



**Super 8 Worldwide, Inc.
PROPERTY IMPROVEMENT PLAN REPORT**

**Ramada 09965
Giddings, TX**

**Conversion To
Super 8
February 13, 2013**

PLAN REQUIREMENTS & SUBMITTAL PROCESS

Please submit all design plans and specifications to the Global Design Department (interior.design@wyn.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 inspected at the Facility and 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 during the quality assurance evaluation 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 condition and appearance and adherence to brand standards may be grounds for default under the Franchise or License Agreement.

The Brand Standards reference provided within this PIP is to help guide you in finding the details of the standards you are required to comply with as part of this PIP. The reference provided is in no way complete instructions on the work required to fulfill the PIP requirements. Prior to the commencement of all work you are required to ensure 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.

By signing this PIP, I acknowledge and agree that select pieces of this PIP may be provided to our approved vendors for the purpose of their offering you products and services that are required to complete this PIP. Only information necessary for the vendor to offer their products and services will be provided, including 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: _____

Print Name: _____

OWNER APPLICANT	
Property Name:	Ramada 09965
Property Address:	4002 E. Austin St.
City:	Giddings
St:	TX
Zip:	78942
Country:	United States
Brand	Super 8
Tier	
Opportunity Name:	SUP-Giddings-TX-79
Account Name:	Hari Investments LLC
Owner/Applicant	Mina Bhakta
Owner Phone:	620-655-8088
Development Director:	Bill Bradford
Phone:	972.596.9493
Nearest City & State	Austin, Texas

INSPECTION INFORMATION	
QA Consultant:	John M. Fair
QA Inspection Date:	2/12/2013
QA Grade:	92.00%
Punchlist Prepared By:	John M. Fair

PROPERTY INFORMATION	
Age of Property:	Undetermined
Total Number of Floors:	2
Single/Double Loaded:	Double Loaded
Exterior/Interior Corridor:	Exterior Corridor
Construction:	Wood Frame with EIFS
Competition:	Undetermined
Clientele:	Undetermined
Total Licensed Guestrooms:	71
Total Meeting Rooms	1
Total Restaurants	0
Total Lounges	0

BRAND STANDARD VARIANCES

The non-compliant items on the punchlist are separated by area of work (exterior, public areas, food and beverage, and guestrooms) and fall into three categories:

- 1) CTO (Critical To Open Brand standards)- These brand standards are key in affiliating yourself with the brand and are critical to open your facility. Each of the items listed must be completed prior to opening your facility unless otherwise noted.
- 2) ST (Brand Standards)- These standards are required to affiliate yourself with the brand. All items noted with an ST must be completed within the required timeframe.
- 3) COND (Condition)- These items reviewed did not meet brand quality standards. These items have a negative impact to the guest experience and must be corrected within the noted timeframes and if applicable comply with current brand standards. We recommend all franchisees implement and adhere to an ongoing self inspection and preventative maintenance program.

Area of work	Subject of Work	CTO ST COND	Scope of Work	Complete By	Brand Standard Reference
General	Cleanliness	CTO	The Property must be maintained in a clean and neat condition. This requirement pertains to all areas of the property, including, but not limited to: grounds, curb appeal, building, equipment, decor, furniture, fixtures and equipment, vehicles, signs, linens and supplies. To help ensure the property maintains housekeeping at the highest levels, property will be subject to recurring quality assurance evaluations. Properties not meeting cleanliness standards may be required to complete housekeeping training.	Prior to Open	207.03
Exterior	Signs	CTO	Provide Company approved signage per Brand graphic standard specifications. A fully executed prepaid contract with an approved sign vendor must be provided prior to commencement. Please contact a property openings manager at 800-343-7639 for approved sign vendor information.	Prior to Open	530.0
Exterior	Signs	CTO	Replace exterior building signage package to include room number plaques. Super 8 requires a professionally printed signage package that complies with current graphic standards.	Prior to Open	520.05
Exterior	Signs	CTO	Immediate concealment and de-identification of (insert brand) signage or non-compliant signage is required. Concealment of signage should be with professionally installed, opaque covers.	Prior to Open	530.00
Exterior	Façade	COND	Repair and paint building exteriors (walkway columns) where damaged and where areas of mismatched paint exists to provide a consistent appearance.	9 Months after opening	301.08/112.02/207.02
Exterior	Windows / Doors	COND	Replace window film where improperly installed.	9 Months after opening	302.05/207.02/110.01
Exterior	Paving / Curbing / Striping	COND	Hot-patch, reseal and stripe parking lot. Resurface badly cracked and damaged areas.	Prior to Open	301.04/110.06
Exterior	Landscaping	COND	Install/upgrade landscaping at site perimeter, landscape islands, building perimeter by eliminating overgrowth and weeds and providing perennial and annual landscaping, and ground cover as required per Brand Standards.	Prior to Open	110.05
Exterior	Landscaping	COND	Trim dead branches out of trees or replace trees. Remove dead or damaged trees, over-pruned shrubs and replace where appropriate.	Prior to Open	110.05
Public Areas	Training / Orientation	ST	Property manager is required to be Wyndham Rewards certified and property must fully comply with all Wyndham Rewards requirements.	1 Month after opening	124.02
Public Areas	Directional / Service Signs / Room #'s	CTO	Replace existing public area signage package with a professionally produced and displayed signage package as required per Brand Standards. Existing signage that is logo'd, or has a style or color that is associated with another brand or incompatible with current Brand Standards, or if signs are missing from required places must be replaced or installed.	Prior to open	520.05
Public Areas	Innov8te	ST	The Brand has required the property to complete the Super 8 Innov8te public area package upgrade to include but not be limited to: Innov8te paint scheme and Super Graphic Americana artwork. Contact American Hotel Register Company FF&E Solutions at (866) 610-9968 (email: ffe@americanhotel.com) or Invision at (888) 465-0111 (email: wyndhamleads@invision.net) for assistance. For design assistance e-mail interior.design@wyn.com.	Within Noted Timeframe	207.03
Public Areas	Lobby (Finishes)	ST	Paint walls in lobby/breakfast area per Innov8te specifications.	6 Months after opening	401.03
Public Areas	Lobby (Finishes)	COND	Skim and paint (or stain) trim, ceilings, doors and doorframes, and walls with new color scheme that reflects Brand Standard/Innov8te specified colors.	6 Months after opening	401.03

Area of work	Subject of Work	CTO ST COND	Scope of Work	Complete By	Brand Standard Reference
Public Areas	Lobby (FF&E / Other)	ST	Replace lobby art package to include the required artwork behind the front desk per Innov8te specifications. New package must be professionally displayed.	6 Months after opening	111.19/111.20
Public Areas	Meeting Room (Finishes)	COND	Professionally repair carpet in meeting room to eliminate frayed areas. If condition cannot be restored replacement will be required.	1 Month after opening	207.03/400.04
Public Areas	Meeting Room (Finishes)	COND	Refinish walls in meeting room where scuffed or discolored to provide a consistent appearance.	1 Month after opening	111.08/401.03
Public Areas	Continental Breakfast	CTO	Provide a Continental breakfast per Brand Standards.	Prior to open	140.06 / 400.01
Guestrooms	Guestrooms (Operational)	ST	Provide complimentary high-speed Internet access per Brand Standards.	Prior to Open	131.12
Guestrooms	Guestrooms (Operational)	ST	Compact fluorescent energy saving light bulbs are required to be installed in the guestroom and guestroom bath areas.	Prior to Open	131.13
Guestrooms	Innov8te	ST	The Brand has required the property to complete the "Refresh" Innov8te option to include: walls (paint), graphic headboard, top-of-bed, drapery, and reupholster seating. Contact American Hotel Register Company FF&E Solutions at (866) 610-9968 (email: ffe@americanhotel.com) or Innvision at (888) 465-0111 (email: wyndhamleads@innvision.net) for assistance. For design assistance e-mail interior.design@wyn.com.	Prior to Open	207.03 / 301.01
Guestrooms	Guestroom (Finishes)	COND	Provide an accent wall per Innov8te specifications. Clean/repair/refinish the balance of walls to provide a consistent appearance.	Prior to Open	401.03
Guestrooms	Guestroom (Finishes)	COND	Replace carpet where worn and matted per Innov8te specifications.	3 Months after opening	302.07/400.03
Guestrooms	Guestroom (Finishes)	COND	Professionally clean carpet to eliminate matting. If condition cannot be restored replacement will be required per Innov8te specifications.	Prior to open	400.03
Guestrooms	Guestrooms (FF&E / Other)	COND	Replace desks and desk chairs where mismatched with casegood package per Innov8te specifications.	3 Months after opening	131.11
Guestrooms	Guestrooms (FF&E / Other)	COND	Refinish casegoods package (i.e. credenzas, nightstands, desks, etc. where worn or scuffed to a like-new condition. If condition cannot be restored, total replacement will be required.	3 Months after opening	131.11
Guestrooms	Guestrooms (FF&E / Other)	ST	Replace headboards per Innov8te specifications. Eliminate artwork and refinish affected wall areas to provide a consistent appearance. Order must be placed prior to opening with installation completed no later than 3 months after opening.	Within Noted Timeframe	207.03 / 301.01
Guestrooms	Guestrooms (FF&E / Other)	ST	Replace leisure chairs per Innov8te specifications. Order must be placed prior to opening with installation completed no later than 3 months after opening.	Within Noted Timeframe	401.17
Guestrooms	Lighting	COND	Replace lampshades where discolored. Order must be placed prior to opening with installation completed no later than 3 months after opening.	Within Noted Timeframe	131.13
Guestrooms	Drapes	ST	Replace drapes per Innov8te specifications. Order must be placed prior to opening with installation completed no later than 3 months after opening.	Within Noted Timeframe	131.23
Guestrooms	Bedspreads / Bed Toppings	ST	Replace bed toppings per Innov8te specifications.	Prior to Open	401.25
Guestrooms	Closet Area Rack & Wing Wall	COND	Refinish closet racks where rusted.	3 Months after opening	131.06
Guestrooms	Bath and Vanity Area (Finishes)	COND	Replace bath room floor tiles where discolored. Ensure replacements match remaining tiles exactly, or total replacement will be required.	3 Months after opening	402.01
Guestrooms	Bath and Vanity Area (FF&E)	COND	Replace vanity mirrors where desilvered.	6 Months after opening	303.09
Guestrooms	Bath and Vanity Area (FF&E)	COND	Replace plumbing fixtures/trim in bathtubs where tarnished.	6 Months after opening	131.02/303.04
Guestrooms	Bath Area (Tub / Shower / Toilets)	COND	Replace bathtubs where rusted. The installation of commercial grade liners or professionally restoring surfaces to like-new condition are acceptable alternatives.	1 Month after opening	303.05
Guestrooms	Guestroom / Bath Amenities	CTO	Provide guestroom and bath amenities package per Brand Standards.	Prior to Open	130.02 / 402.03