Additional Cost Per SF	\$76.42	to \$118.76	\$97.32

Ballroom

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

MIDSCALE

Prototype Hotel: 135 guestrooms, 5 stories, 27 rooms/floor
Other assumptions and allowances are listed in each section below.

Meeting Rooms Softgoods Renovation

Assume 3 meeting rooms with areas approximately 26' x 38' each (988 SF each; 2,964 SF total). Ceiling 12' AFF, coffered.

	RANGE		AVERAGE
Demolition	\$3,479.70	to \$5,115.16	\$4,293.95
Carpet and Pad	\$12,321.76	to \$14,256.22	\$13,384.38
Paint Articulated Drywall Ceiling	\$1,570.92	to \$2,371.20	\$2,004.35
Paint Doors and Trim	\$900.00	to \$1,065.04	\$964.21
Millwork Running Trim (Refinish - Stained Hardwood Crown, Chair, and Base)	\$1,284.81	to \$2,073.60	\$1,766.25
Protect / Remove / Reinstall All Light Fixtures	\$1,356.00	to \$2,135.70	\$1,766.19
Vinyl Wallcovering (LY 54")	\$7,662.91	to \$11,685.93	\$9,728.45
Window Treatments (with Hardware and Installation)	\$9,662.43	to \$14,492.10	\$12,076.75
Meeting Rooms Softgoods Renovation Cost Subtotal	\$38,238.54	to \$53,194.96	\$45,984.53
Meeting Rooms Softgoods Renovation Cost Per SF	\$12.90	to \$17.95	\$15.51

Meeting Rooms - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$17,398.51	to \$21,191.38	\$19,131.40
Banquet Chairs	\$37,812.59	to \$52,771.90	\$45,314.06
Artwork, Accessories, and Mirrors (Installed)	\$4,201.05	to \$6,322.53	\$5,269.24
Articulated Drywall Ceiling (New)	\$30,054.96	to \$40,400.80	\$36,680.94
Decorative Lighting	\$7,676.40	to \$11,694.96	\$9,716.19
Electrical	\$29,229.49	to \$36,536.87	\$31,714.00
HVAC	\$7,307.37	to \$14,614.75	\$11,070.67
Life Safety	\$14,788.73	to \$19,181.86	\$16,885.25
Architectural Lighting	\$25,575.81	to \$32,883.18	\$29,521.79
Millwork Running Trim (Stained Hardwood Crown, Chair, and Base)	\$11,172.86	to \$13,685.76	\$12,412.51
Millwork Serving Stations	\$11,865.00	to \$20,306.10	\$17,713.31
AV Infrastructure: Ceiling speakers and cabling; input/output plates and cabling; control plates and cabling and processors; rack in AV room with audio processing and amplification; CAT 6 AVnet cabling; retractable projection screens built into ceiling; ceiling attachments for portable projectors. Portable equipment by others.	\$20,806.00	to \$36,565.00	\$31,209.00
Meeting Rooms Full Renovation Additional Cost Subtotal	\$217,888.79	to \$306,155.09	\$266,638.37
Meeting Rooms Full Renovation Additional Cost Per SF	\$73.51	to \$103.29	\$89.96

Board Room

Typically, hotels in this market segment do not have board rooms.

MIDSCALE

Prototype Hotel: 135 guestrooms, 5 stories, 27 rooms/floor
Other assumptions and allowances are listed in each section below.

Exercise Facility Softgoods Renovation

Assume a two-bay facility of approximately 26' x 28' (728 SF). Ceiling 10' AFF.

	RANGE		AVERAGE
Demolition	\$854.66	to \$1,256.36	\$1,054.65
Artwork (Installed)	\$337.39	to \$508.95	\$425.31
Clock	\$49.60	to \$74.98	\$64.77
Hamper	\$207.03	to \$263.68	\$235.18
Towel Caddy	\$341.96	to \$452.17	\$396.89
Sport Flooring	\$10,920.00	to \$14,560.00	\$12,754.28
Mirrors	\$1,952.64	to \$2,965.90	\$2,502.91
Paint Doors and Trim	\$600.00	to \$710.03	\$638.01
Remove and Reinstall Exercise Equipment	\$880.49	to \$2,157.20	\$1,546.73
Paint Walls	\$686.88	to \$972.00	\$854.75
Window Treatments (with Hardware and Installation)	\$429.51	to \$651.99	\$540.75
Exercise Facility Softgoods Renovation Cost Subtotal	\$17,260.16	to \$24,573.25	\$21,014.24
Exercise Facility Softgoods Renovation Cost Per SF	\$23.71	to \$33.75	\$28.87

Exercise Facility - Add for a Full Renovation

	RANGE		AVERAGE
Additional Demolition	\$4,273.32	to \$5,204.90	\$4,698.94
Acoustical Tile Ceiling (New)	\$3,974.88	to \$5,347.16	\$4,736.33
Exercise Equipment (Installed)	\$49,431.76	to \$64,265.82	\$56,848.79
Electrical	\$7,179.17	to \$8,973.97	\$7,789.40
HVAC	\$1,794.79	to \$3,589.59	\$2,719.11
Life Safety	\$3,632.32	to \$4,711.33	\$4,147.26
Architectural Lighting	\$6,281.78	to \$8,076.57	\$7,250.97
TVs and Mounts (42", including Programming Allowance)	\$957.39	to \$1,104.79	\$1,026.81
Water Fountain	\$939.19	to \$1,331.30	\$1,132.66
Sound System	\$880.49	to \$1,109.42	\$987.91
Exercise Facility Full Renovation Additional Cost Subtotal	\$79,345.10	to \$103,714.85	\$91,338.18
Exercise Facility Full Renovation Additional Cost Per SF	\$108.99	to \$142.47	\$125.46

MIDSCALE

Prototype Hotel: 135 guestrooms, 5 stories, 27 rooms/floor
Other assumptions and allowances are listed in each section below.

Outdoor Pool

Assume a 15' x 30' (450 SF) pool and a 12'-wide deck, approximately 1,656 SF surface.

	RANGE		AVERAGE
ADA Lift	\$7,910.00	to \$16,611.00	\$12,136.20
Pool Furniture	\$8,826.00	to \$13,247.00	\$11,036.33
Pool Equipment	\$5,869.94	to \$13,559.57	\$9,873.24
Resurface Pool Bottom	\$4,050.00	to \$9,900.00	\$6,348.97
Resurface Pool Deck (Kool Deck)	\$12,163.32	to \$15,732.00	\$13,747.24
Signage (Life Safety, Pool Rules)	\$1,130.00	to \$2,966.25	\$2,118.75
Outdoor Pool Renovation Cost Subtotal	\$39,949.26	to \$72,015.82	\$55,260.73
Outdoor Pool Renovation Cost Per SF	\$18.97	to \$34.20	\$26.24

Indoor Pool

Assume a 15' x 30' (450 SF) pool and a 12'-wide deck, approximately 1,656 SF surface.

	RANGE		AVERAGE
ADA Lift	\$7,910.00	to \$16,611.00	\$12,136.20
Architectural Lighting	\$18,457.04	to \$23,730.47	\$21,304.69
Acoustical Tile Ceiling with Aluminum Grid (New)	\$7,785.96	to \$10,473.97	\$9,277.49
Paint Doors and Trim	\$300.00	to \$355.01	\$319.00
Pool Deck Tile	\$14,895.57	to \$19,249.65	\$16,791.98
Pool Equipment	\$5,869.94	to \$13,559.57	\$9,873.24
Pool Furniture	\$5,147.97	to \$7,724.48	\$6,436.06
Pool Pak HVAC	\$53,175.54	to \$64,294.06	\$58,460.87
Replace Doors (Storefront)	\$1,760.98	to \$2,588.64	\$2,173.05
Resurface Pool Bottom	\$4,050.00	to \$9,900.00	\$6,348.97
Paint Walls (Assume Two Walls are Storefront, Two are Drywall)	\$408.10	to \$577.50	\$507.84
Signage (Life Safety, Pool Rules)	\$1,130.00	to \$2,966.25	\$2,118.75
Indoor Pool Renovation Cost Subtotal	\$120,891.10	to \$172,030.62	\$145,748.14
Indoor Pool Renovation Cost Per SF	\$57.40	to \$81.69	\$69.21

Outdoor Amenities

	RANGE		AVERAGE
Stamped Concrete at Arrivals	\$10,500.00	to \$18,375.00	\$13,649.45
Outdoor Furniture	\$9,359.67	to \$14,048.09	\$11,703.88
Fire Pit	\$9,605.00	to \$13,500.00	\$11,416.57
Permanent Grill	\$5,869.94	to \$9,861.50	\$7,900.94
Outdoor Lighting	\$7,630.92	to \$11,710.53	\$9,679.53
Patio Landscaping	\$5,282.95	to \$9,245.16	\$7,308.08
Outdoor Amenities Renovation Cost Subtotal	\$48,248.49	to \$76,740.29	\$61,658.46

MIDSCALE

Prototype Hotel: 135 guestrooms, 5 stories, 27 rooms/floor
Other assumptions and allowances are listed in each section below.

Outdoor Parking

Assume 150 spaces, 9' x 18', and 25'-wide aisles.

	RANGE		AVERAGE
Clean and Seal Asphalt	\$11,542.50	to \$23,937.65	\$16,390.78
Stripe Spaces	\$2,250.00	to \$5,700.00	\$3,495.39
Pavement Resurfacing	\$45,258.75	to \$119,981.25	\$82,265.09
Outdoor Parking Renovation Cost Subtotal	\$59,051.25	to \$149,618.90	\$102,151.25
Outdoor Parking Renovation Cost Per Space	\$393.68	to \$997.46	\$681.01

Structured Parking

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

Landscaping

	RANGE		AVERAGE
Landscaping Allowance	\$23,479.77	to \$32,049.88	\$27,659.17
Landscaping Renovation Cost Subtotal	\$23,479.77	to \$32,049.88	\$27,659.17

Common Additives

	RANGE		AVERAGE
New RFID Key System	\$339.00	to \$474.60	\$416.97
Elevator Cab Finishes	\$3,356.10	to \$12,209.48	\$8,032.52
Elevator Modernization			
Hydraulic, per Cab	\$82,581.28	to \$110,572.10	\$97,694.04
Electronic Signage Boards			
Basic System - One Lobby Screen (42" diag.)	\$11,739.88	to \$16,024.94	\$13,829.58
PTAC Unit Direct Replacement, NIC Finishes	\$1,070.00	to \$1,233.00	\$1,159.20
Laundry Equipment (Direct Equipment Replacement with Access)			
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
Porte Cochere - Re-image: Demolish and Replace	\$11,739.88	to \$49,307.52	\$31,580.29
Guestroom ADA Modifications			
Bathtub Room	\$17,370.57	to \$23,100.00	\$19,757.11
Roll-in Shower Room	\$19,602.00	to \$25,808.00	\$23,255.64
Exterior Signage - Monument - New Graphics on Existing Sign	\$11,739.88	to \$17,257.63	\$14,487.02
Exterior Signage - Highway - New Graphics on Existing Sign	\$29,349.71	to \$38,213.32	\$33,587.81
Exterior Signage - New Exterior Brand Sign in Existing Location	\$35,219.65	to \$44,376.76	\$39,516.45
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
Fireplace - Natural Gas with Stone Hearth and Surrounding Wall (Public Area)	\$11,865.00	to \$19,500.00	\$14,359.95
Replace Guestroom Entry Door and Hardware	\$748.00	to \$950.00	\$877.36
Replace Guestroom Connecting Doors and Hardware	\$1,630.00	to \$2,240.00	\$1,878.79
Replace Corridor Service Doors and Hardware	\$988.75	to \$1,557.28	\$1,328.46
Replace Guestroom Closet Door with Pair of Swing Doors and Hardware	\$790.00	to \$891.00	\$831.86
Replace Guestroom Bath Door with Barn Door and Hardware	\$1,105.00	to \$1,310.00	\$1,208.37