



The Raphael Renovation Fact Sheet

PROJECT SCOPE:

All new construction in guest rooms, including plumbing, heating, ventilation and cooling as well as new bathroom features and fixtures; completely new guest room decor, including carpet, beds and bedding, furniture, art and amenities; refurbished corridors; the addition of a new fitness center and a 24-hour business center; restoration and enhancements to the lobby; and refinements to the patio.

DESIGN MISSION:

The overarching project goals are: to invite guests into a unique hospitality experience; to respect the vintage structure's architectural integrity; to reflect the property's European heritage in a fresh way; and to discreetly incorporate modern comforts and technologies desired by contemporary upscale travelers.

TIMETABLE

September, 2006 - Bathroom installation begins physical renovation

July, 2007 - Prototype guest room complete

November, 2007 - HVAC 95% complete, excluding '08 and ADA rooms; Lobby and patio complete

December 31, 2007 - 1st official guest stays in prototype guest room as benefit for the Will to Succeed Foundation

January, 2007 - Guest room remodeling begins on 8th and 9th floors

March, 2008 - Remodeled 8th and 9th floor guest rooms available for occupancy

Winter, 2008 - Guest rooms, corridors and fitness center complete

DESIGN FIRM: Gettys.

The award-winning hospitality design firm has an international reputation with a diverse portfolio that includes luxury boutique hotels, five-star resorts and prestigious city hotels such as Hôtel Plaza Athénée in New York, The Quail Lodge in Carmel Valley and The Ritz-Carlton, Chicago. Gettys has worked in 500 cities and 15 countries. Gettys' contact is Meg Prendergast, 312-836-1111. Natalie Sheedy is the project's lead interior designer.

ARCHITECT: DRL Group

The national firm with offices in 14 cities, including Overland Park, Kansas, offers complete project design services in architecture, engineering, planning and interiors. DLR Group's body of work exhibits award-winning design and innovation. DLR Group's contact is Benjamin Nanson, AIA, of the Overland Park office, 913-897-7811.

CONTRACTOR: A.L. Huber

Since its founding in 1903, A.L. Huber General Contractor has been a strong force in Kansas City's construction industry. The firm's diverse portfolio includes new construction and historic renovation for landmark structures throughout the Kansas City metropolitan area. The firm is currently managed by the third generation of Huber family leadership. A.L. Huber's project contact is Augie Huber, 913-341-4880



GUEST ROOM SUMMARY

126 guest rooms including

- 82 signature suites, selected suites with dining room/conference table that seats 6
- 6 romance suites featuring master bathroom equipped with flat screen TV, two-person water-jetted tub and walk-in shower with dual showerheads
- 2 ADA compliant suites
- 30 deluxe guest rooms
- 6 deluxe ADA compliant guest rooms, 1 with roll-in shower
- all are non-smoking rooms

GUEST ROOM DECOR

Living space distinctions include:

- Mahogany-finished writing desk, with artful bow-shaped legs and granite top, incorporates discreetly placed high-tech features that include laptop port, wired and wireless Internet access, and jackpack to integrate computer with television for audiovisual capabilities
- Cocktail and coffee tables in mahogany-stained wood with glass inset tabletops
- Entertainment console of dark wood with black laminate top provides for additional storage space, refrigerator and a merchandising component stocked with food, beverages and apparel
- Generous windows are framed by soft green blackout draperies with patterned sheer Roman shades
- Pale yellow faux silk grass weave wall covering is accented by white crown molding
- Art features botanical prints
- Carpeting is a subtle brown and yellow weave pattern
- Mocha camel back sleeper sofa accented by gold damask throw pillows
- Comfy lounge chairs incorporating a tarragon and coriander geometric repeat pattern
- LCD flat screen TV with HDTV capability
- iHome clock radio, plays and charges docking iPod models
- Digital display temperature controls
- Amenities include the Keurig B130 coffee brewing system for gourmet coffee; signature toiletries including custom scented facial and body soaps, shampoo, conditioner, bath beads and lotion; mouthwash; eye make-up remover pads; vanity pack with sewing kit, nail file and cotton swabs; and shoe shine mit

Sleeping space distinctions include:

- Bed designed for sink-into luxury with pillow-top mattress; 300 thread-count sheets; cocooning coverlet with duvet, French-pattern sham, and gold and white damask bed scarf; decorative botanical pattern Euro pillows and a white boudoir pillow with embroidered "R" logo
- Sleeping pillows are hypoallergenic
- Bed features a distinct wing chair-design headboard
- Bench with additional storage space and extra pillows in select signature suites
- Sleek black dresser with gold embellishments that serves as stand for LCD flat screen TV
- Full length mirror
- Wall covering behind headboard is dramatic plaid in soft golds and whites

GUEST BATHROOMS

- All new plumbing, tile, wall covering and fixtures
- White marble floor with black and white veining, black border

- Tub and shower with white beveled subway tile, shower curtain with signature R
- Walls painted soft yellow
- White painted custom millwork
- Make-up area outside bath area features glazed, beveled ceramic vanity with custom carved backsplash and functional drawers, artfully designed cut glass mirror, make-up mirror, decorative sconces and combination lighting
- Top-of-the-line towels, oversized bath towel

CORRIDOR FEATURES

- Wall covering a soft mocha vinyl with a petite, almost whimsical monochromatic pattern
- Art, architectural photographs connecting Kansas City with its sister city, Seville, Spain
- Chocolate custom carpet with a large scale geometric pattern incorporating long graceful arcs with circles and squares in lime with lemon accents, and a signature "R" woven into the carpet at each end of the corridor.
- Soft, yet abundant light from a combination of overhead lights set in ceiling tile and decorative wall sconces
- Guest room signage, designed to complement the wall sconces, includes Braille for the visually impaired

LOBBY

- Entrance vestibule features new black granite entry flooring, metallic gold leaf ceiling, chandelier preserved from original lobby, pale yellow faux silk striae wall covering, wood framed mirrors above doors, and a new piece of original botanical art
- New reception area with two check-in stations, back bar credenza, two original commissioned paintings
- Preserves and restores original travertine marble flooring and ornate ceiling millwork
- Artwork includes two signature works, 6'X4' abstract floral acrylic and oil on canvas paintings by Beverly Gegen, a noted Kansas City artist commissioned by Gettys for the project; two vintage photos of The Raphael from its original incarnation as the Villa Serena Apartments; and a collection of 30 reproduction maps and small scale architectural details that visually connect people to history and classic architecture
- French doors on either side of the main vestibule open onto a patio
- Gathering areas on either side of the vestibule include stone-topped sofa table, chocolate crushed velvet sofa with accent pillows and comfy chairs
- Gracefully arched draperies in botanical pattern with color splashes of reds, greens and browns on cream

PATIO

- Stone balustrade with lights and limestone pavers define the brick patio space without obscuring visual backdrop of the Country Club Plaza and Brush Creek water parkway
- New fire pits and enhanced landscaping
- Outdoor sound system with programmed music
- WiFi hot spot for wireless Internet connectivity

FITNESS CENTER, 2ND FLOOR, EAST WING

Equipped for aerobic and strength fitness regimens:

- Treadmills
- Elliptical trainer
- Free weights