



Walden Ridge is an institutional renovation platform for **select-service** and **upscale** hospitality assets.

We serve as an **Owner's Representative** and **Integrated Delivery** partner for **brand-mandated PIP** capital cycles across Hilton, Marriott, Hyatt, IHG, Wyndham, La Quinta, Extended Stay.

### Track Record

60+ Branded Renovations · 6 Ground-Up Developments

### Footprint

Southeast · Mid-Atlantic · Mountain West

## OPERATING PRIORITIES (LIVE PROPERTY)

Keep the hotel operating. Protect schedule certainty by sequencing around approvals, long-leads, and inspections.

### Maintain Uninterrupted Operations

Phasing and work windows aligned to operating constraints

### Protect Guest Experience

Access, staging, and noise controls planned to reduce disruption

### Hotel Operations Coordination

Daily alignment with property leadership on openings and constraints

### Decision Rights And Escalations

Clear checkpoints that keep sequencing moving

### Scope Release And Work Sequencing

Typical 4–6 Month Programs (scope-dependent)

## EXECUTION CONTROLS

Controls are documented. Decisions move through checkpoints. Risks are surfaced early and tied to sequencing.

### Phasing And Swing Plan

Work windows and sequencing aligned to continuity of operations

### Submittals And Approvals Log

Submittals, approvals, and decisions tracked to milestones

### Schedule And Critical Path

Tracked With Buffers For Approvals, Long-Leads, Inspections

### Long-Lead Procurement Tracker

FF&E and millwork integrated into the schedule

### Inspections And Closeout Readiness

MEP, Fire/Life-Safety, ADA sequenced for sign-off checkpoints

## EXECUTION RECORD

Execution history is the proof. We deliver brand-standard scopes with development-grade rigor in live-hotel environments.

### Multi-Property Renovation Delivery

60+ branded renovations demonstrating breadth across property types

### Controls Equal To New-Build Standards

6 Ground-Up Developments informing governance through turnover

### Live-Hotel Renovation History

Active since 2009 with repeatable phasing and execution cadence

### Brand Standards Compliance

Proven delivery against PIP and brand-mandated requirements

## RISK CONTROLS AND COMPLIANCE

PIP work is non-discretionary. Outcomes are driven by schedule discipline and delivery certainty. We prioritize repeatability over speculation.

### Non-Negotiable Requirements

PIPs required to maintain franchise, ADR, asset value

### Schedule Adherence

4–6 month programs versus longer conversions and new builds

### Approval Turn Times

Known approval workflows reduce schedule surprises

### Code, Safety, And Brand Compliance

Sequencing built around inspection readiness and sign-off

### Standard Playbook And Repeatable Controls

Multi-asset owners standardize scope and cadence