

**Hyatt Regency McCormick Place
2233 South Dr. Martin Luther King Jr. DR, Chicago, Illinois**

DRAFT Differentiation Sheet for Purchasing Agent RFP

LEGEND BUDGET CATEGORIES					
GMP	Construction Budget/CMAR Budget	O	OWNER/MPEA		
FF&E	Furniture, Fixtures & Equipment	OP	OPERATOR/HYATT		
LEGEND: TEAM MEMBERS					
CMAR	Construction manager at Risk (Contractor)		A/D	Architect/Interior Designer	
O	Owner/MPEA		FI	Furniture Installer	
ART	ART Consultant (PA team member)		OP	Operator/Hyatt	
PA	Purchasing Agent		V	Vendor	
General Note: All items below assume to be furnished and installed by CMAR unless otherwise noted					
No	Description	Budget Category	Specs	Purchase	Install/Perform

1.0 Standard Guestroom – North/South Tower					
1.1	Hard surface flooring (LVT) at entry and guestroom perimeter with area rug inset (separate cost below)	GMP	A/D	PA/CMAR	PA/CMAR
1.2	Area rug (inset)	FFE	A/D	PA	PA
1.3	Composite base throughout guestroom.	GMP	A/D	CMAR	CMAR
1.4	Vinyl Wallcovering	GMP	A/D	PA	CMAR
1.5	Wall and Ceiling Paint	GMP	A/D	CMAR	CMAR
1.6	Paint closet doors, interior doors, frames and trim; Refinish entry doors with 3M Di-noc product or similar	GMP	A/D	CMAR	CMAR
1.7	Refinish HVAC vents to match adjacent wall finishes.	GMP	A/D	CMAR	CMAR
1.8	Square door lock guards – South Tower only, North tower already compliant	GMP	A/D	CMAR	CMAR
1.9	Replace exposed electrical devices and covers	GMP	A/D	CMAR	CMAR
1.10	Hardwired Entry Light	GMP	A/D	PA	CMAR
1.11	Smoke detectors	GMP	A/D	CMAR	CMAR
1.12	Casegoods -New Show Closet	FFE	A/D	PA	PA/CMAR
1.13	Glass front compressor refrigerator	FFE	A/D	PA	PA
1.14	Guestrooms safes	FFE	A/D	PA	PA
1.15	Full-length mirror in groom/prep zone	FFE	A/D	PA	PA
1.16	Wall hooks in groom/prep zone	GMP	A/D	PA	CMAR
1.17	Window treatments and refinished valance	FFE	A/D	PA	PA
1.18	Platform bed and upholstered headboard including: integrated power receptacles and USB ports (USB-A & USB-C) within reach of bed; integrated ambient lighting; new integrated motion-activated, or switched, nightlights in bed base	FFE	A/D	PA	PA/CMAR
1.19	Integrated nightstands	FFE	A/D	PA	PA
1.20	Integrated reading lights	FFE	A/D	PA	PA
1.21	Mattress	FFE	A/D	PA	PA
1.22	Convert queen-double rooms to queen-queen bedded rooms	FFE	A/D	PA	PA

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1.23	65" televisions (current brand standard) incorporated into casegoods panel	FFE	A/D	PA	PA/CMAR
1.24	Work & Play Lounge elements including:				
1.24.1	Sleeper sofa in king rooms	FFE	A/D	PA	PA
1.24.2	Flexible table for dining or working;	FFE	A/D	PA	PA
1.24.3	Lounge chair appropriate for dining, working or relaxing	FFE	A/D	PA	PA
1.24.4	Work/makeup ledge (extension of nightstand) with mirror above and task lighting.	FFE	A/D	PA	PA
1.25	Evacuation signage.	FFE	A/D	PA	CMAR
1.26	Addressable thermostat	GMP	A/D	CMAR	CMAR
1.27	Artwork/Mirrors/Artifacts	FFE	A/D	PA	PA
1.28	FF&E Liquidation	GMP	A/D	CMAR	CMAR
1.29	Hotel Labor	GMP	A/D	OP	OP
1.30	Demolition and General Requirements	GMP	A/D	CMAR	CMAR
2.0 South Tower Guestroom Bathroom – Major Renovation					
2.1	Floor tile.	GMP	A/D	CMAR	CMAR
2.2	Vinyl wallcovering	GMP	A/D	PA/CMAR	CMAR
2.3	Wall and Ceiling Paint	GMP	A/D	CMAR	CMAR
2.4	Nightlight	GMP	A/D	CMAR/PA	PA/CMAR
2.5	Paint doors and trim	GMP	A/D	CMAR	CMAR
2.6	Replace exposed electrical devices and covers	GMP	A/D	CMAR	CMAR
2.7	Toilet and accessories	GMP	A/D	CMAR	CMAR
2.8	Bathroom accessories, towel bars, and robe hooks.	GMP	A/D	CMAR	CMAR
2.9	Wall mounted illuminated vanity mirror	GMP	A/D	PA	PA/CMAR
2.10	Refinish exhaust grill to match new shower surround.	GMP	A/D	CMAR	CMAR

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2.11	Shower Conversion for all South Tower Standard King (273) and Double rooms from floors 20 to 33 (200) existing bathtubs to stand-up showers. Include bypass shower doors (walk-in showers only); new tiled shower pan or new prefab shower pan; new valves, trims, and retrofit shower rail with rain shower and hand shower, same specifications as North Tower; Reinstall existing large format amenities bracket, new shower basket, and shaving ledge or bar.	GMP	A/D	CMAR	CMAR
2.12	Replace Tub Surrounds and fixtures incl new tile (or composite panel) shower/tub surround; new valves, trims, and retrofit shower rail with rain shower and hand shower, same specifications as North Tower: Reinstall existing large format amenities bracket, new shower basket, and shaving ledge or bar.	GMP	A/D	CMAR	CMAR
2.13	Vanity top and base with faucet and connections	FFE	A/D	PA	CMAR
3.0 North Tower Guestroom Bathroom – Minor Renovation					
3.1	Refinish existing barn, or selectively replace (assumes refinish only)	GMP	A/D	CMAR	CMAR
3.2	Vinyl wallcovering	FFE	A/D	PA	CMAR
3.3	Wall finishes - paint	GMP	A/D	CMAR	CMAR
3.4	Clean tile finishes (regROUT floor tile)	GMP	A/D	CMAR	CMAR
3.5	Shower stops to allow 90 degree opening	GMP	A/D	CMAR	CMAR
3.6	Address shower gap by vanity	GMP	A/D	CMAR	CMAR
3.7	Valves, and retrofit shower rail with rain shower and hand shower, same specifications as South Tower.	GMP	A/D	CMAR	CMAR
3.8	Reinstall existing large format amenities bracket, new shower basket, and shaving ledge or bar.	GMP	A/D	PA/CMAR	CMAR
3.9	Wall mounted illuminated vanity mirror	GMP	A/D	PA	PA/CMAR

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3.1	Vanity top and base with faucet and connections	FFE	A/D	PA	CMAR
4.0 Suites – Major Renovation					
4.1	Scope of work to generally follow that of guestrooms' listed above with some elevated materials and finishes. Including				
4.2	Entry flooring at all suites (hard surface):	GMP	A/D	PA/CMAR	PA/CMAR
4.3	Replacement/modifications to kitchen millwork cabinetry and appliances to upgrade area (applicable to suites with kitchens & pantry).	FFE	A/D	PA/CMAR	PA/CMAR
4.4	Area rugs and carpeting in sleeping area	FFE	A/D	PA	PA/CMAR
4.5	Decorative lighting	FFE	A/D	PA	CMAR
4.6	Architectural lighting	GMP	A/D	CMAR	CMAR
4.7	Vinyl wallcovering	FFE	A/D	PA	CMAR
4.8	Wall finishes - paint	GMP	A/D	CMAR	CMAR
4.9	Furniture	FFE	A/D	PA	PA/CMAR
4.10	65" (or largest model to fit existing millwork openings) televisions mounted on wall or casegoods panel in living and sleeping area.	FFE	A/D	PA	PA/CMAR
4.11	Entertainment package	FFE	A/D	PA	PA/CMAR
4.12	LED motion-activated nightlights on bed base (2 qty King, 3 qty Queen), plug-in or battery operated.	FFE	A/D	PA	PA/CMAR
4.13	Bed frame	FFE	A/D	PA	PA
4.14	Mattress	FFE	A/D	PA	PA
4.15	Blackout and sheer drapery. Existing hardware to remain.	FFE	A/D	PA	PA
4.16	Artwork/Mirrors/Artifacts	FFE	ART	PA	PA
4.17	Convert all existing 6 Skyline Parlor Suites to same configuration as Executive Suites	GMP/FFE	A/D/ART	CMAR/PA	CMAR/PA
4.18	Furnish 6 other suite parlors with sleeper sofas	GMP/FFE	A/D/ART	PA	CMAR/PA

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No	Description	Budget Category	Specs	Purchase	Install/Perform
5.0 Suites Bathrooms – Major Renovation					
5.1	Scope of work to generally follow that of guestrooms’ listed above with some elevated materials and finishes, as well as additional features, and FF&E per plan including but not limited to:				
5.2.a	Flooring	GMP	A/D	CMAR	CMAR
5.2.b	If existing flooring remains replace grout with stain resistant version.	GMP	A/D	CMAR	CMAR
5.3	Vinyl Wallcovering	FFE	A/D	PA	CMAR
5.4	Wall finishes - paint	GMP	A/D	CMAR	CMAR
5.5	Wall mounted illuminated vanity mirror	GMP	A/D	PA	PA/CMAR
5.6	Decorative lighting	FFE	A/D	PA	CMAR
5.7	Architectural lighting	GMP	A/D	CMAR	CMAR
5.8	Nightlight	GMP	A/D	CMAR/PA	PA/CMAR
6. Guest Elevator Lobbies, Corridors, and Vending/Ice Areas					
6.1	6.1. Elevator landings				
6.1.1	Elevator Lobby flooring- if hard flooring	GMP	A/D	CMAR	CMAR
	Elevator Lobby flooring - if carpet	FFE	A/D	PA	CMAR
6.1.2	Vinyl wallcovering	FFE	A/D	PA	CMAR
6.1.3	Ceiling Paint	GMP	A/D	CMAR	CMAR
6.1.4	FFE	FFE	A/D	PA	CMAR
6.1.5	Decorative lighting	FFE	A/D	PA	CMAR
6.1.6	Architectural lighting	GMP	A/D	CMAR	CMAR
6.1.7	Artwork/Mirrors/Artifacts	FFE	ART	PA	CMAR
	6.2. Corridors				
6.2.1	Carpet and pad.	GMP	A/D	PA	PA/CMAR
6.2.2	Wall base.	GMP	A/D	CMAR	CMAR
6.2.3	Vinyl wallcovering	FFE	A/D	PA	CMAR
6.2.4	Ceiling paint	GMP	A/D	CMAR	CMAR
6.2.5	Full-height corner guards to align with adjacent finishes.	GMP	A/D	CMAR	CMAR
6.2.6	Paint at service doors and access panels to align with adjacent finishes.	GMP	A/D	CMAR	CMAR

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6.2.7	Replace exposed electrical devices and covers to align with new finishes	GMP	A/D	CMAR	CMAR
6.2.8	Decorative lighting	FFE	A/D	PA	CMAR
6.2.9	Architectural lighting	GMP	A/D	CMAR	CMAR
6.2.10	Wayfinding and room number sign package	FFE	A/D	PA	PA
6.2.11	Architectural lighting at doors	GMP	A/D	CMAR	CMAR
6.3. Ice/Laundry & Vending Areas					
6.3.1	Floor tile and ceiling paint	FFE	A/D	CMAR	CMAR
6.3.2	Vinyl wallcovering	FFE	A/D	PA	CMAR
6.3.3	Microwave shelf	FFE	A/D	PA/CMAR	CMAR
6.3.4	Architectural lighting	GMP	A/D	CMAR	CMAR