

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.