



LIBERTY WAY RENOVATION

Professional Renovation
Commercial & Hospitality

Greetings	3
Our Specialization	4
Hospitality Brand Standards	5
Our Process	6
Pool-to-Room Conversion	7
Project Portfolio	11
Our Achievements	34
Project Locations	35
Our Team	36
Notes	42

Dear Hotel Owner

Have you recently acquired a new hotel or are you preparing your property for sale?

Are you planning a full reconstruction or upgrading your hotel to meet evolving brand standards?

Liberty Way Renovation makes even the most complex renovation projects clear, controlled, and results-driven.

We help hotel owners elevate guest experience, improve RevPAR, and meet brand standards through projects including:

- ✓ Lobbies, public spaces & amenities
- ✓ Guestroom & bathroom updates
- ✓ FF&E, flooring, lighting, and full brand refreshes
- ✓ Exterior works
- ✓ Pool-To-Room projects

We specialize in brand-standard renovations for leading hospitality companies

COURTYARD[®]
BY MARRIOTT

Fairfield[®]
BY MARRIOTT

SPRINGHILL SUITES[®]
BY MARRIOTT

aloft[®]
HOTELS

Residence INN[®]
BY MARRIOTT

TOWNEPLACE
SUITES[®]
BY MARRIOTT

Hampton[®]
by Hilton

Hilton
Garden Inn[®]

tru[®]
by Hilton[®]

spark[®]
by Hilton[®]

EMBASSY
SUITES[®]
by Hilton[®]

HOMewood
SUITES[®] by Hilton[®]

HOME²
SUITES BY HILTON

H
Holiday Inn

H
Holiday Inn
Express

STAYBRIDGE[®]
SUITES

CANDLEWOOD
SUITES

BW | Best Western[®]
Hotels & Resorts

Comfort

Sleep
INN

Q
Quality

CLARION

RAMADA[®]
BY WYNDHAM

LAQUINTA[®]
BY WYNDHAM

Planning

Scope, budget & timeline

1

2

Design

Drawings & brand compliance

Permits

Approvals & code compliance

3

4

Procurement

Materials & FF&E sourcing

Construction

Phased work, minimal disruption

5

6

Quality Control

Inspections & punch list

Delivery

Final walkthrough & handover

7

8

Support

Warranty & ongoing service

Turning Underperforming Spaces into Revenue



Turn your underused hotel spaces like indoor pools, oversized common areas, meeting rooms and back-of-house areas into profitable guest rooms that boost operational efficiency and increase your property's overall value.



Pool-to-Room Conversion

Why Conversion Makes Sense



High Operating Costs

Costs continue year-round, even when rooms aren't used



Low Guest Utilization

Leaving valuable square footage underutilized and not generating revenue



Strong Demand for Additional Guest Rooms

High guest demand means adding rooms can increase revenue



Liability and Compliance

Safety risks, insurance costs, regulatory requirements



Asset Value Growth

More rooms + higher income = higher property valuation



Step-by-Step Process

1 Initial Review & Design

Evaluate space, layout, goals, and develop architectural & engineering plans

1

3 Demolition & Site Preparation

Remove existing structures (e.g., pool) and prepare area for construction

3

5 Interior Build-Out & Inspections

Complete rooms with all finishes; carry out inspections

5

2

2 Permits & Approvals

Submit drawings and coordinate with authorities to obtain all required permits

4

4 Construction & Systems Integration

Structural work, framing, plumbing, electrical, HVAC, and safety systems

6

6 Project Completion & Turnover

Deliver fully completed, ready-to-use guest rooms

What You Get



Additional Revenue Streams

Generate new income from added guest rooms and services



5–10+ Extra Guest Rooms

Expand capacity to meet high demand and host more guests



Lower Operating Expenses

Reduce per-room costs through optimized operations and resource use



Higher Revenue per Sq Ft

Maximize income from existing space by increasing efficiency



Increased Property Value

More rooms = higher property valuation



Simplified Operations

Easier and more efficient to manage daily operations



A modern, minimalist interior space featuring a large, oval-shaped skylight on the ceiling. The room is furnished with a light-colored sofa, several armchairs, and a low coffee table. The walls are composed of large, light-colored panels, and the floor is made of large, light-colored tiles. A semi-transparent white banner is overlaid in the center of the image, containing the text "PROJECT PORTFOLIO".

PROJECT PORTFOLIO

COMPLETED IN 2026

Full Interior Renovation

- Renovation of 125 guestrooms
- Complete lobby & public space modernization
- High-complexity custom millwork throughout lobby
- High-ceiling architectural work
- Front desk & breakfast area upgrades
- 5-month rollout in an operating hotel
- Compliant with IHG brand standards
- Completed on time





COMPLETED IN 2025

Full Property Renovation

- Interior & exterior modernization
- Pool conversion into 4 new guestrooms + fitness center
- Full MEP reconfiguration
- 10-month phased execution in operating hotel
- Key count increased: 72 → 76
- Compliant with Hilton brand standards
- Completed on time







COMPLETED IN 2025

Full Property Renovation

- Renovation of 78 guest rooms
- Full guest room remodel, including wall and layout reconfiguration
- Lobby renovation with fitness center and conference room upgrades
- Pool area modernization
- Building systems upgrade and reconfiguration
- Phased construction over five months in an operational hotel
- Compliant with Marriott brand standards
- Completed on time



Courtyard Atlanta – Suwanee, GA

COMPLETED IN 2025

Full Interior Renovation

- Renovation of 94 guestrooms and corridors
- Complete modernization of lobby and public areas
- Custom millwork installation throughout lobby, front desk, and breakfast area
- Upgrades to front desk and breakfast area in line with brand standards
- 6-month phased execution in an operating hotel
- Delivered on schedule in full compliance with Hilton brand requirements







COMPLETED IN 2024

Full Interior Renovation

- Complex custom millwork throughout lobby
- Reconstruction of a three-story architectural fireplace feature
- Corridor, front desk, breakfast area & public restroom renovation
- 7-month phased execution in an operating hotel
- Compliant with IHG brand standards
- Completed on time

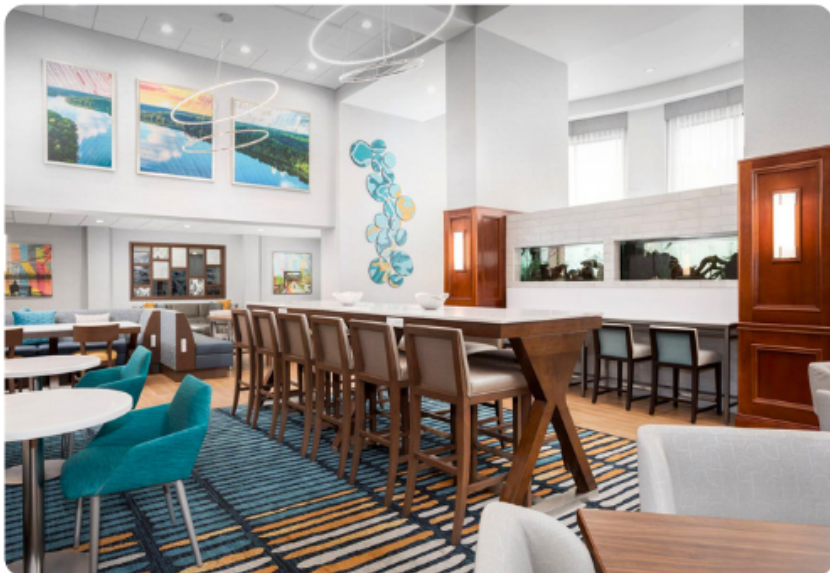




COMPLETED IN 2023

Full Interior Renovation

- Renovation of 101 guestrooms and corridors
- Complete modernization of lobby and public areas
- Conversion of back-of-house areas into 3 additional guestrooms
- Construction of a new on-site fitness center
- Custom millwork installation in lobby, front desk, and breakfast area
- FF&E installation and interior finish upgrades
- 7-month phased execution in an operating hotel
- Delivered on schedule in full compliance with Hilton brand requirements



COMPLETED IN 2023

Lobby & Public Areas Renovation

- Renovation of lobby and public spaces
- Custom fireplace construction as a central architectural feature
- Front desk installation and upgrades
- Tile flooring installation throughout lobby areas
- Restoration and refinishing of existing wooden staircase
- Complex finish work requiring precision craftsmanship
- 1.5-month fast-track execution in an operating hotel
- Delivered in compliance with Radisson brand standards





COMPLETED IN 2022

Full Interior Renovation

- Renovation of 85 guestrooms & corridors
- Complete lobby & public space modernization
- High-complexity custom millwork throughout lobby
- High-ceiling architectural work
- Front desk & breakfast area upgrades
- 7-month phased execution in operating hotel
- Compliant with IHG brand standards
- Completed on time





Holiday Inn Express & Suites – Festus, MO

COMPLETED IN 2021

Exterior Facade Upgrade

- Install architectural aluminum panels on a 5-story facade
- Work at height with full compliance to safety standards
- Integrate with existing facade structure and building envelope
- Precise alignment for the intended architectural appearance
- High-quality installation for long-term durability and performance
- Execute in full compliance with Hyatt brand requirements and project timeline





Hyatt House – West Chester, OH

COMPLETED IN 2018

Full Interior Renovation

- Renovation of 123 upscale guestrooms & suites
- High-end interior finishes and designer room concepts
- Complex lobby renovation with custom architectural features
- Premium brand-standard execution Marriott - Element
- 6-month phased execution in operating hotel
- Completed on time





Element – Lexington, MA

COMPLETED IN 2025

Full Property Interior Renovation

- 92 Guest rooms, corridors, lobby & front desk
- Breakfast area, fitness room, business center & meeting room
- 5-month phased execution in operating hotel
- Compliant with Marriott brand standards
- Completed on time





Company Performance Highlights



72 hotel renovation projects completed



5,040+ guest rooms renovated



2.7M+ sq. ft. of interior renovations delivered



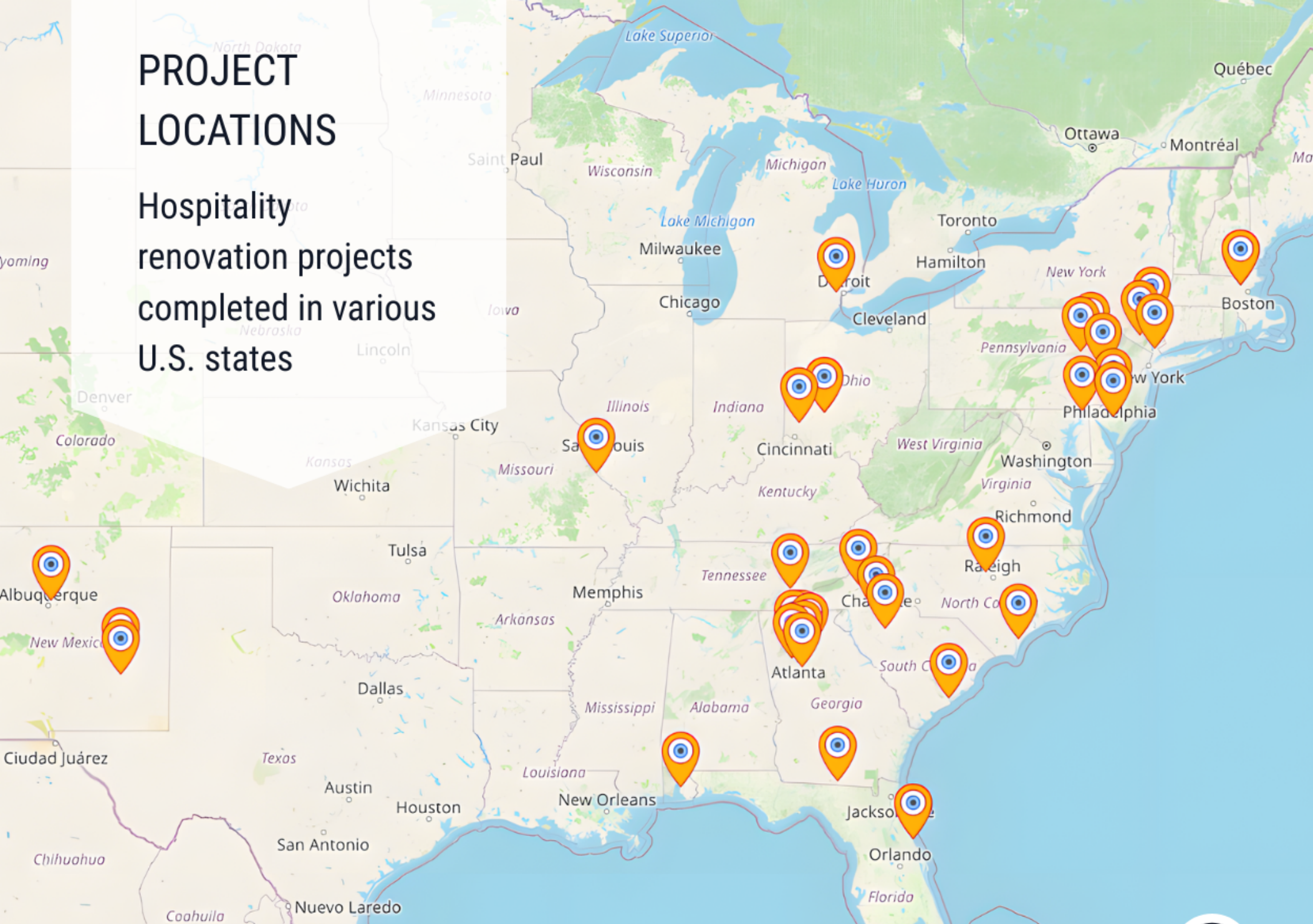
Projects across 28+ U.S. states



Average project duration: 5-7 months

PROJECT LOCATIONS

Hospitality
renovation projects
completed in various
U.S. states



Our team of nearly 60 skilled professionals operates based on four core principles:

- ✔ A strong work ethic and dedication to every project
- ✔ Consistent reliability and accountability in our work
- ✔ Strict adherence to project timelines and deadlines
- ✔ Commitment to quality and craftsmanship

We take pride in every team member



Our Construction Team



Attention to detail at every stage of the work



A team that maintains high standards of quality



Our Construction Team



Our team is made up of experienced professionals



Andrei Kavalchuk
Founder & CEO



Yuliya Kavalchuk
Chief Financial Officer & Creative Visionary



Alex Krupyshev
Partner & Managing Director

Experience and precision drive project success



Artur Zezulin
Chief Technology Officer



Natalia Zhloba
Business Project Manager



Victor Dashkevich
Business Development Manager

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Liberty Way Renovation

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