PIP TECHNICAL GAP REPORT · GUEST ROOM TECHNICAL LINES

# The gap between the building and the brand's technical standard, line by line

Each PIP line with the current condition, the work needed and how it is priced, plus a risk register for what can't be seen until opening up: provisional quantities where it can be measured, named provisional sums where it can't yet be defined. Issued before you commit.

| 6 | 0 / 6 | 176 | 2 + 1 |
|---|---|---|---|
| Technical PIP lines in the guest room | At brand standard today in room 907 (sheet 2) | Rooms affected, 16 per floor on L2–L12 | Provisional quantities + named provisional sum, for hidden conditions |

## 1 PIP lines, typical king room

EXAMPLE · STANDARDS DIFFER BY BRAND AND TIER

| PIP | LINE | WORK NEEDED | PRICE BASIS | TODAY |
|---|---|---|---|---|
| 01 | **Key-card energy switch** | Switch at the door linked to lighting and the fan coil; minibar and one bedside USB socket kept live | Unit rate per room | Gap |
| 02 | **Quiet fan coil and thermostat** | Fan coil concealed in the entry bulkhead with a quiet EC fan, a linear grille toward the bed and a digital thermostat | Unit rate per room; ties to CT-01 line C-02 | Gap |
| 03 | **Shower flow and hot water** | Thermostatic mixer; flow and hot-water time tested at the top-floor room against the brand minimum | Unit rate per room; plant in CT-01 line C-05 | Gap |
| 04 | **Sprinkler coverage and room alarm** | Coverage checked to the new layout; concealed heads where the brand requires; smoke detector with sounder base; corridor wall penetrations fire-stopped | Unit rate per head and device; PS-01, PQ-02 | Gap |
| 05 | **Bedside power and USB** | Power and USB-A/USB-C at both bedsides, with a master light switch | Unit rate per room | Gap |
| 06 | **LED lighting with scenes** | Warm 2700–3000 K dimmable LED downlights and a curtain pelmet light, on room scenes | Unit rate per room | Gap |

Your report adds the SAR price for each line, by room type and floor. Prices are left out of this specimen.

## 2 Risk register: provisional quantities and named provisional sums

| REF | WHAT CAN'T BE SEEN YET | HOW IT IS CONFIRMED | HOW IT IS PRICED |
|---|---|---|---|
| PQ-01 | Chilled water branch valves and drain lines above the corridor ceiling that need replacing | Opened up in the mock-up room 907 and test-closed before rollout; each one replaced is counted | provisional quantity × tendered rate, remeasured |
| PQ-02 | Fire-stopping of corridor wall penetrations beyond those visible today | Counted floor by floor as ceilings come down; recorded with photos | provisional quantity × tendered rate, remeasured |
| PS-01 | Sprinkler branch alterations once coverage is checked against the new layout | Coverage drawing by a licensed office; approved before ordering | named provisional sum · SAR, spent only on your instruction |

What can be measured once ceilings are open is a provisional quantity at a tendered unit rate and is remeasured; what can't yet be defined is a named provisional sum, spent only on your instruction. Neither is an open variation.

Drawings and key equipment go to the brand's technical services before ordering (CT-04); the agreed room is built and signed as the mock-up (CT-10) before any floor is rolled out.

Signed: our project manager; reviewed with your director of engineering. We do not issue brand approvals: they come from the brand.



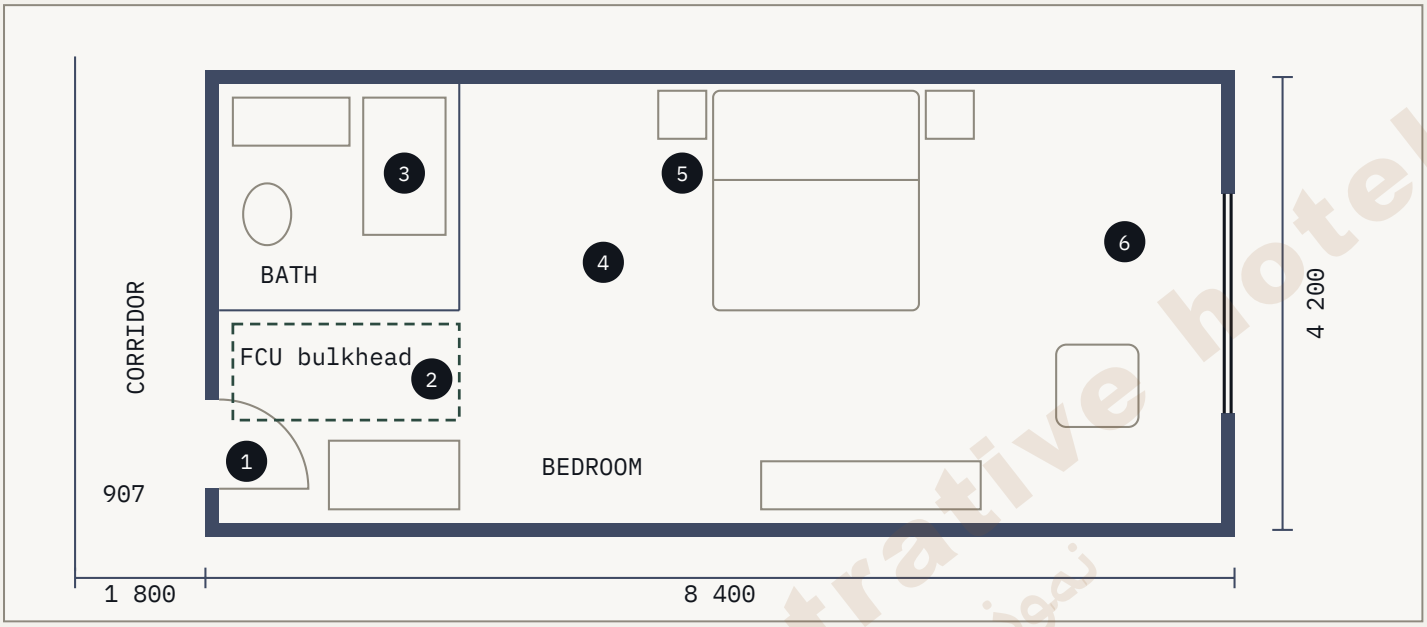
Specimen built on an illustrative hotel. Not a CORETECH project and no client data. Figures are illustrative.

Example only

SPECIMEN · Illustrative hotel

TYPICAL KING ROOM · ROOM 907, FLOOR 9 · WORKS ZONE 907–912 OF 901–916

# Room 907: what is there, and what the brand standard asks for




Plan of one 4,200 × 8,400 mm king room on a 1,800 mm corridor; dimensions in millimetres. Simplified from the CT-03 drawing (scale 1:50 on A3).

| # | ITEM | EXISTING, ROOM 907 | BRAND STANDARD | EVIDENCE AT HANDOVER |
|---|---|---|---|---|
| 1 | **Key-card energy switch** | No key-card switch. Lights and air conditioning run in empty rooms. | Key-card energy switch at the door, linked to lighting and the fan coil, with the minibar and one bedside USB socket kept live. | Function test in every room, signed on the floor checklist |
| 2 | **Quiet fan coil and thermostat** | Exposed fan coil with a worn fan. Guests hear it cycle all night, and the only control is a dial on the wall. | Fan coil concealed in the entry bulkhead with a quiet EC fan, a linear supply grille toward the bed and a digital thermostat. | Airflow per room in the balancing report (CT-11); noise measured in the room at night |
| 3 | **Shower flow and hot water** | Weak flow on upper floors, hot water slow to arrive, worn mixer. | Thermostatic mixer; flow and hot-water time tested at the top-floor room against the brand minimum; fittings meet SBC water efficiency without dropping below it. | Flow and time-to-hot recorded at the top-floor room |
| 4 | **Sprinkler coverage and room alarm** | Exposed pendent head with a chrome rosette, visible over the bed; coverage never re-checked after past refits. | Coverage checked to the new layout; concealed heads with flush cover plates where the brand requires them. Smoke detector with a sounder base, and corridor wall penetrations fire-stopped. | Approved coverage drawing; detector and sounder tests in the FLS pack (CT-12) |
| 5 | **Bedside power and USB** | One socket behind the bed, on one side only. | Power and USB-A/USB-C at both bedsides, with a master light switch. | Socket and circuit tests, insulation resistance (CT-11) |
| 6 | **LED lighting with scenes** | Halogen downlights, hot and costly to run, with no scene control. | Warm 2700–3000 K dimmable LED downlights and a curtain pelmet light, on room scenes. | Scenes demonstrated in the mock-up room (CT-10) |

Brand standards differ by brand and tier; this is an example only. The room returns to sale only after the chief engineer and executive housekeeper sign it off (CT-14).

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