Saguache Hotel HSA, Scope of Work

1.0 Introduction
   1.1 Research Background/Participants
   1.2 Building Location/Site Plan or Vicinity Map

2.0 History and Use
   2.1 Architectural Significance and Construction History
   2.2 Floor Plan(s)
   2.3 Proposed Use(s)

3.0 Structure Condition Assessment
   3.1 Site
      • Associated Landscape Features
      • Grading
      • Parking
      • Archaeology
   3.2 Structural System
      • General Structural System Description
      • Foundation Systems
      • Floor & Ceiling Systems
      • Roof Framing System
   3.3 Envelope – Exterior Walls
      • Exterior Wall Construction
      • Exterior Finishes
      • Exterior masonry
      • Exterior appendages - porch, stoop, portico, etc.
   3.4 Envelope - Roofing & Waterproofing
      • Roofing Systems
      • Sheet Metal Flashing
      • Drainage System, Gutters, & Downspouts
      • Skylights/Cupolas
   3.5 Windows and Doors
      • Doors (including hardware, casing/trim, and finishes)
      • Windows (including hardware, casing/trim, and finishes)
   3.6 Interior Finishes
      • Wall Finish Materials
      • Ceiling Finish Materials
      • Floor Finish Materials
      • Trim & Built-Ins (not previously addressed in Section 3.5)
   3.7 Mechanical Systems
      • Heating & Air-Conditioning
      • Ventilation
      • Water Service, Plumbing & Sewer Utilities
      • Fire Suppression - Sprinklers
   3.8 Electrical Systems
      • Electrical Service & Panels
      • Electrical Distribution System
      • Lighting
      • Fire Detection System
      • Security Systems
4.0 Analysis and Compliance
   4.1 Hazardous Materials
   4.2 Materials Analysis
   4.3 Zoning Code Compliance
   4.4 Building Code Compliance
   4.5 Accessibility Compliance
5.0 Preservation Plan
   5.1 Prioritized Work
   5.2 Phasing Plan
   5.3 Estimate of Probable Cost of Construction
6.0 Financing for Adaptive Reuse
7.0 Town Demographics
8.0 Recommendations for Sustainable Reuse
   8.1 Proposed Reuse Options
   8.2 Other Uses Not Considered
9.0 Photographs and Illustrations
10.0 Bibliography
11.0 Appendices
   • Drawings, misc.