

PROPERTY IMPROVEMENT PLAN

Hilton



PREPARED FOR:

San Pedro, CA

To be relicensed as DoubleTree Hotels



(InnCode: LGBSP, Facility ID: 41338)

PIP Number: PIP-006417

2800 Via Cabrillo Marina,
San Pedro, California,
United States,
90731

PIP Activation Date : 7-Feb-2023
by Brittany Spinner

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Active

PIP CONTACT

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TRANSMITTAL 2

EXTERIOR

GROUNDS

#	SCOPE OF WORK	DUE DATE
PIPI-805043	Dumpster Enclosure - (Near Pool) - Remove the chain link fence and install new decorative fencing to conceal the area from guest view.	30-Sep-2025

PARKING

#	SCOPE OF WORK	DUE DATE
PIPI-805046	Parking - Replace all cracked, broken, defaced, or damaged sections of concrete curb, including the speed bumps.	30-Sep-2025
PIPI-805047	Parking - Repair and repave all damaged/cracked areas of the parking and drive aisles. Re-stripe all parking and drive areas.	30-Sep-2025
PIPI-805048	Sidewalks - Repair the curbs and paint all previously painted areas.	30-Sep-2025

BUILDING

#	SCOPE OF WORK	DUE DATE
PIPI-805049	Building - Clean the building to remove all stains. If stains cannot be satisfactorily removed, paint the building. Paint all exterior railings (I.E., along the terraces).	30-Sep-2025
PIPI-805050	Building - Refinish the window frames to remove all oxidation and damage on both the exterior and the interior guestroom side of the windows.	30-Sep-2025
PIPI-805051	Building - Replace the awning coverings with new hard surface awning material.	30-Sep-2025

LOBBY AREA

LOBBY

#	SCOPE OF WORK	DUE DATE
PIPI-805057	Lobby - A Softgoods renovation is required. Install all new Upholstered furnishings, Area rugs, Vinyl wallcovering, Artwork, and Accessories. The existing flooring may remain. As part of the Softgoods renovation, install new decorative chandelier.	30-Sep-2025
PIPI-805058	Lobby Area - Remove the connectivity station. At a minimum guest printing services must still be available at the front desk.	30-Sep-2025

REGISTRATION

#	SCOPE OF WORK	DUE DATE
PIPI-805059	Registration Desk - Construct a new registration desk to complement the lobby renovations. Install new illuminated artwork behind the front desk.	30-Sep-2025

MARKET / RETAIL

#	SCOPE OF WORK	DUE DATE
PIPI-805060	Made Market - Construct a new Made Market upscale "Grab and Go" in a new location. (I.E., The old buffet area, Connectivity station area, etc.). Install upscale millwork displays, refrigeration equipment, and accessories. Install all defined product offerings. The existing sundries shop "Pete's Bodega" may be converted to a brand approved alternative use (I.E., registration desk area).	30-Sep-2025

PUBLIC RESTROOMS

#	SCOPE OF WORK	DUE DATE
PIPI-805062	Public Restrooms - (All, including the Fitness restroom) - Install new vinyl wallcovering, Backlit mirrors, Artwork, and Accessories. Install a decorative apron on the bottom of the vanity to conceal the plumbing pipes. Where missing, install open front toilet seats and automatic flush valves on the toilets.	30-Sep-2025
PIPI-805063	Kitchen Restroom - Install new wall finishes and restore the flooring. Install new vanity. Install new automatic flush valves and touchless faucet and soap dispenser.	30-Sep-2025

FOOD AND BEVERAGE

RESTAURANT

#	SCOPE OF WORK	DUE DATE
PIPI-805065	"2800 Kitchen and Lounge" - A reimaging and new floor plan of the restaurant and bar is required to create a refreshed dining experience. The Hilton Food and Beverage team must be included in all concepts, planning, and design. Install new finishes (Flooring, Vinyl wallcovering, decorative accents, and previously painted surfaces), Furnishings (Including outdoor terrace dining), Decorative Lighting, Artwork, Drapery and Accessories. The existing dining tables may remain, but the finish must be restored. As part of the renovation, install new host station at the entrance to the restaurant. Construct new server stations that are concealed from guest view. The renovations must include the private dining area.	30-Sep-2025
PIPI-805159	"2800 Kitchen and Lounge" - (Buffet) - Modify the existing buffet for the DoubleTree by Hilton Breakfast Buffet. The breakfast buffet must be designed and constructed so it can be closed off from guest view or transform from day to night when it is not in use. Renovate and convert the old buffet next to the kitchen to a brand approved alternative use. (I.E., Made Market, Kitchen, BOH, etc.)	30-Sep-2025
PIPI-805160	"2800 Kitchen and Lounge" - (Bar) - Reface the existing bar. Install decorative light fixtures and upscale display shelving for liquor and glassware.	30-Sep-2025

MEETING FACILITIES

PRE-FUNCTION AREAS

#	SCOPE OF WORK	DUE DATE
PIPI-805069	Pre-Function Areas - (Main Lobby area and "Marina") - A Complete renovation is required. Install new finishes (Carpet, Vinyl wallcovering, and previously painted surfaces), and Artwork. As part of the Complete renovation, remove the ceiling tile and construct new painted gypsum board ceilings with recessed LED fixtures.	30-Sep-2025
PIPI-805161	Pre-Function Areas - ("Madedo" Ballroom/ "Madedo" Room) - Install new finishes (Area rugs, Vinyl wallcovering, and previously painted surfaces), Decorative lighting, Furnishings, Artwork and Accessories. The existing flooring and roller shades may remain. Install a new solid door to the kitchen.	30-Sep-2025

BALLROOMS

#	SCOPE OF WORK	DUE DATE
PIPI-805070	"Madedo Ballroom" - A Complete renovation is required. Install new finishes (Carpet, Vinyl wallcovering, and previously painted surfaces), Drapery, Artwork and Accessories. The existing chandeliers may remain. Construct new partitions and a doorway to conceal the BOH prep area.	30-Sep-2025

MEETING ROOMS

#	SCOPE OF WORK	DUE DATE
PIPI-805072	Meeting Rooms - (All, including "Madedo Room" on level 1) - Install new finishes (Carpet, Vinyl wallcovering, and previously painted surfaces), Decorative light fixtures, Drapery, Artwork and Accessories. Construct a new built-in or free-standing service bar with an approved top. Restore existing wood millwork finishes.	30-Sep-2025
PIPI-805073	Meeting Rooms - ("Madedo Room" on Level 1) - Construct new partitions and a doorway to conceal the kitchen entrance.	30-Sep-2025
PIPI-805074	Meeting Rooms - ("Board Room A & B") - Install new finishes (Carpet, Vinyl wallcovering, and previously painted surfaces), Board room chairs, Drapery, Artwork and Accessories. Modify the existing hospitality counter to include a cabinet to house a beverage refrigerator. Restore the finish on the boardroom table. As an alternative to the required renovation, the board rooms are optional and may be renovated and converted to flex meeting rooms.	30-Sep-2025
PIPI-805075	Meeting Rooms - ("Catalina") - The unused "Catalina" meeting room may be renovated and converted to a brand approved alternative use (I.E., secondary fitness facility, peloton/motion studio, etc.)	30-Sep-2025

RECREATION FACILITIES

FITNESS

#	SCOPE OF WORK	DUE DATE
PIPI-805081	Fitness Center - The existing fitness center must be enlarged to provide a minimum of 1000 SF of usable floor space. As an alternative to this requirement, renovate and convert a space such as the "Catalina" meeting room to create a second smaller facility that combined with the existing fitness center meets the minimum floor space requirement. All facilities must be fully finished and equipped to comply with Hilton Fitness Solutions. Additionally, the hotel must provide flexible outdoor fitness options that can be utilized (I.E., Mapped Hiking Trails, Bicycle Rentals, etc.). The existing Tennis Courts may be restored and provided as additional fitness amenities.	30-Sep-2025
PIPI-805082	Tennis Courts / Outdoor Rec Area - Restore the tennis court flooring, equipment, and fencing. Install new keycard reader to allow guests to access the space. As an alternative, the tennis courts and rec area may be removed and converted to a brand approved alternative use. (I.E., parking lot, garden, etc.).	30-Sep-2025

SWIMMING POOL

#	SCOPE OF WORK	DUE DATE
PIPI-805086	Pool Area - Install new pool furniture.	31-Jan-2025

CIRCULATION

CORRIDORS

#	SCOPE OF WORK	DUE DATE
PIPI-805093	Corridors - A Complete renovation is required. Install all new finishes (Carpet, Vinyl wallcovering, and previously painted surfaces), Furnishings (Consoles and seating), Artwork, Drapery and Accessories.	30-Sep-2025
PIPI-805094	Ice Room / Vending Areas - Renovate the ice machine rooms to complement the renovated corridors. Install new recessed LED fixtures at the ceiling.	30-Sep-2025

ELEVATOR LOBBIES

#	SCOPE OF WORK	DUE DATE
PIPI-805097	Elevator Lobbies - Renovate the elevator lobbies to complement the renovated corridors. Install downlights in the ceiling to increase overall light levels including at the adjacent dark corridor.	30-Sep-2025

ELEVATORS

#	SCOPE OF WORK	DUE DATE
PIPI-805098	Guest Elevators - A complete modernization and upgrade of the elevators is required. Install new operating system and components to ensure a smooth operation. Restore the existing elevator cab finishes. Replace all damaged flooring. All guest elevators must be operational.	30-Sep-2025
PIPI-805099	Service Elevators - Install new wall panels, flooring, and ceiling panels.	30-Sep-2025

STAIRS

#	SCOPE OF WORK	DUE DATE
PIPI-805103	Stairwell - (Center Egress Stair) - Renovate the area to complement the corridor renovations. Install new finishes (Carpet, vinyl wallcovering and previously painted surfaces, including railings) and drapery.	30-Sep-2025

GUEST ROOMS / SUITES

BEDROOM

#	SCOPE OF WORK	DUE DATE
PIPI-805104	Guestrooms and Suites - A Complete renovation is required. Install all new finishes (Carpet, Vinyl wallcovering, and paint previously painted areas), Furnishings, Light fixtures, Drapery, Artwork and Accessories. Install new enclosed bed base. As part of the Complete renovation, all refrigerators and appliances must be housed within a casegood cabinet. All rooms must be King, or Q/Q bedded. Install new mattress sets in all rooms that require the bed size converted.	30-Sep-2025
PIPI-805105	Guestrooms and Suites - (Doors) - Install a door sweep on all connecting room doors.	30-Sep-2025
PIPI-805106	Guestrooms and Suites - Install an illuminated rocker type light switch at the entry.	30-Sep-2025

PIPI-805107	Guestrooms and Suites - Install an approved wall mounted, digital thermostat in all guest rooms. Thermostats must have backlit screens.	30-Sep-2025
PIPI-805110	Guestrooms and Suites - (Balcony) - Install decorative privacy screens to block the views to the adjacent balconies to provide privacy and security for each guestroom.	31-Oct-2024

SUITES

#	SCOPE OF WORK	DUE DATE
PIPI-805118	Suites - All suites (including the Presidential suite) must be renovated, at minimum, to meet the same requirements as listed in the Guest Rooms section and the Guest Bathrooms section. In addition, restore the wood finishes on all hospitality stations and kitchenettes.	30-Sep-2025

BATHROOM

#	SCOPE OF WORK	DUE DATE
PIPI-805119	Guest Bathrooms - Install new Vinyl wallcovering, Backlit mirror, Artwork and Accessories. Paint all previously painted surfaces. Refinish the existing vanity to complement the new design scheme. Install new bathroom entrance doors. An LED make-up mirror must be installed in each guestroom.	30-Sep-2025

BACK OF HOUSE

EMPLOYEE AREA

#	SCOPE OF WORK	DUE DATE
PIPI-805124	Employee Areas - Install new Hilton Heart-of-House graphics. See the Hilton Heart-of-House design narrative for guidance.	30-Sep-2025

OFFICES

#	SCOPE OF WORK	DUE DATE
PIPI-805129	Offices - (Front of House) - Install new carpet.	30-Sep-2025

MEP / SYSTEMS

#	SCOPE OF WORK	DUE DATE
PIPI-805135	Mechanical/HVAC - Repair all broken exhaust fans within the guestroom bathrooms and all public restrooms.	31-Mar-2024

TECHNOLOGY

#	SCOPE OF WORK	DUE DATE
PIPI-805143	Technology - (Locks) - Install new RFID Locks on all meeting room entry and back-of-house doors.	31-Mar-2024
PIPI-805144	Technology - (Music System) - Install additional speakers in common areas including the elevator lobbies and public restrooms.	30-Sep-2025
PIPI-805145	Technology - (Guest Internet Access) - Initiate the Global UnoNet Management Process for Guest Internet Access at a Hotel. The site, which initiates multiple bids from approved integrators, may be reached at https://hilton.service-now.com/sp?id=sc_cat_item&sys_id=435de69adbf6bb800bd13b98f4961950	31-Dec-2022
PIPI-805146	Technology - (TV Streaming Services) - A Hilton approved over-the-top streaming service must be installed at each guestroom TV.	31-Dec-2023
PIPI-805162	Technology - (Guest Internet Access) - The Stay Connected™ Guest Internet Access must be refreshed to comply with UnoNet technical standards. The refresh must ensure that proper cabling is installed to support wi-fi coverage that meets current brand standards, in each room.	31-Dec-2023

SIGNAGE

#	SCOPE OF WORK	DUE DATE
PIPI-805147	Exterior Signage - (Building Identity and Directional Signage) - A sign survey inclusive of all on-site and off-site pylon, monument, ground mounted and building mounted signage must be completed to ensure that the signage meets current brand identity, material, component, and fabrication standards. Neon illuminated signage must be replaced by LED illuminated signage. A Hilton licensed exterior sign vendor must be used to complete the survey. All work identified in the sign survey must be completed to satisfy this PIP requirement.	31-Jan-2025
PIPI-805148	Interior Signage - Install a new sign package with room numbers, directional signs, and identification signs throughout all areas of the hotel.	30-Sep-2025

End of Report