

**ATTACHMENT A
(QUESTIONS RELATED TO THE EXISTING HOTEL)
EOI, PHASE II
ADDENDUM NO. 3:**

ATTACHMENT NO.	REQUESTED ITEM	COMMENTS
HOTEL – 1A	Square Footage of Rooms, public space, total hotel	Confidentiality Affidavit required, may review by appointment only
1B	Floor plans for Hotel	Confidentiality Affidavit required, may review by appointment only
1C	Room Type Breakdown (number and sf of kings, DBL-DBL, suites, etc)	See the attached
1D	Floor plans for current Airport office area (to be converted to hotel space)	Confidentiality Affidavit required, may review by appointment only
1E	Description of meeting space (sizes, floor plan)	See the attached
1F	Description of F&B spaces (sizes, floor plan)	Confidentiality Affidavit required, may review by appointment only
FINANCIAL / MARKET – 2A	2009 Budget (original and any revisions)	See the attached
2B	Detailed Financial Statements (monthly breakout) 2006, 2007, 2008	See the attached
2C	STR Report Year-End 2006, 2007, 2008	See the attached
2D	Hotel Occupancy report by day	See the attached
2E	Hotel Occupancy report by hour of day	Does not generate a report
2F	Rate Sheet	See the attached
2G	Utilization report for meeting space (by room)	Does not generate a report
2H	Room generation report (rooms generated in relation to meetings)	Does not generate a report
2I	Hotel Marketing/Sales Kit	See the attached
2J	2009 Marketing/Business Plan	See the attached (Marketing Plan only, Business Plan is not included)
2K	Guest Segmentation Report	Does not generate a report
2L	2008 Top Accounts Report	Does not generate a report

<p>CAPITAL EXPENDITURE/BUDGET -3</p>	<p>Description of room renovation and timing (when rooms were out of svc.; when remaining rooms are expected to be completed)</p>	<p>Item 1 Project Name: MIA Hotel NOV Repairs</p> <p>The work consisted of the following; Installed new A/C units Installed new Doors. Installed new Light Fixtures Installed new bathroom ceilings Installed Dampers and fire rated shafts in bathroom exhaust ducts Installed Fire Pillows in Plumbing shafts and fireproofed floor slabs for fire separations Provided Fire separation between rooms Re-surfaced walls and the installation of new wall paper New metal staircase in North stairwell Correct all electrical code violations New stair pressurization Re-furbished outside air system Relocation fire alarm devices in guess rooms</p> <p>233 rooms were returned to service on December 31st 2008.</p>
<p>3</p>	<p>Other capital improvements planned (not related to rooms upgrade - restaurants, public spaces)</p>	<p>See Item 1 above, Other Capital Improvements Planned.....Removal of the Hotel's 8th floor pool and pool deck. Work to begin 2009, with a cost of \$1.8 million.</p>
<p>3</p>	<p>Details to any renovation budgets</p>	<p>See Item 1 above, Renovation Budget for all work done in Item 1 was \$10.2 million.</p>
<p>AGREEMENTS/CONTRACTS - 4A</p>	<p>Agreement for 30-room block that is leased</p>	<p>Information not available</p>
<p>4B</p>	<p>Management Agreement</p>	<p>See the attached</p>

HUMAN RESOURCES – 5	Organizational Chart	Response attached as one document
5	Number of Full Time and Part Time employees by department	Response attached as one document
5	Pay rate (if applicable)	Attached as one document
THIRD-PARTY REPORTS - 6	Any Property Condition Assessments (especially related to the top floor – pool area)	Information is not available
6	Recent Appraisals/Market Studies	Information is not available
OTHER – 7A	Notification or assessment of any non-compliant items (fire, ADA, etc)	Response attached as same document for 7C
7B	List of available shared services (A/C, phone, Wi-Fi, etc.) and associated fees	See the attached
7C	Summary of all existing violations of local, state law and ordinances	Response attached as same document for 7A