



workwithus@waldenridgeco.com

Brand-Mandated PIP Execution, Schedule Discipline
Approvals Control, Inspection Readiness

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