

**Park County Historic Preservation Advisory Commission Grant Application
Rocky Mountain Land Library at Buffalo Peaks Ranch**

April 1, 2021

Scope of Work & Budget

SCOPE OF WORK & BUDGET

Project Purpose: The project will consist of two primary set of activities: 1) Existing conditions investigation and update to 2014 HSA list of critical deficiencies for the Main house and Bunkhouse 2) construction documentation activities include addressing critical deficiencies and planning for the rehabilitation of the Main house (approx.2,900 SF) into a welcome center and caretaker residence and for the Bunkhouse (approx..1050 SF) into lodging for group stays for the Rocky Mountain Land Library and community use. Activities will include structural investigation, assessment, and planning for structural upgrades, mechanical, electrical, plumbing (MEP) systems planning, architectural plans for exterior and interior preservation and rehabilitation, landscape plans, and cost estimating for construction budgetary purposes along with phasing plan for physical work.

Scope of Work is as follows:

A. Building Investigation/ kick-off

1. Reconnaissance trip to Buffalo Peaks Ranch with consultant team
2. Conduct field investigations and research—interior, exterior and related landscape noting present conditions and problems
3. Develop base drawings for consultants: floor plans, building sections, interior and exterior elevations, site plan, roof plans, framing and foundation plans etc.
4. Coordinate with structural engineer's services including investigation of structural system integrity for Main house attic use and Bunkhouse foundation and slab replacement. Coordinate with MEP investigation of current utility condition and capability and to evaluate energy and water saving strategies.
5. Conduct Building code analysis
6. Confirm Park Co. zoning requirements for proposed new uses/ utility requirements/ zoning submittal requirements

B. Develop plans, sections, elevations and details for Bunkhouse/ Main house rehabilitation

1. Create rehabilitation plans incorporating ADA accessibility -review with PCHPAC staff for compliance with Secretary of the Interior's Standards for rehabilitation
2. Consultant coordination meeting – discuss mechanical, electrical, plumbing system integration with historic materials and structural integration of new elements for repair or strengthening of existing.
3. Develop interior elevations, room finish schedule with coordination of Interior Design Consultant
4. Develop landscape plan with coordination of Landscape Architect
5. Develop specifications with design team (to be located on drawings) - review with PCHPAC staff for compliance with Secretary of the Interior's Standards for rehabilitation

C. Prepare annotated exterior elevations for Bunkhouse/ Main house

1. Note areas requiring repair, rehabilitation, or replacement
2. Discuss preservation/ rehabilitation strategy with PCHPAC staff
3. Prepare Window and Door schedule with preservation/ rehabilitation strategy for each.
4. Develop drawings and specifications for exterior rehabilitation appropriate to historic preservation repair or rehabilitation standards.

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D. Develop Cost Estimates and Phasing Plan

1. Coordinate pricing with General Contractor, consultants and/or subcontractors
2. Develop construction phasing plan and scheduling

E. Consultants

1. Structural / MEP prepare drawings with details/ opinions of probable cost in coordination with General Contractor for construction budget estimate
2. Structural / MEP / Landscape Architect to provide construction documents.

Project Fees/ Budget/ Deliverables

Architecture \$16,900

Measurement, Documentation, Research
Master Planning / Documentation
Construction documents for Main house and Bunkhouse with specifications
Exterior and Interior Rehabilitation
Park County submittals

Interior Designer \$1,200

Interior rehabilitation compatible with historic materials

Structural Engineering \$5,000

Structural investigation and detail development for structural upgrades compatible with historic building fabric. Provision of Construction Documents

Mechanical / Plumbing Engineering \$9,335

Construction Documents and design for mechanical, and water/ sanitary sewer rehabilitation of systems to accommodate planned new uses

Electrical Engineering \$3,600

Construction Documents and design for electrical rehabilitation of systems to accommodate planned new uses

Landscape Architect \$5,250

Provide Construction Documents with details and specifications for landscape elements

General Contractor/ Preservation Specialist \$2,750

Provide budgetary construction numbers for the building's exterior and interior envelope preservation and rehabilitation, structural rehabilitation, MEP upgrades and finishes, landscape rehabilitation. Assist with phasing plan for physical construction work.

Scope Total: \$44,035

PCHPAC Grant Request: \$4,000

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Deliverables:

Any required PCHPAC Grant Training and kick-off meeting

Photo documentation of current conditions

Construction Documents and sheet specifications- 50%, 95% review sets

100% CDs and sheet specifications

Park County submittals

Report and/or press release upon project completion