



Super 8 Worldwide, Inc.

PROPERTY IMPROVEMENT PLAN REPORT

**Super 8
EL DORADO, KS**

**Change of Ownership for
Super 8**

Inspection Date: November 13, 2019

PLAN REQUIREMENTS & SUBMITTAL PROCESS

Please submit all design plans and specifications to Wyndham Interior Design (interior.design@wyndham.com) for review and approval prior to purchasing or starting renovations. All renovations must meet Brand Standards, any items purchased or renovated without approval may need replacement if they do not meet brand design standards.

OVERVIEW

The PIP identifies specific items which we inspected at the Facility which were not in compliance with brand standards and need to be corrected. It is the responsibility of the Owner/Franchisee to review the Brand Standards Manual for a complete description of all standards and to maintain Brand Standards for any areas of the property that are not specifically covered in this PIP.

In addition, you are responsible for ensuring that the Facility is constructed, improved, maintained and operated in compliance with all applicable federal, state and local laws, codes, ordinances and regulations, including but not limited to, the Americans with Disabilities Act and its Accessibility Guidelines. This PIP was based on a random sample inspection of the Facility on the date specified. You may need to take additional actions to meet brand standards or comply with law or, at our discretion, if the condition of the facility changes materially since the inspection date or if the brand standards change.

All items in this PIP are required to be completed no later than the timeframes noted. Time extensions in no way imply a waiver. Failure to comply with specified deadlines for completing items may result in default under your license or franchise agreement and reservation service suspension. All items will continue to be evaluated on condition, appearance and adherence to brand standards through periodic quality assurance inspections. Any items on a future quality assurance inspection that do not meet brand standards will be required to be remedied. Failure to maintain acceptable levels of conditions and appearance and adherence to brand standards may be grounds for default under the Franchise or License Agreement.

Prior to the commencement of all work you are required to ensure that you are complying with the most current standards. Please consult your Development Director or noted department with specific questions to comply with the requirements contained in the PIP.

To obtain access to the Brand Standards please visit <https://brandstandards.wyndham.com> and/or contact your Wyndham representative to request temporary Brand Standard Portal access. Your request will be reviewed and processed in a timely manner.

By signing this PIP, you acknowledge and agree that this PIP may be provided to Wyndham Hotels & Resort's approved vendors for the purpose of their offering products and services that are required to complete this PIP. You hereby grant permission for the entire PIP and/or any information necessary for the vendor to offer their products and services. The information provided includes but is not limited to contact information, property address, number of rooms, brand converting to, and a list of items related to necessary or required products and services.

ONLY THE FRANCHISOR MAY REVISE THIS PIP. THE PIP IS VOID 180 DAYS AFTER THE INSPECTION DATE UNLESS THE FRANCHISE OR LICENSE AGREEMENT BECOMES EFFECTIVE.

The Franchise Review Committee may in its discretion revise this PIP as a condition of approving your application. You should not consider this PIP to be final until we sign the License or Franchise Agreement.

Signed:  Date: 12/18/2019

Print Name: Mayuresh Ektare

Revisions- All Previous Copies are Invalid

Capital Improvement Plan

To Be Completed for Immediate Compliance from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Administrative Policies	Additional Item	Additional Inspection Item	Maintenance: The property must be well-maintained. This requirement pertains to all areas of the property, including, but not limited to: guestrooms, public areas, grounds, curb appeal, building, equipment, decor, furniture, fixtures and equipment, vehicles, signs, linens and supplies. A general maintenance program must be in place to ensure that all facilities are functional having addressed all conditional deficiencies.	
Administrative Policies	Additional Item	Additional Inspection Item	Cleanliness: The property must be clean and neat in appearance. This requirement pertains to all areas of the property, including, but not limited to: guestrooms, public areas, grounds, curb appeal, building, equipment, decor, furniture, fixtures and equipment, vehicles, signs, linens and supplies. Properties not meeting cleanliness standards may be required to complete housekeeping training.	
Administrative Policies	Additional Item	Additional Inspection Item	Brand Standards: This property improvement plan identifies specific items which do not currently meet brand standards. The property must also comply with all standards as outlined in the Brand Standards Manual. This requirement pertains to all areas of the property, including, but not limited to: guestrooms, public areas, grounds, curb appeal, building, equipment, decor, furniture, fixtures and equipment, vehicles, signs, linens and supplies. Any PIP item that requires brand/design approval must comply with the brand prototype design guidelines and per the time frames noted in this PIP report	
Administrative Policies	Additional Item	Additional Inspection Item	Any PIP items marked as requiring Brand/Design approval must be submitted prior to purchasing and installation. These items must comply with the brand design guidelines and be satisfied by the time frames noted in this PIP Report.	
Administrative Policies	Hotel Technology	Can you access high speed Internet at the property and does the minimum bandwidth into your hotel meet Brand Standards?	Provide complimentary high-speed Internet access in all guestrooms and interior public areas from an approved vendor, ensuring all Brand Standard requirements are met including a Terms and Conditions page, Brand splash page, In-Room Instructions, and Guest support as required.	
Food & Beverage	Breakfast / Hospitality Room	Hours of Operation	Continue to provide a continental breakfast to include menu and display items as required.	Yes
Guest Rooms	Doors / Windows / Locks	Entrance Door Locks (including secondary locks)	Replace/provide secondary locks where damaged or missing.	

To Be Completed by 3 Months from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Food & Beverage	Breakfast / Hospitality Room	Furniture -Tables/Chairs	Refinish/deep clean breakfast area seating package (tables and chairs) to return to like-new condition. If unable to refinish, complete replacement is required.	Yes
Guest Rooms	Bed / Bedding	Bed Frame/Mattress: Simmons required upon replacement. Existing OK until 10 + years, Major or tag removed.	Replace bed sets (mattresses) where worn, stained, sagging, missing date tags, or exceeding 10 years of age. Must be Simmons and to Super 8 standard.	Yes
			Using a platform in place of the boxspring is an acceptable option per the Brand.	

To Be Completed by 3 Months from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Guest Rooms	Bed / Bedding	Linens/Blankets/Mattress Pads	Provide a complete inventory of WynnRest linen to include sheets, pillows, pillow protectors, pillowcases, blankets, and mattress pads and a complete inventory of WynnDry Terry stock to include washcloths, bath mats and bath and hand towels.	
Guest Rooms	Guestroom Appliances / Supplies	PTAC/Odor/Temp	Replace PTAC units where damaged.	
Public Areas	Ice/Vending	Equipment- Vending/Ice	Conceal exposed cords from view.	
Public Areas	Interior Corridors/Stairwells	Lighting	Replace ice machine panels and mechanisms where discolored. Repair lighting where inoperable.	
Public Areas	Lobby	Lighting	Repair lighting where inoperable.	
Public Areas	Signage/Vehicles	Room number signs / Interior signage / Directional Signage	Remove / Replace computer generated signage. All permanent signage must professionally produced per Brand graphic design.	

To Be Completed by 6 Months from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Food & Beverage	Breakfast / Hospitality Room	Furniture -Counters/Cabinetry	Replace breakfast are counter tops with a natural stone counter top.	Yes
Guest Rooms	Bathroom Finishes	Doors/Walls Ceilings/ Outlets/ Switches	Repair and paint bathroom walls to provide a consistent appearance. Refinish worn, discolored bathroom doors. Replace vinyl flooring in guest bathrooms per brand specs.	
Guest Rooms	Bathroom Finishes	Flooring	Replace tile flooring where damaged in guest bathrooms with tile matching in design. If unable to match, complete replacement is required.	
Guest Rooms	Case Goods	Dresser, Credenza or Media Chest (2 drawers)	Replace complete casegoods package (nightstands, dressers, tables, dressers, etc.) Westin casegoods package approved provided new package is to a like-new condition. If condition shows scratches, damaged, or worn, complete replacement per Innov8te specifications will be required.	Yes
Guest Rooms	Case Goods	Lounge Chair(s)/Sofa(s)	Replace complete seating package (lounge chairs, desk chairs, activity chairs, sofas, etc.) per Innov8te specifications.	Yes
Guest Rooms	Guestroom Finishes	Doors/Walls Ceilings/ Outlets/ Switches	Repair and paint walls where damaged, scuffed to provide a consistent appearance.	
Guest Rooms	Lighting	Light Fixtures	Replace lamp package to include shades. Westin lamp package approved provided new package is to a like-new condition. If condition shows scratches, damaged, or tarnished, complete replacement per Innov8te specifications will be required.	Yes
Guest Rooms	Tub / Shower	Shower Curtain	Remove swag light fixture. Provide the brand approved shower rods, shower heads, and shower curtains where damaged/stained.	
Guest Rooms	Tub / Shower	Tub	Replace one-piece bath tub / surround units where discolored.	
Guest Rooms	Tub / Shower	Plumbing Fixtures	Replace bathtub plumbing fixtures and trim.	
Guest Rooms	Vanity / Commode	Vanity w/ skirt and backsplash/Sink	Replace vanity / sink units with recessed sink in natural stone vanities.	Yes
Guest Rooms	Vanity / Commode	Plumbing Fixtures	Replace vanity plumbing fixtures and trim.	
Guest Rooms	Vanity / Commode	Towel Bar/Shelf	Replace stack type towel racks with towel bar/shelf combinations and refinish affected wall areas to provide a consistent appearance.	

To Be Completed by 6 Months from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Public Areas	Building Exterior	Doors / Windows	Replace windows where damaged.	
Public Areas	Building Exterior	Facade/Fascia/Storefronts	Repair windows where seals are broken (toggled appearance). Repair and paint facade where damaged or discolored to provide a consistent appearance.	
Public Areas	Building Exterior		Repair/Replace fascia where damaged or peeling.	
Public Areas	Building Exterior	HVAC Louvers/Railings	Replace PTAC grills with louvers. Ensure louvers are uniform throughout.	
Public Areas	Exterior Grounds	Dumpster Enclosure	Repair and paint dumpster enclosure.	
Public Areas	Exterior Grounds	Landscaping/Fencing	Install / Upgrade landscaping at site perimeter, landscape islands, and building perimeter by eliminating weeds and overgrown plantings, and providing perennial and annual landscaping, and ground cover as required.	
Public Areas			Remove debris from grounds.	
Public Areas	Exterior Grounds	Parking Lot/Curbs/Wheel Stops/Striping	Paint faded striping and markings.	
Public Areas			Remove stains from parking lot.	
Public Areas	Interior Corridors/Stairwells	Finishes- Doors/Ceilings/Walls/Windows/Window Treatment	Repair and paint walls in corridors and stairwells to provide a consistent appearance.	
Public Areas			Refinish hardware at secondary entrance doors where discolored or worn.	
Public Areas	Lobby	Finishes- Doors/Ceilings/Walls/Windows/Window Treatment	Refinish guestroom/service doors and frames where damaged.	
Public Areas	Lobby	FF&E-Furniture/Artwork	Repair/Paint lobby/breakfast area walls to provide a consistent appearance.	Yes
Public Areas	Lobby		Replace lobby leisure seating package (tables and chairs) where worn/damaged with coordinating seating.	Yes
Public Areas	Lobby		Replace area rug.	
Public Areas			Replace existing non-Innov8te lobby/breakfast area art with Innov8te artwork. Removal is an acceptable option.	
Public Areas	Lobby	Front Desk	Re-face registration desk to include a new counter top of upgraded natural stone.	Yes
Public Areas	Signage/Vehicles	Awnings (branded/logo'd)	Replace awning at lobby entrance.	Yes
To Be Completed by 1 Year from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Guest Rooms	Guestroom Appliances / Supplies	Microwave/Refrigerator and Cabinet	Replace microwaves and refrigerators where mismatched.	
Public Areas	Signage/Vehicles	Building / Primary Signage	Incorporate "By Wyndham" endorsement (DOT highway signage, billboard, and the primary identification sign [monument, pylon/pole and channel lettering]). Contact Signage@Wyndham.com to initiate the signage request and to identify the primary sign to be replaced.	Yes

To Be Completed by 2 Years from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Guest Rooms	Guestroom Finishes	Flooring	Professionally clean carpet to eliminate stains. If stains remain, replacement will be required per Innov8te specifications.	Yes
			Complete replacement of flooring per Innov8te specifications due 2 years.	

To Be Completed by 3 Years from New License Agreement				
Category	Sub-Category	Item Description	Required Action Description	Design/ Brand Approval Required
Guest Rooms	Television	Television	Provide minimum 43" flat panel televisions.	Yes

Franchise Quality Observations

The following items were observed during the recent visit to your property and may impact the overall satisfaction of your guests. These items are not part of your Property Improvement Plan (PIP), but are subject to grading on any future Franchise Quality evaluation if not addressed.

Category	Sub-Category	Item Description	Required Action Description	Quality Concern
Administrative Policies	General	Uniforms/Name Tags	Provide uniforms and name tags.	General Compliance
Administrative Policies	General	Is the property compliant to the current non-smoking standard?	Provide 75% non-smoking rooms as required.	General Compliance
Administrative Policies	Training & Certifications	Wyndham Rewards Training/Count on Me/Service Culture	General Manager/Property Manager is required to be Wyndham Rewards certified and property must fully comply with all Wyndham Rewards requirements.	General Compliance
Administrative Policies	Training & Certifications	HMP Training/Conference Attendance	General Manager/Property Manager is required to complete HMP training within 90 days.	General Compliance
Guest Rooms	Guestroom Appliances / Supplies	Guestroom Supplies	Provide guestroom supplies to include bath amenities.	General Compliance
Guest Rooms	Guestroom Appliances / Supplies	Alarm Clock Radio	Replace/provide alarm clock radios where missing.	General Compliance
Guest Rooms	Guestroom Appliances / Supplies	Telephone/Dialing Instructions	Replace telephone faceplates.	General Maintenance and Compliance
Guest Rooms	Lighting	CFL Light bulbs(100 Watt Equiv)	CFL or LED energy saving light bulbs are required to be installed in the guestroom and guestroom bath areas.	General Compliance
Public Areas	Lobby	Flooring	Provide logo'd lobby floor mats. Replace lobby walk off mats.	General Maintenance and Compliance