

## EXHIBIT 2 – PROJECT SCOPE DESCRIPTION DETAIL

The objective of this project is to renovate the guestrooms and guestroom corridor areas of the hotel to allow the property to complete in the current market MPEA and the consultant will work with to better align the scope of the project with the Hyatt Regency brand standards and experience. The hotel guestroom matrix includes 1202 standard guestrooms and 56 suites.

The scope includes full guestroom and corridor renovation, including, but not limited to:

### 1. Standard Guestroom Renovation – North Tower / South Tower

- 1.1. Hard surface flooring (LVT) at entry and guestroom perimeter with area rug inset (separate cost below)
- 1.2. New area rug (inset)
- 1.3. New composite base throughout guestroom.
- 1.4. Replace Wall Finishes
- 1.5. Paint Ceiling
- 1.6. All closet doors, interior doors, frames and trim to be painted; Refinish entry doors with 3M Dinoc product or similar
- 1.7. All HVAC vents to be finished to match adjacent wall finishes.
- 1.8. New square lock guards to be installed – South Tower only, North tower already compliant
- 1.9. New exposed electrical devices and covers to be replaced to align with new finishes
- 1.10. Replace Hardwired Entry Light
- 1.11. Yellowed and/or out-of-date smoke detectors to be replaced with new smoke detectors.
- 1.12. Casework installation -New Hyatt Regency Show Closet
- 1.13. New glass front compressor refrigerator;
- 1.14. Replacement of all guestrooms safes;
- 1.15. New full-length mirror in groom/prep zone.
- 1.16. New wall hooks in groom/prep zone.
- 1.17. New window treatments and new finish at existing valance.
- 1.18. New Hyatt Regency 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;
- 1.19. integrated nightstands
- 1.20. integrated reading lights
- 1.21. new mattress.
- 1.22. Convert queen-double rooms to queen-queen bedded rooms.
- 1.23. New 65" televisions (or current brand standard) mounted on new Hyatt Regency millwork panel.
- 1.24. New Hyatt Regency Work & Play Lounge elements including:
  - 1.24.1. new sleeper sofa in king rooms;
  - 1.24.2. new flexible table for dining or working;
  - 1.24.3. new lounge chair appropriate for dining, working or relaxing;
  - 1.24.4. new work/makeup ledge (extension of nightstand) with mirror above and task lighting.
- 1.25. New evacuation signage.
- 1.26. New addressable thermostat.
- 1.27. Artwork/Mirrors/Artifacts
- 1.28. FF&E Liquidation
- 1.29. Hotel Labor
- 1.30. Demolition and General Requirements

### 2. South Tower Guestroom Bathroom – Major Renovation

- 2.1. New floor tile.
- 2.2. New wallcovering, painted walls
- 2.3. Paint Ceiling
- 2.4. New nightlight.

- 2.5. All doors and trim to be painted.
- 2.6. New exposed electrical devices and covers to be replaced to align with new finishes.
- 2.7. New toilet and accessories
- 2.8. New bathroom accessories, towel bars, and robe hooks.
- 2.9. New wall mounted illuminated vanity mirror
- 2.10. New finish at exhaust grill to match new shower surround.
- 2.11. "Shower Conversion for all South Tower Standard King (273) and Double rooms from floors 20 to 33 (200) existing bathtubs to
- 2.12. 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."
- 2.13. 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.
- 2.14. Add new vanity top and base with new faucet and connections

### **3. North Tower Guestroom Bathroom – Minor Renovation**

- 3.1. Existing barn to be refinished, or selectively replaced (assumes refinish only)
- 3.2. New wallcovering, painted walls
- 3.3. Clean and tile finishes (regROUT floor tile)
- 3.4. New shower stops to allow 90 degree opening
- 3.5. Address shower gap by vanity
- 3.6. New valves, and retrofit shower rail with rain shower and hand shower, same specifications as South Tower.
- 3.7. Reinstall existing large format amenities bracket, new shower basket, and shaving ledge or bar.
- 3.8. New wall mounted illuminated vanity mirror
- 3.9. Add new vanity top and base with new faucet and connections

### **4. Suites – Major Renovation**

- 4.1. "Scope of work to generally follow that of guestrooms' listed above with some elevated materials and finishes
- 4.2. New entry flooring at all suites (hard surface):
- 4.3. Replacement/modifications to kitchen millwork cabinetry and appliances to upgrade area (applicable to suites with kitchens & pantry).
- 4.4. New area rugs and carpeting in sleeping area.
- 4.5. Decorative lighting.
- 4.6. Architectural lighting.
- 4.7. Wall coverings
- 4.8. Wall finishes -paint
- 4.9. Replacement of damaged / worn / dated furniture and furnishings
- 4.10. 65" (or largest model to fit existing millwork openings) televisions mounted on wall or millwork panel in living and sleeping area.
- 4.11. Entertainment package
- 4.12. LED motion-activated nightlights on bed base (2 qty King, 3 qty Queen), plug-in or battery operated.
- 4.13. New bed base frame
- 4.14. Replace mattress
- 4.15. Replace blackout and sheer drapery. Existing hardware to remain.
- 4.16. Replace artwork.
- 4.17. Convert all existing 6 Skyline Parlor Suites to same configuration as Executive Suites
- 4.18. Furnish 6 other suite parlors with new sleeper sofas

## **5. 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. New flooring all suites
- 5.3. If existing flooring remains replace grout with stain resistant version.
- 5.4. Wall coverings
- 5.5. Wall finishes -paint
- 5.6. New wall mounted illuminated vanity mirror
- 5.7. Decorative lighting.
- 5.8. Architectural lighting.
- 5.9. New nightlight.

## **6. Guest Elevator Landings, Corridors, and Vending/Ice Areas**

- 6.1. Elevator landings
  - 6.1.1. New Elevator Landing flooring
  - 6.1.2. New wall and ceiling finishes.
  - 6.1.3. New FFE
  - 6.1.4. Decorative lighting.
  - 6.1.5. Architectural lighting.
  - 6.1.6. New artwork.
- 6.2. Corridors
  - 6.2.1. New carpet and pad.
  - 6.2.2. New wall base.
  - 6.2.3. New wall coverings
  - 6.2.4. New ceiling finishes
  - 6.2.5. New full-height corner guards to align with adjacent finishes.
  - 6.2.6. New paint at service doors and access panels to align with adjacent finishes.
  - 6.2.7. New exposed electrical devices and covers to be replaced to align with new finishes.
  - 6.2.8. Decorative lighting.
  - 6.2.9. Architectural lighting.
  - 6.2.10. New wayfinding and room number signs package
  - 6.2.11. Architectural lighting at doors
- 6.3. Ice/Laundry & Vend Areas
  - 6.3.1. Install floor tile, wall covering and ceiling finish
  - 6.3.2. New Microwave shelf
  - 6.3.3. New architectural lighting

## **7. MEP -Infrastructure improvements**

- 7.1. Add Isolation valves (521 CW and HW) plus access panels for South tower.
- 7.2. South Tower Fan Coil Unit (FCU) Replacement Allowance -guestrooms
- 7.3. South Tower FCU Replacement Allowance – Suites
- 7.4. FCU remove and replace at Elevator landing foyer (floors 5 thru 20 =total 16 floors)