

**Proposed Hilton Seattle Convention Center**

From: "Lon Alperin" <Lon.Alperin@Hilton.com> 11/10/14 05:34 PM  
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 Attachments: Hilton Seattle Convention Center Reconciliation Report 11\_10\_14.xlsm (226.8 kB); Hilton Seattle Convention Center Program v1\_11\_10\_15.pdf (161.7 kB);

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Shauna,

It was nice speaking with you both last week. I had hoped to follow up with this email sooner after our call but my travel schedule last week made that impossible.

As we discussed, attached is a preliminary program prepared by us for this proposed Hilton. This program has been done without a market study or in-depth research specifically for this hotel and represents the best information we have at this time, for the location. Also attached is a reconciliation report that can be used by you and your architects to note the square footages of spaces as designed and compare to our program. This will help us all to understand adjustments that may be needed within the plans or areas that we cannot meet the programed square footage.

Further, we have also reviewed the progress prints forwarded to us that were dated 9/14/2014. Below you will find comments to these. The first set of comments are from our Global Design Department, SVP, Larry Traxler. Larry has seen plans for this hotel before, thus it made sense to separate his comments for clarity. Following the Global Design comments are comments from myself and operational comments from Tim Bridwell, VP of New Opening Hotels for Hilton.

**Comments from Global Design:**Sheet A2010 – Arrival Lobby Level 1:

1. The column location and spacing in the primary loading dock areas has been greatly improved. Access to the trash compactor and recycling areas still look a little tight but much more manageable.
2. Group and transient arrivals have been improved greatly and seem to work quite well now splitting loads into three different sections of the lobby footprint and distributing traffic loads quite nicely. This distribution might become problematic if security levels rise and a single point of screening / entry is required.
3. Arrival Lobby ceiling heights have been greatly improved and are now double height volumes on the main arrival side of the building.
4. The Arrival and Main Lobby spaces should be zoned according to the Hilton Lobby Design Narrative – accessible via [www.hiltondesignstudio.com](http://www.hiltondesignstudio.com). Further examples of successful lobby zoning designs can be provided upon request.

Sheet A2020 – Hotel Lobby Level 2:

1. The Reception and Concierge areas shown look more than sufficient but may need to be refined based upon equipment layouts in detailed planning phases.
2. See Hilton Lobby Design Narrative for further information on required elements such as Connectivity Stations, Lounge, etc..

Sheet 2030 – Hotel Ballroom Level 3:

1. Access to the Main Ballroom space of 19,000 s.f. is limited to four double doors located in one half of the actual ballroom perimeter. This will prove challenging as we begin to look at how to divide this space and make it function for a multitude of different conference needs.
2. Prefunction areas for this ballroom area have been greatly improved but storage for these meetings spaces currently looks inadequate and should be improved as possible on all meeting levels.

Sheet 2070 – Meeting Areas Level 7:

1. Note seismic joint in prime hotel areas between Column lines G & E, which will be highly visible if not appropriately detailed and specified (typical all levels).

Sheet 2080 – Meeting Areas Level 8:

1. With the Fitness Center (currently at 3,600 s.f.) and the Executive Lounge (4,947 s.f.) solution worked out seems more than adequate for a hotel of this size. The Executive Lounge space has also been given a very nice outdoor seating areas to the right of plan center. We may consider re-proportioning these two spaces to accommodate a pool on this level but the fitness center for a hotel of this size should not drop below 2,500 s.f. in size.

Sheet 2085 – Meeting Areas Level 8.5:

1. This is a storage or transitional level – no comments on this page.

Sheet 2090 – Typical Guestroom Levels:

1. Please confirm room mix, suite count, connecting room quantity, etc...is aligned with Hilton expectations and market research. (see Sheet A2110 for room matrix).
2. The Southeast and Southwest corner guestrooms have a very deep corridor access configuration. Please confirm if these doors can be moved outward into the corridors to reduce the perception of a long and dark security risk.
3. The Double Queen rooms at the North building end on Levels 32-43 show furniture shifted in from the window wall. Has this been done for a reason or is this just a drawing mistake?

Sheet A2100 – Typical Guestroom Levels:

1. These guestroom levels 28-31 have almost no housekeeping storage space and with 35 keys per floor this will prove to be a problem with operations.

Sheet A2110 – Suite Guestroom Levels:

1. The Double Queen rooms at the North building end on Levels 32-43 show furniture shifted in from the window wall. Has this been done for a reason or is this just a drawing mistake?
2. These guestroom levels 32-45 have almost no housekeeping storage space and with the suites on this floor this will prove to be a problem with operations.
3. Suite layouts were not laid out or reviewed at this time.

General Comments:

1. Building elevations were not provided or reviewed at this time.

**Comments from Operations and Architecture & Construction:**General Comments:

1. Coordination with the program will help to understand the needed back of house spaces throughout the hotel. In your plans some spaces such as administrative offices, accounting and engineering are likely undersized to our program, in other areas spaces are broken down into smaller offices, etc. than we would typically call for. A complete review and comparison to the program will help to flush these issues out.
2. Overall minor tweaks of other spaces to be worked through as process moves forward.
3. No pool indicated.
4. Rooftop bar not indicated. Suggest investigating market demand and ROI of such.

Sheet 2005 – Garage Level P3:

1. Bike storage is much larger than we typically see. Is this code driven?

Sheet 2006 – Garage Level P2:

1. Generator rooms seems quite large.

Sheet 2010 Level 1 Lobby:

1. Path of travel from entry doors at car arrival to reception desk and taxi arrival to reception desk need to be reviewed to be most intuitive to the guest. Overall path of travel for guests through both lobby floors needs to be better understood.

Sheet 2020 Level 2 Lobby:

1. A minimum of 12 registration stations will be needed.
2. It is suggested to look for an alternative location for the large mechanical space on this floor. This is prime real estate.
3. Hotel restaurant needs to seat at least 320.
4. The luggage storage room is in a prime location for office spaces, etc.

Sheet 2030 Level 3 Ballroom/Meeting:

1. Divisibility of ballroom to be studied further.
2. Pre-function space at the ballroom is awkward.
3. Service doors to ballroom should be designed with a vestibule to reduce noise and light transmission.
4. Pantry area is undersized and needs to be concealed better, perhaps even closer connection to service elevators.
5. Overall structural layout impedes on flexibility of meeting spaces.

Sheet 2040 Level 4 Meeting:

1. Pantry is needed on every floor with meeting space.

Sheet 2050 Level 5 Jr Ballroom

1. Proportion of Jr. Ballroom to Ballroom is typically roughly a 1:2 ratio.

Sheet 2080 Level 8 Fitness / Executive Lounge:

1. Direct access for service elevators to lounge pantry is desired.
2. Can rooftop be used for fitness component as well?

Guestroom Floors:

1. Most room bays are undersized and will need to be further evaluated.
2. Ice dispensing rooms are required on every floor.
3. Connecting rooms are required – reference standards for full requirements.
4. Investigate the location and type of ADA rooms. Diversity of rooms in types and location is typically required by ADA.

This hotel does have potential to be a very nice Hilton and we look forward to working with you further on it. Once you have had the chance to review these comments and the program, we look forward to discussing further with you.

Sincerely,

Lon

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Area Program / Facilities Summary



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10 Version: 1



- 1) Enter "Actual" area values in GREEN cells
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Spaces / Zones

A. GUEST ROOM FLOORS

	Proposed	Actual	Variance (%)	Variance (SF)
<b>Total # Guestroom Bays</b>	1,388		0%	0
<b>Typical King Bay NET Area</b>	350		0%	0
<b>Typical Double Bedded / Queen Bay NET Area</b>	375		0%	0
<b># Guestroom Floors</b>	Unknown		0%	0
<b>Typical Rooms (Non-Suite)</b>				
Typical King Rooms	Proposed SF: 195,300	Actual SF: 0.0	0%	0
Typical Double Bedded / Queen Bay NET Area	Proposed SF: 235,875	Actual SF: 0.0	0%	0
Additional Guestroom 1			0%	0
Additional Guestroom 2			0%	0
Additional Guestroom 3			0%	0
Additional Guestroom 4			0%	0
<b>Suites / Villas</b>				
Two (2) Bay Suites	Proposed SF: 139,200	Actual SF: 0.0	0%	0
Three (3) Bay Suites	Proposed SF: 13,650	Actual SF: 0.0	0%	0
Four (4) Bay Suites	Proposed SF: 8,400	Actual SF: 0.0	0%	0
Five (5) Bay Suites	Proposed SF: 3,500	Actual SF: 0.0	0%	0
Six (6) Bay Suites	Proposed SF: 0	Actual SF: 0.0	0%	0
Seven (7) Bay Suites	Proposed SF: 0	Actual SF: 0.0	0%	0
Eight (8) Bay Suites	Proposed SF: 0	Actual SF: 0.0	0%	0
Nine (9) Bay Suites	Proposed SF: 0	Actual SF: 0.0	0%	0
Ten (10) Bay Suites	Proposed SF: 0	Actual SF: 0.0	0%	0
Suite Ratio	0.0%			
<b>Executive Lounge (# of Bays)</b>	4		0%	0
<b>Executive Lounge Pantry</b>	600		0%	0
<b>Guestroom Night Auditor's # of Bays</b>	4		0%	0
<b>Guestroom Electronic System</b>	0		0%	0
<b>Circulation (not incl. Rooms)</b>	275		0%	0
<b>Walls &amp; Ducts</b>	12,536		0%	0

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Spaces / Zones

Guest Floor Circulation & Back of House	Actual Area (sq ft)	Alert Status	Comments
Guestroom Floor Elevator Lobbies *	41,040	0%	0
Guestroom Floor Corridors	96,937	0%	0
* Private Restroom	0	0%	0
Janitor Room / Storage	1,710	0%	0
Maids Rooms / Linen Storage	7,800	0%	0
IT / IDF Room	380	0%	0
Mechanical & Electrical Rooms	11,476	0%	0
Guest Laundry	326	0%	0
Ice Room	1,710	0%	0
Back of House Service Passageway	0	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
Circulation (not incl Corridors)	1,856	0%	0
Walls & Ducts (not incl Corridors)	1,180	0%	0
<b>Sub-Total: Guest Room Floors</b>	<b>678,430</b>	<b>0%</b>	<b>0</b>

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**Spaces / Zones**

**B. PUBLIC AREAS \***

\* Public Areas must be proportional to overall hotel size.

	Proposed	Actual	Variance (%)	Variance (SF)
Lobby (Incl seating)	7,584		0%	0
Elevator Lobbies	2,160		0%	0
Vestibule	300		0%	0
Registration Desk (Pod / Island Stations)	585		0%	0
Concierge Desk (Stations)	300		0%	0
Bell Desk (Stations)	273		0%	0
Luggage Storage	2,000		0%	0
Valet Parking Office & Desk	300		0%	0
Connectivity Station / Technology Lounge	2,100		0%	0
Public Toilets (Men)	471		0%	0
Public Toilets (Women)	471		0%	0
Sundries/Gift Shop (Traditional)	450		0%	0
Group Registration Desk (3 Stations)	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
Circulation	1,187		0%	0
Walls & Ducts	742		0%	0
<b>Sub-Total: Public Areas</b>	<b>18,922</b>	<b>0</b>	<b>0%</b>	<b>0</b>

**C. RESTAURANTS & BARS**

	Proposed	Actual	Variance (%)	Variance (SF)
<b>RESTAURANTS</b>				
All Day Dining	6,848		0%	0
Specialty Restaurant w/ Holding Bar	3,168		0%	0
Specialty Restaurant 2	0		0%	0
Specialty Restaurant 3	0		0%	0
Cafe / Grab & Go	4,200		0%	0
Private Dining Room @ All Day Dining (multiple rooms)	1,040		0%	0
Private Dining Room at Specialty	520		0%	0
	0.00		0%	0
	0.00		0%	0
<b>BARS</b>				
Bar / Lobby Bar	4,945		0%	0
Additional Bar 1: Cocktail	4,013		0%	0
(Click to add a Bar)	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
Circulation	1,979		0%	0
Walls & Ducts	1,335		0%	0
<b>Sub-Total: Restaurants &amp; Bars</b>	<b>28,048</b>	<b>0</b>	<b>0%</b>	<b>0</b>



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F&B Support

Executive Chef	100	0%	0
F&B Banquet Office / Gathering	600	0%	0
Commissary (Main Prep) Kitchen	10,000	0%	0
Production (Main) Kitchen	0	0%	0
Room Service	1,896	0%	0
Hygiene Office	0	0%	0
Steward Office	0	0%	0
Dish/Pot Wash	2,000	0%	0
Food Prep Area / Bakery	0	0%	0
Pantry Area	0	0%	0
Food Storage (Dry)	2,000	0%	0
Beverage General Storage	2,500	0%	0
Steward Area/Storage	2,500	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
	0	0%	0
<b>** Sub-Total F&amp;B Support</b>	<b>21,596</b>	<b>0%</b>	<b>0</b>

F&B Outlet Kitchens

All Day Dining BOH	2,054	0%	0
Specialty Restaurant w/ Holding Bar BOH	1,426	0%	0
Specialty Restaurant 2 BOH	0	0%	0
Specialty Restaurant 3 BOH	0	0%	0
Slow Kitchen	0	0%	0
Cafe / Cafe & Deli BOH	0	0%	0
Private Dining Room @ All Day Dining (multiple rooms) BOH	0	0%	0
Private Dining Room at Specialty BOH	0	0%	0
BOH	0	0%	0
BOH	0	0%	0

Bar Service Areas / Pantries

Bar / Lobby Bar BOH	230	0%	0
Address Bar 1, Cocktail Bar	0	0%	0
(Club to add a Bar) BOH	0	0%	0
Add Bar Space (e.g. Keg Storage)	0	0%	0
BOH	0	0%	0
BOH	0	0%	0
BOH	0	0%	0

Circulation

Walls & Ducts	2,024	0%	0
	1,265	0%	0
<b>** Sub-Total F&amp;B Support &amp; Kitchens</b>	<b>7,000</b>	<b>0%</b>	<b>0</b>



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Spaces / Zones

Divisible	Proposed	Actual	Variance (%)	Variance (SF)
Grand Ballroom 8 Section(s)	40,000		0%	0
Jr. Ballroom 6 Section(s)	28,000		0%	0
Meeting Room A at 10,000sf each 4 Section(s)	20,000		0%	0
Meeting Room B at 6,000sf each 4 Section(s)	12,000		0%	0
Meeting Room C at 4,000sf each 3 Section(s)	8,000		0%	0
Meeting Room D at 3,000sf each 2 Section(s)	6,000		0%	0
Signature Board Room w/ Powder Room 1 Section(s)	1,200		0%	0
Board Rooms at 750sf each 1 Section(s)	2,250		0%	0
Function/Meeting Spaces of Varying Sizes 0 Section(s)	0		0%	0
	0		0%	0
	0		0%	0
<b>Total Rentable Function Space Area (SF)</b>	<b>117,450</b>	<b>0.0</b>	<b>0%</b>	<b>0</b>
<b>Total Rentable Function Space Per Key Area per Key</b>	<b>92.9</b>	<b>0.0</b>	<b>0%</b>	<b>0</b>



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Spaces / Zones

E. RECREATIONAL	Proposed	Actual	Variance (%)	Variance (SF)
Ballroom	0	0	0%	0
Spa	0	0	0%	0
Spa Storage	0	0	0%	0
Fitness Center / Gym	4,000		0%	0
Fitness Changing Area	646		0%	0
Restroom / Storage / Assembly	0		0%	0
Indoor Pool (Pool Surface Area Only)	1,740		0%	0
Indoor Pool Bldg (Deck Only)	1,835		0%	0
Whirlpool	90		0%	0
Pool Equipment Room (% Area)	174		0%	0
Storage / Janitorial	278		0%	0
Pool Restrooms (M&W)	330		0%	0
Outdoor Pool (Pool Surface Area Only)	0		0%	0
Outdoor Pool (Deck Only)	0		0%	0
Restroom	0		0%	0
Storage	0		0%	0
Whirlpool	0		0%	0
Pool Restrooms (M&W)	0		0%	0
Outdoor Pool (Pool Surface Area Only)	0		0%	0
Outdoor Pool (Deck Only)	0		0%	0
Restroom	0		0%	0
Storage	0		0%	0
Whirlpool	0		0%	0
Pool Restrooms (M&W)	0		0%	0
Circulation	727		0%	0
Walls & Ducts	454		0%	0
<b>Sub-Total: Recreational</b>	<b>10,271</b>	<b>0</b>	<b>0%</b>	<b>0</b>



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Spaces / Zones

Executive Offices	260	0%	0
Reception / Secretary Workstations	100	0%	0
General Manager Offices	100	0%	0
Director of Operations (DO) Offices	484	0%	0
Conference Rooms	100	0%	0
Reception (Sales & Catering)	600	0%	0
Director F&B / Catering Offices	2,500	0%	0
Conference Services Mgr. Workstations	100	0%	0
Director of Bus Dev (DBD) Offices	100	0%	0
Director of Sales & Marketing (DSM) Offices	140	0%	0
Marketing / Rooms / PR Mgr. Workstations	840	0%	0
Sales Mgr. Workstations	420	0%	0
Sales & Marketing Admin Workstations	258	0%	0
Files & Storage Rooms	516	0%	0
Work / Copy / Mail Rooms			
Controller / Director of Finance (DF) Offices	100	0%	0
Finance Mgr. - Asst. Controller Workstations	0	0%	0
Revenue Mgr. Workstations	280	0%	0
Accounting Assistants Workstations	700	0%	0
Auditors Workstations	210	0%	0
Exec. Secretaries, Other Dir's Workstations	323	0%	0
Exec. Toilets-Mens (No. of WC's)	151	0%	0
Exec. Toilets-Womens (No. of WC's)	151	0%	0
Circulation	0	0%	0
Walls & Ducts	0	0%	0
Sub-Total Exec Office	9,846	0%	0
Sub-Total: Admin Offices	13,223	0%	0



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Spaces / Zones

Housekeeping	Proposed	Actual	Variance (%)	Variance (SF)
Uniform Issue	1,750	0	0%	0
Housekeeping Manager Offices	0	0	0%	0
Housekeeping Dept Support Workstations	100	0	0%	0
Laundry & Valet (Emergency Only)	377	0	0%	0
Laundry & Valet (Full Service)	0	0	0%	0
Linen Storage (Clean)	9,000	0	0%	0
Linen Storage (Soiled)	1,800	0	0%	0
HSPK Bulk Storage (Chemicals, Amenities, etc)	3,000	0	0%	0
	0	0	0%	0
	0	0	0%	0
	0	0	0%	0
	0	0	0%	0
<b>Sub-Total Housekeeping</b>	<b>17,827</b>	<b>0</b>	<b>0%</b>	<b>0</b>
<b>Other 'Back of House'</b>				
Flower Shop	0	0	0%	0
Loading Dock / Receiving	9,300	0	0%	0
Recyclable Storage Room	6,000	0	0%	0
Receiving Office	210	0	0%	0
General Storage	6,320	0	0%	0
Vegetable Growing Pavilion	0	0	0%	0
Wedding Gift Park	0	0	0%	0
Trash Storage	0	0	0%	0
Trash (Refrigerated) Storage	646	0	0%	0
Trash Can Wash	268	0	0%	0
Compactor	700	0	0%	0
Suburban Eco-Storage/PAVING/Compressor	0	0	0%	0
Chief / Dir. of Engineering Offices	180	0	0%	0
Asst./Admin Engineer Office	323	0	0%	0
Engineering Workshops / Storage	2,528	0	0%	0
Furniture / Carpentry Area	2,528	0	0%	0
Attic Stock	1,284	0	0%	0
	0	0	0%	0
	0	0	0%	0
	0	0	0%	0
	0	0	0%	0
	0	0	0%	0
Circulation	3,848	0	0%	0
Walls & Ducts	2,405	0	0%	0
<b>Sub-Total other 'Back of House'</b>	<b>36,520</b>	<b>0</b>	<b>0%</b>	<b>0</b>
<b>Sub-Total: BOH &amp; Support (Section G)</b>	<b>81,189</b>	<b>0</b>	<b>0%</b>	<b>0</b>



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**Spaces / Zones**

**H. VERTICAL CIRCULATION / PLANT & EQUIPMENT**

**PLANT & EQUIPMENT**

Plan Mech & Elec Plaza Room (% of GFA)  
Other Plant & Equipment (% of GFA)

Actual	Variance (%)	Variance (SF)
48,436	0%	0
0	0%	0

**VERTICAL CIRCULATION - ELEVATORS**

**Public Elevators \***

Guestroom Floors  
Podium Floors  
Mechanical  
Parking Floors  
Retail Floors  
Hotel Floors  
Hotel Floors

Actual	Variance (%)	Variance (SF)
21,060	0%	0
2,184	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0

**Service Elevators \***

Guestroom Floors  
Podium Floors  
Mechanical  
Parking Floors  
Retail Floors  
Hotel Floors  
Hotel Floors

Actual	Variance (%)	Variance (SF)
11,970	0%	0
2,205	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0

**Parking Garage Elevators \***

Podium Floors  
Mechanical  
Parking Floors  
Retail Floors  
Hotel Floors

Actual	Variance (%)	Variance (SF)
188	0%	0
0	0%	0
312	0%	0
0	0%	0
0	0%	0

**Miscellaneous Elevators (e.g. Podium) \***

Guestroom Floors  
Podium Floors  
Mechanical  
Parking Floors  
Retail Floors  
Hotel Floors

Actual	Variance (%)	Variance (SF)
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0

**Miscellaneous Elevators \***

Guestroom Floors  
Podium Floors  
Mechanical  
Parking Floors  
Retail Floors  
Hotel Floors

Actual	Variance (%)	Variance (SF)
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0
0	0%	0

**Walls & Ducts**

Actual	Variance (%)	Variance (SF)
1,894	0%	0

Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10 Version: 1



Spaces / Zones

- 1) Enter 'Actual' area values in GREEN cells
- 2) If space is not used, enter "0" (zero) in GREEN cells
- 3) Alerts are set for a deviation of +/- 20%
- 4) Add COMMENTS as necessary

VERTICAL CIRCULATION - STAIRWELLS  
 Public Stairwells \*

Proposed	Actual	Variance (%)	Variance (SF)
12,920		0%	0
2,380		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0

Guestroom Floors  
 Podium Floors  
 Mechanical  
 Parking Floors  
 Add'l Floors  
 Add'l Floors

Public Stairwells \*

0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0

Guestroom Floors  
 Podium Floors  
 Mechanical  
 Parking Floors  
 Add'l Floors  
 Add'l Floors

Parking Garage Stairwells (if appl.) \*

0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0

Guestroom Floors  
 Podium Floors  
 Mechanical  
 Parking Floors  
 Add'l Floors  
 Add'l Floors

Miscellaneous Stairwell(s) \*

0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0

Guestroom Floors  
 Podium Floors  
 Mechanical  
 Parking Floors  
 Add'l Floors  
 Add'l Floors

Miscellaneous Stairwell(s) \*

0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0
0		0%	0

Guestroom Floors  
 Podium Floors  
 Mechanical  
 Parking Floors  
 Add'l Floors  
 Add'l Floors

Walls & Ducts

765		0%	0
98,283		0%	0

Sub-Total : Vertical Circulation / Plant & Equipment

Area Program / Facilities Summary



Brand:	Hilton
Project Name:	Hilton Seattle Convention Center
Date:	2014-11-10
Version:	1

Spaces / Zones

- 1) Enter Actual area values in GREEN cells
- 2) If space is not used, enter "0" (Zero) in GREEN cells
- 3) Alerts are set for a deviation of +/- 20%
- 4) Add COMMENTS as necessary

I. EXTERNAL AREAS & PARKING

	Proposed	Actual	Variance (%)	Variance (SF)
Bike Parking	3,000		0%	0
Bus Parking	2,152		0%	0
Car Parking (Incl. Driveways)	316,000		0%	0
Porte Cochere	2,400		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
<b>Sub-Total : External Areas &amp; Parking</b>	<b>323,552</b>	<b>0</b>	<b>0%</b>	<b>0</b>

J. OTHER AREAS (INTERNAL)

	Proposed	Actual	Variance (%)	Variance (SF)
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
	0		0%	0
<b>Sub-Total : Other Areas (Internal)</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>

Area Program / Facilities Summary



Brand: **Hilton**  
 Project Name: **Hilton Seattle Convention Center**  
 Date: **2014-11-10** Version: **1**

Spaces / Zones		Total Gross SF Per Key	938	Total Area (SF)
<b>Summary</b>				

	Bays	1,386	57%	678,430	NET	GROSS
A Guest Room Floors			2%	18,922	1,156,007	1,185,195
B Public Areas			5%	56,644	915	938
C Restaurants & Bars / Support Areas	Seats	822	19%	227,224		
D Meeting & Function Space / Support Areas	Seats	3,224	1%	10,271		
E Recreational			1%	13,223		
F Admin Offices			7%	81,199		
G Back of House / Service Support Areas			8%	99,283		
H Vertical Circulation/Plant & Equipment				323,552		
I External Areas & Parking **			0%	0		
J Other Areas (Internal)						

\* Total overall area includes Circulation and varies by design.

\*\* Not included in overall bldg area total. Includes OUTDOOR POOL, TENNIS COURTS

\* Totals 1,185,195

**Total GFA / Key - Total (Excluding External Areas)**  
 GFA / Key - Excluding Spa, Function & Meeting Space  
 GFA / Keys / Bay Area  
 Total Function Space Per Key  
 Car Parking Spaces

Area per Key	938
Area per Key #	758
Area per Key	2.7
Spaces	92.9
	1,264

Translation Option: (select)

English

REGION? (select)  
 North America ?  
 LOCATION? (select)  
 Urban / Gateway ?  
 SECURITY? (select)  
 Low ?

**Mandatory Compliance Items**

- \* Hilton Brand Design & Construction Standards
- \* Hilton Fire & Life Safety (FLS) Standards
- \* Hilton Brand Signage Program

**RED Text:** When text becomes BOLD / RED, this may indicate:

- 1) Value may be Lower or Higher than recommended (or required).
- 2) Your combination of entries may need verification for correctness.

This Global Area Program Tool is provided as a planning tool to assist internal Hilton Worldwide personnel in determining minimum hotel program requirements necessary to meet brand standards. It is for internal use only. Hilton Worldwide does not guarantee the accuracy of the results produced by this tool, and does not represent or warrant that a property incorporating the programming produced by this tool will meet applicable brand standards. No third parties, including owners, architects, designers or other consultants, may rely on this tool or its results.

Area Program / Facilities Summary

Brand:	Hilton
Project Name:	Hilton Seattle Convention Center
Date:	2014-11-10
Version:	1



Spaces / Zones		Total Area (SF)
<b>A. GUEST ROOM FLOORS</b>		

Enter Total # of Keys: 1264

Total # Guestroom Bays  
 Typical King Bay NET Area  
 Typical Double Bedded / Queen Bay NET Area  
 # Guestroom Floors  
 # Bathroom Fixtures - Typ Rooms

Bays	1,366
SF	350.0
SF	375.0
Floors	Unknown
Fixtures	3

Typical Room Mix %

Typical King Rooms	53.0%
Queen Bay NET Area	4.7%
Two (2) Bay Suites	1.1%
Three (3) Bay Suites	0.5%
Four (4) Bay Suites	0.2%
Five (5) Bay Suites	0.0%
	0.0%
	0.0%
	0.0%
	0.0%
Suite Ratio	6.1%

Keys (per Rm Mix)	Bays	Area per Key
588.0	1	350.0
629.0	1	375.0
56	2	700.0
13	3	1,050.0
6	4	1,400.0
2	5	1,750.0
		0.0
		0.0
		0.0
		0.0
		0.0
		0.0
		0.0

195,300  
 235,875  
 39,200  
 13,650  
 8,400  
 3,500  
 0  
 0  
 0  
 0  
 0

Executive Lounge (# of Bays)  
 Executive Lounge Pantry  
 General Manager Apartments (# of Bays)  
 Guestroom Balconies (Estimated)

Executive Lounge (# of Bays)	Keep
Executive Lounge Pantry	Keep
General Manager Apartments (# of Bays)	Omit
Guestroom Balconies (Estimated)	Omit

Keys (per Rm Mix)	14.0
Bays	600.0
Area per Key	350.0
Keys (per Rm Mix)	4.0
Bays	
Area per Key	

4,900  
 600  
 0  
 0  
 275  
 12,536

Circulation (not incl. Rooms)  
 Walls & Ducts

Circulation (not incl. Rooms)	5.0%
Walls & Ducts	2.5%

Typical Room - Type Mix (Non-Suite)	Keep
Executive Floor Rooms	Keep
Typical Rooms	Keep
Connecting Rms Mix (2 Keys = 1 Door)	Keep
Suite Rooms Type (not incl. Exec Lounge)	Keep
Typical Rooms Type	Keep

Room Mix %	# of Keys
20.0%	237
80.0%	770
# of Non-Suite Keys	1,187
15.0%	16
15.0%	180

Area Program / Facilities Summary



Brand:		Hilton	
Project Name:		Hilton Seattle Convention Center	
Date:	2014-11-10	Version:	1

Spaces / Zones			Total Area (SF)
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Guest Floor Circulation & Back of House

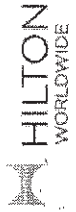
Guestroom Floor Elevator Lobbies *	Double Loaded	# of Elevators	# of Floors	Area per Lobby	Total Area (SF)
		12	38	90.0	41,040

Single Loaded	(Bays)	# Units	Area per Unit	Total Area (SF)
Guestroom Floor Corridors		1,386	69.9	96,937
Employee Restroom				0
Janitor Room / Storage		38	45.0	1,710
Maid's Rooms / Linen Storage		38	200.0	7,600
IT / IDF Room		38	10.0	380
Mechanical & Electrical Rooms		38	302.0	11,476
Guest Laundry		1	325.0	325
Ice Room		38	45.0	1,710
Back of House Service Pantry				0
				0
				0
				0
				0
				0

Circulation (not incl Corridors)	8.0%	1,856
Walls & Ducts (not incl Corridors)	5.0%	1,160

Sub-Total: Guest Room Floors		678,430
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Area Program / Facilities Summary



Brand:	Hilton
Project Name:	Hilton Seattle Convention Center
Date:	2014-11-10
Version:	1

Spaces / Zones	Total Area (SF)
<b>B. PUBLIC AREAS *</b>	

\* Public Areas must be proportional to overall hotel size.

Valet Parking?  Yes

Lobby (Incl seating)	Area / SF
	5.47
	7,584

Elevator Lobbies	# of Elevators	# of Floors	Area per Lobby	Total Area
Keep	12	2	90.0	2,160

	# Units	Area per Unit	Total Area
Vestibule	2	150.0	300
Registration Desk (Pod / Island Stations)	12	48.8	585
Concierge Desk (Stations)	3	100.0	300
Bell Desk (Stations)	3	91.0	273
Luggage Storage	2	1,000.0	2,000
Valet Parking Office & Desk	1	300.0	300
Connectivity Station / Technology Lounge	2	1,050.0	2,100
Public Toilets (Men)	8	58.8	471
Public Toilets (Women)	8	58.8	471
Sundries/Gift Shop (Traditional)	1	450.0	450
Group Registration Desk (3 Stations)		150.0	0
			0
			0
			0
			0

Circulation	8.0%
Walls & Ducts	5.0%

Sub-Total: Public Areas 18,922

Area Program / Facilities Summary



Brand: Hilton  
Project Name: Hilton Seattle Convention Center



Date: 2014-11-10

Version: 1

Spaces / Zones	Total Area (SF)
<b>C. RESTAURANTS &amp; BARS</b>	

RESTAURANTS	Keep	Omit	# of Seats	Area per Seat	Total Area (SF)
All Day Dining	Keep		320	21.4	6,848
Specialty Restaurant w/ Holding Bar	Keep		120	26.4	3,168
Specialty Restaurant 2	Omit				0
Specialty Restaurant 3	Omit				0
Café / Grab & Go	Keep		2	4200.0	4,200
Private Dining Room @ All Day Dining (multiple rooms)			40	26.0	1,040
Private Dining Room at Specialty			20	26.0	520
					0
					0

Do you have a 'Rooftop' Restaurant? None

BARS	Keep	Omit	# of Seats	Area per Seat	Total Area (SF)
Bar / Lobby Bar	Keep		230	21.5	4,945
Additional Bar 1: Cocktail (Click to add a Bar)	Keep		150	26.8	4,013
	Omit				0
					0
					0
					0

Do you have a 'Rooftop' Bar? Yes - (Click to add a Bar)

Total F&B Seats (confirm)	822
Circulation	8.0%
Walls & Ducts	5.0%

<b>Sub-Total: Restaurants &amp; Bars</b>		<b>28,048</b>
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Area Program / Facilities Summary

Brand:	Hilton
Project Name:	Hilton-Seattle Convention Center
Date:	2014-11-10
Version:	1



Spaces / Zones	# of Rooms	Area per Room	Total Area (SF)
----------------	------------	---------------	-----------------

F&B Support

Executive Chef	Keep			
F&B Banquet Office / Gathering	Keep		100.0	100
Commissary (Main Prep) Kitchen	Keep	600.0		600
Production (Banquet) Kitchen	Keep	10,000.0		10,000
Room Service	Keep		1,896.0	1,896
Hygiene Office	Keep			0
Steward Office	Keep			0
Dish/Pot Wash	Keep		2,000.0	2,000
Food Prep Area / Backstage	Keep			0
Food Storage (Dry)	Keep		2,000.0	2,000
Beverage General Storage	Keep		2,500.0	2,500
Steward Area/Storage	Keep		2,500.0	2,500
				0
				0
				0
				0
				0
				0

**\*\* Sub-Total F&B Support 21,596**

F&B Outlet Kitchens

All Day Dining BOH	Keep			
Specialty Restaurant w/ Holding Bar BOH	Keep		2,054.4	2,054
Specialty Restaurant 2 BOH	Keep		1,425.6	1,426
Specialty Restaurant 3 BOH	Keep			0
Show Kitchen	Keep			0
Café / Grab & Go BOH	Keep			0

All Dining Room @ All Day Dining (Multiple rooms) BOH				
Private Dining Room at Specialty BOH				
BOH				
BOH				

Bar Service Areas / Pantries

Bar / Lobby Bar BOH	Keep			
Additional Bar 1, Cocktail BOH	Omit			
(Check to add a Bar) BOH	Omit			
Add Bar Station (eg. Keg Storage)				
BOH				
BOH				
BOH				

# of Rooms	230
Area per Room	230.0
Circulation	8.0%
Walls & Ducts	5.0%

**\*\* Sub-Total F&B Support & Kitchens 7,000**



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center

Date: 2014-11-10 Version: 1



Spaces / Zones	Total Area (SF)
D. MEETING & FUNCTION SPACE	

Divisible	# of Rooms	Seat Count per Room	Area per Seat	Totals	Seat Info	
					Show	Hide
Grand Ballroom	1	1,818	22.0	40,000		
Jr. Ballroom	1	1,273	22.0	28,000		
Meeting Room A at 10,000sf each	2			20,000		
Meeting Room B at 6,000sf each	2			12,000		
Meeting Room C at 4,000sf each	2			8,000		
Meeting Room D at 3,000sf each	2			6,000		
Signature Board Room w/ Powder Room	1	40	30.0	1,200		
Board Rooms at 750sf each	3	31	24.2	2,250		
Function/Meeting Space of Varying Sizes	0					
	0					
	0					

Seats 3224

Total Rentable Function Space	Area (SF)
117,450	92.9

Area Program / Facilities Summary



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10 Version: 1

Spaces / Zones	Total Area (SF)
Additional Support Spaces	

Keep/Omit	Function / Description	Area (SF)
Keep	Ballroom Pre-function	14,000.0
Keep	Ballroom Toilet Stalls (Men)	1,144.8
Keep	Ballroom Toilet Stalls (Women)	1,765.4
Keep	Ballroom / Meeting Storage	17,618.0
Keep	Function / Mtg Room Pre-function	17,493.0
Keep	Function Space Toilet Stalls (Men)	865.6
Keep	Function Space Toilet Stalls (Women)	1,318.2
Omit	Board Room Pre-function	0
Keep	Business Center	2,000.0
Keep	AV Closet	3,000.0
Keep	Coat Room	1,760.0
Omit	Entail Suite	0
Omit	VIP Room	0



# of Spaces	Area	Total Area (SF)
1		14,000.0
2		1,144.8
2		1,765.4
1		17,618.0
1		17,493.0
3		865.6
3		1,318.2
1		2,000.0
5		3,000.0
2		1,760.0
0		0
0		0
0		0
0		0
0		0
0		0
0		0
0		0

Add Space (e.g. Mtg Planner)
Add Space (e.g. Registration)

Function Space Food Service

Keep/Omit	Function / Description	Area (SF)
Keep	Ballroom Kitchen Pantry	4,100.0
Keep	Banquet Kitchen Pantry	704.7
Keep	F&B Banquet Office	0
Keep	Meeting Rooms Pantry	5,920.0
Keep	Board Rooms Pantry	276.0
Add Space		0
Add Space		0
Add Space		0
Add Space		0

# of Spaces	Area	Total Area (SF)
2		4,100.0
1		704.7
1		5,920.0
1		276.0
0		0
0		0
0		0
0		0
0		0

Circulation	8.0%
Walls & Ducts	5.0%

**Sub-Total: Support for Meeting & Function Space 109,774**


Area Program / Facilities Summary



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10  
 Version: 1

<b>Spaces / Zones</b>	<b>Total Area (SF)</b>
-----------------------	------------------------

**E. RECREATIONAL**

Select Pool Type?	Indoor
Select Spa Function?	Neither

Spa	Keep	
Spa Storage	Keep	
Spa Storage / Gym	Keep	
Fitness Center / Gym	Keep	
Fitness Changing Area	Keep	
Massage / Spa / Aromatherapy	Keep	
Fitness Changing Area	Keep	645.6
Indoor Pool (Pool Surface Area Only)	Keep	
Indoor Pool Bldg (Deck Only)	Keep	1,740.0
Whirlpool	Keep	1,835.4
Pool Equipment Room (% Area)	Keep	90.0
Storage / Janitorial	Keep	10.0%
Pool Restrooms (M&W)	Keep	274.5
Outdoor Pool (Pool Surface Area Only)	Keep	330.0
Outdoor Pool Deck Only	Keep	
Tennis Courts	Keep	



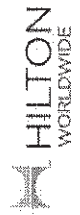
Category	# of Spaces	Area / Space	Total Area (SF)
			0
			0
			0
	1	4,000.0	4,000
	1	645.6	646
			0
	1	1,740.0	1,740
	1	1,835.4	1,835
	1	90.0	90
	1	10.0%	174
	1	274.5	275
	1	330.0	330
			0
			0
			0
			0
			0
			0
			0
			0
			0

Circulation	8.0%
Walls & Ducts	5.0%

Total does not include Outdoor Pool, Tennis Courts

Sub-Total: Recreational 10,271

Area Program / Facilities Summary



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10 Version: 1

Spaces / Zones	Total Area (SF)
<b>F. ADMIN OFFICES</b>	

**Front Office (Reception Support)**

Room / Station	Keep / Omit
Front Office Manager(s) Offices	Keep
Reception / Secretary Workstations	Omit
Front Office Admin Workstations	Keep
Safety Deposit Room	Keep
Reservations Workstations	Keep
Cashier's Office	Keep
Count Station	Keep
Computer IT, PBX Office	Omit
IT Manager Workstations / PBX Office	Keep
Comp / Telecom Equip. Rooms	Keep
Fire Control Room	Keep

# of Rooms / Stations	Area per Room	Total Area (SF)
4	100.0	400
5	70.0	350
1	125.0	125
6	70.0	420
1	215.2	215
	72.0	216
		0
1	240.0	240
	70.0	420
1	333.6	334
1	269.0	269
		0
		0
		0
		0
		0

Circulation	8.0%
Walls & Ducts	5.0%

Sub-Total Front Office **3,377**

Area Program / Facilities Summary

HILTON WORLDWIDE

Brand: Hilton  
 Project Name: Hilton Seattle Convention Center  
 Date: 2014-11-10 Version: 1



Spaces / Zones	Total Area (SF)
----------------	-----------------

Executive Offices

Room Description	Quantity	Area (SF)	Notes
Reception / Secretary Workstations	1	260.0	
General Manager Offices	1	100.0	
Director of Operations (DO) Offices	1	100.0	
Conference Rooms	1	484.2	
Reception (Sales & Catering)	1	100.0	
Director F&B / Catering Offices	6	100.0	
Conference Services Mgr. Workstations	5	500.0	
Director of Bus Dev (DBD) Offices	1	100.0	
Director of Sales & Marketing (DSM) Offices	1	100.0	
Marketing / Rooms / PR Mgr. Workstations	2	70.0	
Sales Mgr. Workstations	12	70.0	
Sales & Marketing Admin Workstations	6	70.0	
Files & Storage Rooms	1	258.2	
Work / Copy / Mail Rooms	2	258.2	
<b>Service Rooms</b>			
Controller / Director of Finance (DF) Offices	1	100.0	
Finance Mgr. - Asst. Controller Workstations	4	70.0	
Revenue Mgr. Workstations	4	70.0	
Accounting Assistants Workstations	10	70.0	
Auditors Workstations	3	70.0	
Exec. Secretaries, Other Dir's Workstations	6	53.8	
Exec. Toilets-Mens (No. of WC's)	4	43.0	
Exec. Toilets-Womens (No. of WC's)	4	43.0	
<b>Other Areas</b>			
Circulation		697	8.0%
Walls & Ducts		436	5.0%
<b>Sub-Total Exec Office</b>		<b>9,846</b>	
<b>Sub-Total: Admin Offices</b>		<b>13,223</b>	

Area Program / Facilities Summary



Brand: **Hilton**  
 Project Name: **Hilton Seattle-Convention Center**  
 Date: **2014-11-10** Version: **1**

Spaces / Zones	Total Area (SF)
<b>G. BACK OF HOUSE &amp; SUPPORT</b>	

Total Team Members (TM)	885
Total Team Members / Key	0.7
Male Team Members	442
Female Team Members	442

TM ENTRIES	# of Rooms / Stations	Area per Room / Station
HR Reception, Exec. Secretary Areas	1	430.4
Director of HR Offices	1	100.0
HR Assistant Offices	5	90.0
Interview Rooms	2	64.6
HR / Training Manager Workstations	2	75.3
Training Rooms	1	2,503.0
Clinic / Medical Rooms		
Security Office & Areas	1	8,000.0
Drivers Room		
Team Dining Room & Knowledge Station	1	6,000.0
Team Function / Reception Room Seals		
TM Facilities / Locker - Male	1	3,000.0
TM Facilities / Locker - Female	1	3,000.0
Team Member Donkey		
Staff Barter		

Circulation	8.0%	1,901
Walls & Ducts	5.0%	1,188
<b>Sub-Total Team Member Areas</b>		<b>26,852</b>

Area Program / Facilities Summary



Brand: Hilton  
 Project Name: Hilton Seattle Convention Center

Date: 2014-11-10

Version: 1



Spaces / Zones						Total Area (SF)
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Laundry / Valet Type?  
 Uniform Maintenance?

Full Service	# of Rooms / Stations	Area per Room	Total Area (SF)
Housekeeping	1	1,750.0	1,750
Uniform Issue	1	100.0	100
Uniform Storage	7	53.8	377
Housekeeping Manager Offices	1	9,000.0	9,000
Housekeeping Dept Support Workstations	1	1,800.0	1,800
Laundry & Valet (Emergency Only)	1	1,800.0	1,800
Laundry & Valet (Full Service)	1	3,000.0	3,000
Linen Storage (Clean)			
Linen Storage (Soiled)			
HSKP Bulk Storage (Chemicals, Amenities, etc)			

Sub-Total Housekeeping 17,827

Other 'Back of House'

	# of Rooms / Stations	Area per Room	Total Area (SF)
Flower Shop	6	1,550.0	9,300
Loading Dock / Receiving	1	5,000.0	5,000
Recyclable Storage Room	1	210.0	210
Receiving Office	1	6,320.0	6,320
General Storage			
Vegetable Stacking Room			
Trolley Cart Park			
Trash Storage			
Trash (Refrigerated) Storage	1	645.0	646
Trash Can Wash	1	269.0	269
Compactor	2	350.0	700
Kitchen Equip Storage/Refrig Compressor			
Chief / Dir. of Engineering Offices	1	180.0	180
Asst./Admin Engineer Office	5	64.6	323
Engineering Workshops / Storage	1	2,528.0	2,528
Furniture / Carpentry Area	1	2,528.0	2,528
Attic Stock	1	1,264.0	1,264

Sub-Total other 'Back of House' 36,520

Sub-Total: BOH & Support (Section G) 81,199

Circulation	8.0%	3,848
Walls & Ducts	5.0%	2,405
		<b>36,520</b>
		<b>81,199</b>



Area Program / Facilities Summary

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Spaces / Zones		Total Area (SF)
H. VERTICAL CIRCULATION / PLANT & EQUIPMENT		
PLANT & EQUIPMENT		

Main Mech. & Elec. Plant Room (% of GFA) 43,436 4.0%

Other Plant & Equipment (% of GFA) 0 0.0%

VERTICAL CIRCULATION - ELEVATORS

"0" (zero) for # of Lifts will remove a space not needed

Public Elevators *	Keep	# of Elevators	Floors	Area / Elevator	Total Area
Guestroom Floors		12	45	39.0	21060.0
Podium Floors		4	7	39.0	2184.0
Mechanical					0.0
Parking Floors					0.0
Add'l Floors					0.0
Add'l Floors					0.0
Add'l Floors					0.0
			52		23,244.0

Service Elevators \*

Service Elevators *	Keep	# of Elevators	Floors	Area / Elevator	Total Area
Guestroom Floors		7	38	45.0	11970.0
Podium Floors		7	7	45.0	2205.0
Mechanical					0.0
Parking Floors					0.0
Add'l Floors					0.0
Add'l Floors					0.0
Add'l Floors					0.0
			45		14,175.0

Parking Garage Elevators \*

Parking Garage Elevators *	# of Elevators	Floors	Area / Elevator	Total Area
Podium Floors	2	2	156.0	156.0
Mechanical				0.0
Parking Floors	2	4	312.0	312.0
Add'l Floors				0.0
Add'l Floors				0.0
		6		468.0

Miscellaneous Elevators (e.g. Podium) \*

Miscellaneous Elevators (e.g. Podium) *	# of Elevators	Floors	Area / Elevator	Total Area
Guestroom Floors				0.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
		0		0.0

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Spaces / Zones	Total Area (SF)
Miscellaneous Elevators *	
Guestroom Floors	
Podium Floors	
Mechanical	
Parking Floors	
Add'l Floors	
Add'l Floors	
Add'l Floors	
Floors	0
# of Elevators	0
Area / Elevator	0.0
Total Area	0.0
Walls & Ducts	1,894
	5.0%

Vertical Circulation - Stairwells	# of Stairwells	Floors	Area per Floor	Total Area
Public Stairwells *	2	38	170.0	12920.0
Guestroom Floors	2	7	170.0	2380.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Public Stairwells *		45		15,300.0
Guestroom Floors				0.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
# of Stairwells		0		0.0
Area per Floor				0.0
Total Area				0.0

VERTICAL CIRCULATION - STAIRWELLS

"0" (zero) for # of Stairwells will remove a space not needed

Vertical Circulation - Stairwells	# of Stairwells	Floors	Area per Floor	Total Area
Public Stairwells *	2	38	170.0	12920.0
Guestroom Floors	2	7	170.0	2380.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Public Stairwells *		45		15,300.0
Guestroom Floors				0.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
# of Stairwells		0		0.0
Area per Floor				0.0
Total Area				0.0

Vertical Circulation - Stairwells	# of Stairwells	Floors	Area per Floor	Total Area
Public Stairwells *	2	38	170.0	12920.0
Guestroom Floors	2	7	170.0	2380.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Public Stairwells *		45		15,300.0
Guestroom Floors				0.0
Podium Floors				0.0
Mechanical				0.0
Parking Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
Add'l Floors				0.0
# of Stairwells		0		0.0
Area per Floor				0.0
Total Area				0.0

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Spaces / Zones	Total Area (SF)
<b>Parking Garage Stairwells (if appl.) *</b>	
Guestroom Floors	0.0
Podium Floors	0.0
Mechanical	0.0
Parking Floors	0.0
Add'l Floors	0.0
Add'l Floors	0.0
Add'l Floors	0.0
<b>Miscellaneous Stairwell(s) *</b>	
Guestroom Floors	0.0
Podium Floors	0.0
Mechanical	0.0
Parking Floors	0.0
Add'l Floors	0.0
Add'l Floors	0.0
<b>Miscellaneous Stairwell(s) *</b>	
Guestroom Floors	0.0
Podium Floors	0.0
Mechanical	0.0
Parking Floors	0.0
Add'l Floors	0.0
Add'l Floors	0.0
<b>Walls &amp; Ducts</b>	<b>765</b>
<b>Sub-Total : Vertical Circulation / Plant &amp; Equipment</b>	<b>99,283</b>

Area per Floor	Total Area
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0

# of Stairwells
0

Floors
0

Area per Floor	Total Area
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0

# of Stairwells
0

Floors
0

Area per Floor	Total Area
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0
	0.0

# of Stairwells
0

Floors
0

Walls & Ducts 5.0%

Sub-Total : Vertical Circulation / Plant & Equipment	Total Area (SF)
99,283	99,283

Area Program / Facilities Summary



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Spaces / Zones	Total Area (SF)
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I. EXTERNAL AREAS & PARKING

Guest Transportation?  Car / Rental

	Keep	# of Spaces	Area per Space	Total Area (SF)
Bike Parking	Keep	300	10.0	3,000
Bus Parking	Keep	2	1,076.0	2,152
Car Parking (Incl. Driveways)	Keep	1,264	250.0	316,000
Porte Cochere	Keep	72	200.0	2,400
				0
				0
				0
				0

<b>Sub-Total : External Areas &amp; Parking</b>			<b>323,552</b>
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J. OTHER AREAS (INTERNAL)

				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0

Sub-Total : Other Areas (Internal) 0