Feasibility Study for:

Historic Hobart Inn

Prepared by,

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Table of Contents

Executive Summary..... 1

Building Conditions Assessment
- Summary..... 2
- Mechanical..... 3
- Exterior..... 5
- Interior: First Floor..... 7
- Interior: Second Floor..... 8
- Basement..... 11

Program..... 12

Design Concepts
- Introduction..... 13
- Existing Drawings..... 14
- First Floor..... 16
- Second Floor..... 17

Planning Budget
- General Repairs..... 20
- Design Alterations..... 21

EXECUTIVE SUMMARY

Goal: Create a comfortable boutique hotel which reflects the Village of Hobart.

Located in the book village of Hobart, the Historic Hobart Inn is a residential hotel that also houses a country store and restaurant. The Inn has been a part of the village for over 125 years. One section of the hotel was built around the same time people were just beginning to settle in the area, around 1788. Then, two additions were built onto the original building: one around 1810 and the other around 1884. Because the three additions were built at different times, the Hobart Inn has three different architectural styles including stone, timber-frame and balloon framing. After visiting the hotel, we created a feasibility study summarizing what steps we suggest taking in order to improve the Historic Hobart Inn and reviving it to become a boutique hotel to reflect the Village of Hobart.

Included in this report are three different design concepts based on our understanding of what is requested and needed to create a boutique hotel.

The cost estimates that are included are separated into two different sections: general repair and design alterations. This will help to understand how much it will cost to update the building and then how much it will cost to change the Inn into a hotel.

BUILDING CONDITIONS ASSESSMENT
SUMMARY

Location: 645 Main Street, Hobart, NY 13788
Project No: 17-131

Construction type: Type VB (2 story wood frame)

Square feet: Approximately 9,300 Square Feet

Inspected by: Joe Buglino and Gabrielle Lanfrit

First floor Occupancy – Restaurant, Retail Shop, and entry to Inn
Second floor Occupancy – Inn with eight single rooms with three shared bathrooms and one suite with private bathroom.

This report is a reflection of general building conditions that were observed at the time of inspection. Our observations were non-destructive and only based on conditions as they were on October 18, 2017. This included the accessible roof structure, floor and wall construction. We have identified problem areas and concerns with recommendation for repair or suggested further evaluation.

Overall the building is in fair condition, but many improvements and updates need to be made in order to make it a safer, healthier building. It is important to note that prior to any repairs or alterations, an abatement test for hazardous materials is strongly suggested. If any are found they need to be removed.

Once all hazardous materials are removed, if any, general repairs to the building are required before making any changes to the design. We have noted all types of repair that need to be made ranging from mechanical and electrical updates to changes to the site surrounding the building. First and foremost, we recommend a centrally monitored smoke detection system and improved egress from the second floor. The primary exit requires emergency lighting and more overhead protection over the stairs. The next priority would be the heating system followed by the roof.

We hope this report helps in understanding what changes need to be made to the Historic Hobart Inn in order to become a boutique hotel that represents the Village of Hobart. The following outline will go into more detail about all of the above items and many more.

BUILDING CONDITIONS ASSESSMENT

MECHANICAL






1. Heating: The existing system is hot water from an oil fired boiler in the utility room located on the first floor near the main stair. At the time of our visit, we did not get to see the unit, but we know from our walkthrough that some rooms do not have heat.

Suggested solution: The existing unit should be serviced prior to the winter to insure that the pipes in the building do not freeze and cause additional problems.

2. Electrical: There are multiple electrical panels in the building and it is clear that some electrical upgrades have been done to the building. In some areas of the building there are exposed MC Cable or Romex wires as well as open junction boxes. Most to all of the outlets and switches we were able to see are modern but there are a couple that are not.

Suggested solution: We suggest that you have an electrical inspector test the grounds for each outlet and inspect each service panel for any potential short circuits or possible overloaded circuits.

3. Fire and Smoke Detection: There are several smoke alarms in the building but they are all battery powered. As of today, the smoke alarm in one section of the building could go off and another in a separate section will not. This is potentially extremely dangerous and is totally dependent upon replacing batteries.

Suggested solution: We strongly recommend a whole-building, centrally monitored, interconnected smoke and fire detection system building must be installed.

BUILDING CONDITIONS ASSESSMENT

MECHANICAL

4. Lighting: During our visit, we did not see emergency lighting for egress in case of a fire. The one exit sign we did see was not operational and did not meet the current fire safety standards.

Suggested solution: Emergency wall mounted light fixtures should be installed to illuminate the halls in case the power goes out. We recommend the EELP Model XTR-1C two headed emergency light that is UL924 listed.

5. Plumbing: The entire building has municipal water and sewer.

Suggested Solution: Test the water for any potential hardness or particles.

BUILDING CONDITIONS ASSESSMENT

EXTERIOR

1. The installation of the exterior siding was done poorly. During our visit, we noticed multiple cracks, missing elements and layers of other siding. There are many points of water infiltration at the windows and corners of the building.

Suggested solution: Remove all layers of the existing siding, install new sheathing and exterior insulation, then add new, pre-finished fiber-cement siding and trim.

2. The existing roof, fascia, gutters and soffits are in poor condition. There is clear evidence of water damage and rotting material. The longer this issue goes unattended, the worse the core structure will become. There are visible leaks within the building as well as water damage in the ceiling.

Suggested solution: Remove all existing roofing material and replace damaged sheathing. Rebuild overhangs as necessary so that new gutters and leaders can be installed. At the very least, new gutters and leaders should be installed to direct the water away from the building as soon as possible. We would suggest exterior insulation prior to installing new roofing.

3. There are areas of the foundation that have been repaired given water infiltration. The water needs to be directed away from the building. If the gutters are installed and leader extensions are added water from the roof will not go near the foundation. Surface water can be directed away from the building by insuring the site slopes away from the building.

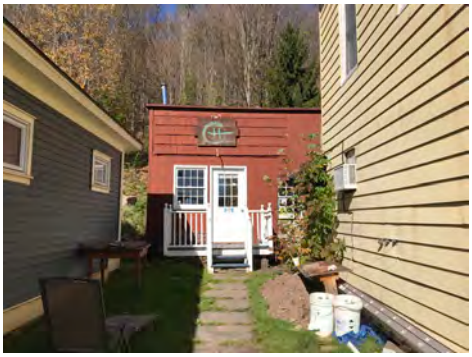
Suggestions: New gutters and grade the site especially near the kitchen.

4. Many of the doors and windows have been replaced over time. The detailing around the windows and doors could be improved when the siding is replaced.

BUILDING CONDITIONS ASSESSMENT

EXTERIOR

Southwest view with rear entrance and retail space.



Retail space facing Main Street.

New dormer and exit from the kitchen.

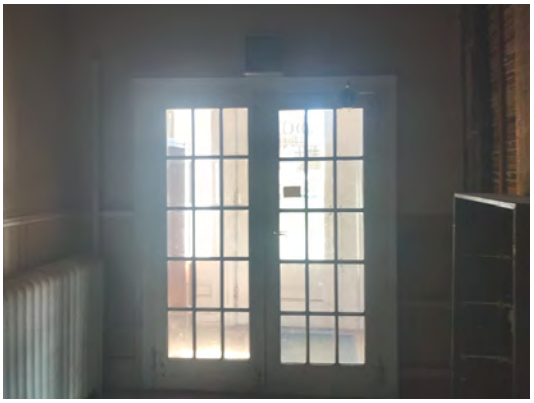
Northern view and entrance to country store.

Western view of upstairs storage area.

Northern view and kitchen exit.

BUILDING CONDITIONS ASSESSMENT

INTERIOR: FIRST FLOOR



1. The main entry for the Inn is unfinished and cluttered. The masonry stairs and railings to the entry need repair.

   Suggested solution:

   - Add furring to the existing walls and ceiling with the entry then finish with gypsum board
   - Install new railing for the exterior stair.
   - Remove clutter.

2. The stairs are not up to code and are in poor condition. The bottom of beam height is no taller than 5' - 6." This could cause many injuries to anyone who is taller than that height.

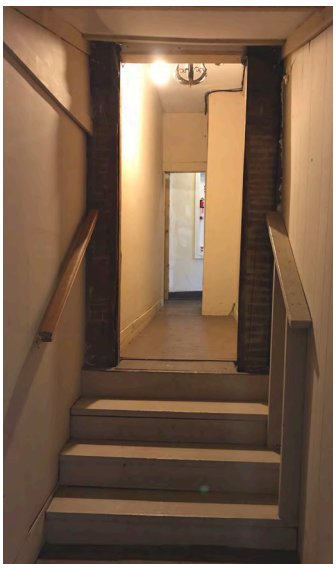
   Suggested solution: Demolish and rebuild stairs to be code compliant.

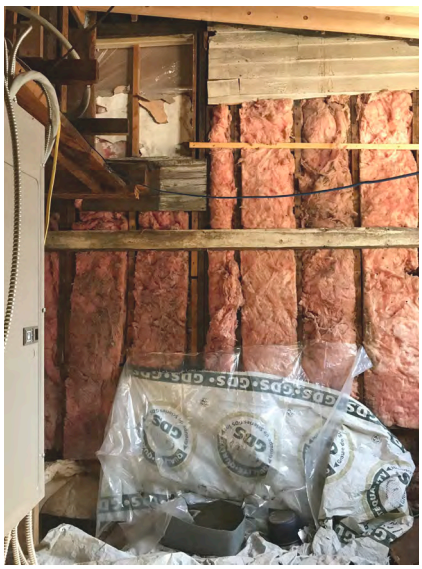
3. The balance of the first floor includes the restaurant and retail shop. We walked the restaurant at the end of our day and did not see anything unusual. We were not able to get into the retail shop.

BUILDING CONDITIONS ASSESSMENT

INTERIOR: SECOND FLOOR






1. The second floor has three separate areas. We recommend a complete demolition of the original “shed” structure that is used for storage on the second floor and has a small room with an exit on the first. We were not able to get into the first floor room during our visit. This portion of the building needs to be completely rebuilt from the foundation to the roof. Other important issues we found was fire damage on the main rafters, the exterior wall framing and roof framing are in poor condition and there is no insulation within walls or roof. The foundation it is in poor condition because of water infiltration.

Suggested solution: Remove and replace the existing portion of the building.

BUILDING CONDITIONS ASSESSMENT

INTERIOR: SECOND FLOOR



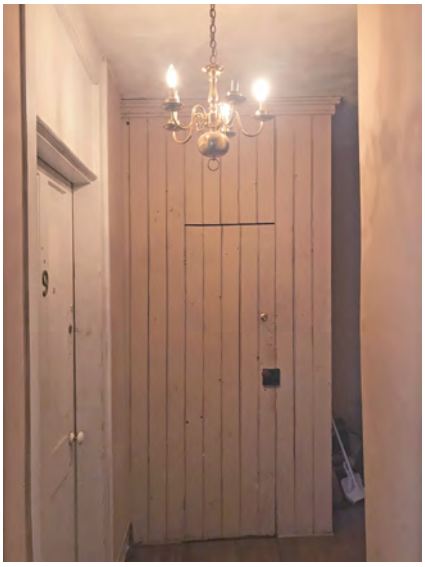


2. The timber framed portion of the building that contains the common kitchen and laundry is in better condition than the shed structure. We recommend stabilizing that and potentially using this area for the Inn. The majority of the space is used for storage. There are three major concerns with this space in general. The most critical issue with this space is the lack of fire separation between the kitchen hood and the room above. Given the lack of ceiling height in the kitchen below, the hood penetrates into the floor system. Therefore, there is no fire separation and grease can build up which will create more of an issue in the future. The floor system for the entire area is in poor condition and must be replaced prior to any alterations. There is an active water leak from the dormer that was recently repaired, but needs to be repaired again.

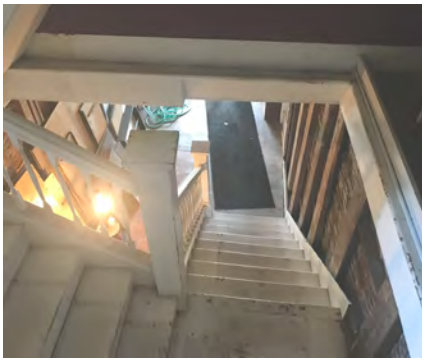
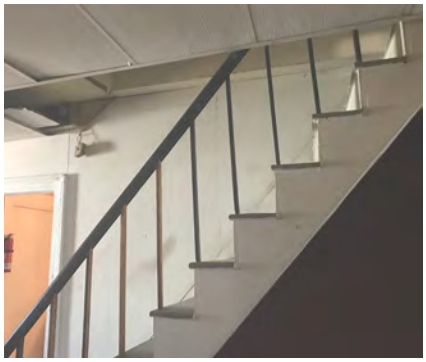
Suggested solution: We would recommend a new floor structure be built over the existing. We could design a TJI floor system that could clear span over the existing. Once the new floor system is installed the appropriate fire separation can be put in place. The roof structure and wall construction is in fair condition.

BUILDING CONDITIONS ASSESSMENT

INTERIOR: SECOND FLOOR



3. The second floor walls and roof construction housing the existing Inn rooms are in fair condition, but there is a lot of water damage on the ceiling from a leaky roof. The exposed electrical wiring should be inspected and covered. The floor itself is slanted in multiple directions. The main stairs are in need of replacing and the attic stairs should be removed.

Suggested Solution: The first priority for the building should be installing proper emergency egress for the occupants. We are strongly suggesting you install emergency lighting' and exit signs, as well as a whole building interconnected centrally monitored smoke detection systems. We would also recommend the stairs be built at a minimum head protection and caution signage for the stair.

BUILDING CONDITIONS ASSESSMENT

BASEMENT

1. The only portion of the basement we were able to get in had a very low ceiling with a dirt floor and stone walls. The basement had water pools in multiple areas and visible mold. Some of the pipes were insulated and at the time we could not see if they could be asbestos wrapped or not.

Suggestion: The basement should be cleaned out and further evaluation should be done to prevent water infiltration. Mold remediation should is also recommended.

PROGRAM

Floor Level	Zone	Existing Square Footage	Proposed Square Footage	Comments
Basement				
	Tall Crawl Space	650	-	Height limits potential use
First Floor				
	Vestibule	35	-	Second set of doors will need to be removed to create compliant accessible clearance/
	Main entry and stair	220	300	Existing stair will need to be rebuilt and lift needs to be added
	Utility Room	80	150	Existing room will need to be increased and have access from the outside for sprinkler system.
Second Floor				
Guest Rooms				
	Room 1	100	300 ea.	All rooms will have an average size of 300 gross square feet with private bathrooms
	Rooms 2-7	180 ea.		
	Rooms 8 and 9	220 ea.		
	Room 10	450		
	Bathrooms	180 Total	40-80 ea.	All rooms will have private bathrooms
	Laundry and Kitchen	170	100-150	
	Circulation	590	700-900	Existing halls are tight and accessible. Will need to be widened throughout.
Storage				
	Space One	840	-	Space over kitchen - will become bedrooms or lobby space
	Space Two	800	-	Space over rear retail - below has been restored.

DESIGN CONCEPTS
INTRODUCTION

Design Goal:

The overall approach will improve the durability and accessibility throughout the building. We worked to give more floor area to the guest rooms rather than the circulation and storage. The following designs help to improve the space of each bedroom and bathroom as well as improving the egress throughout the second floor.

Design Considerations:

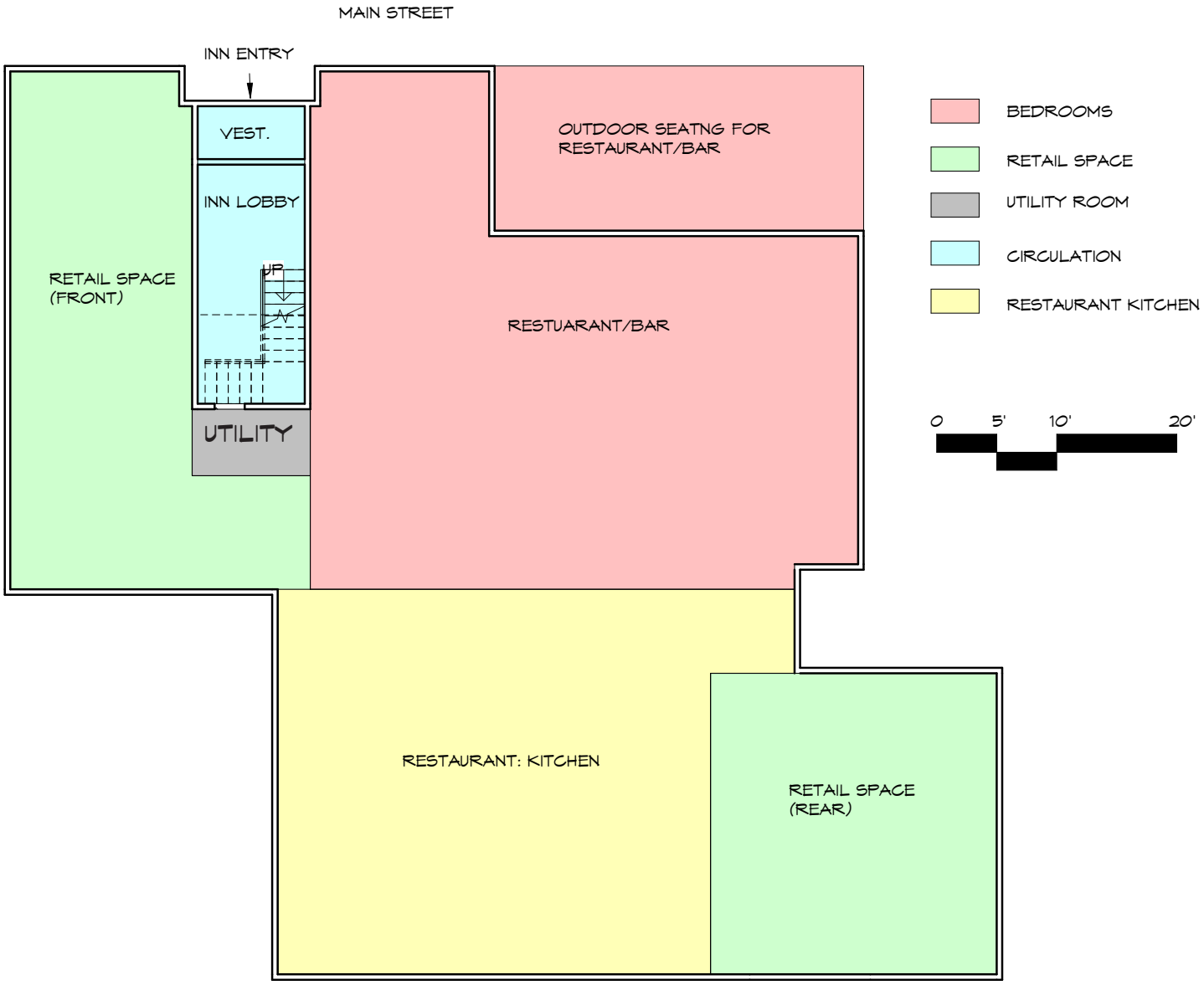
- Locate guest rooms for visibility from the road
- Provide services, linen storage and vending in a central location
- Most of the guest bathrooms should be back to back to reduce plumbing distances
- Locate handicap accessible guest room adjacent to lift.
- Guest room finishes to be appropriate for the look and feel of the location.
- Interior Design: different literature themes (possible)
- Carpet and wood floors are appropriate with tile floors in restrooms

Typical Guest room Sizes as per *2011 Planning and Programming a Hotel Cornell University*:

Motel/Economy Hotel: 420 Gross Square Feet
Urban Business Hotel: 650 Gross Square Feet
Resort Hotel: 780 Gross Square Feet

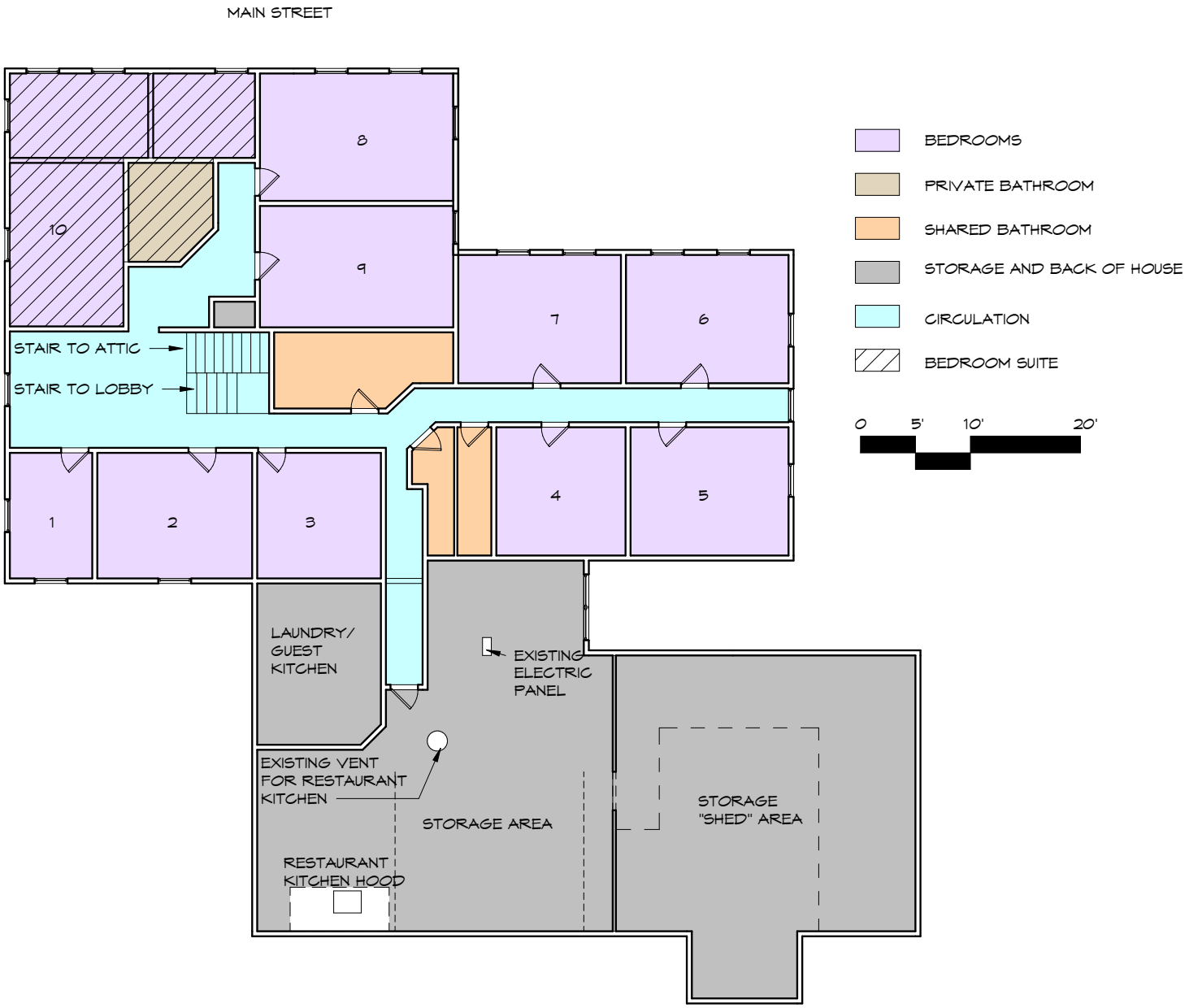
EXISTING DRAWINGS

FIRST FLOOR



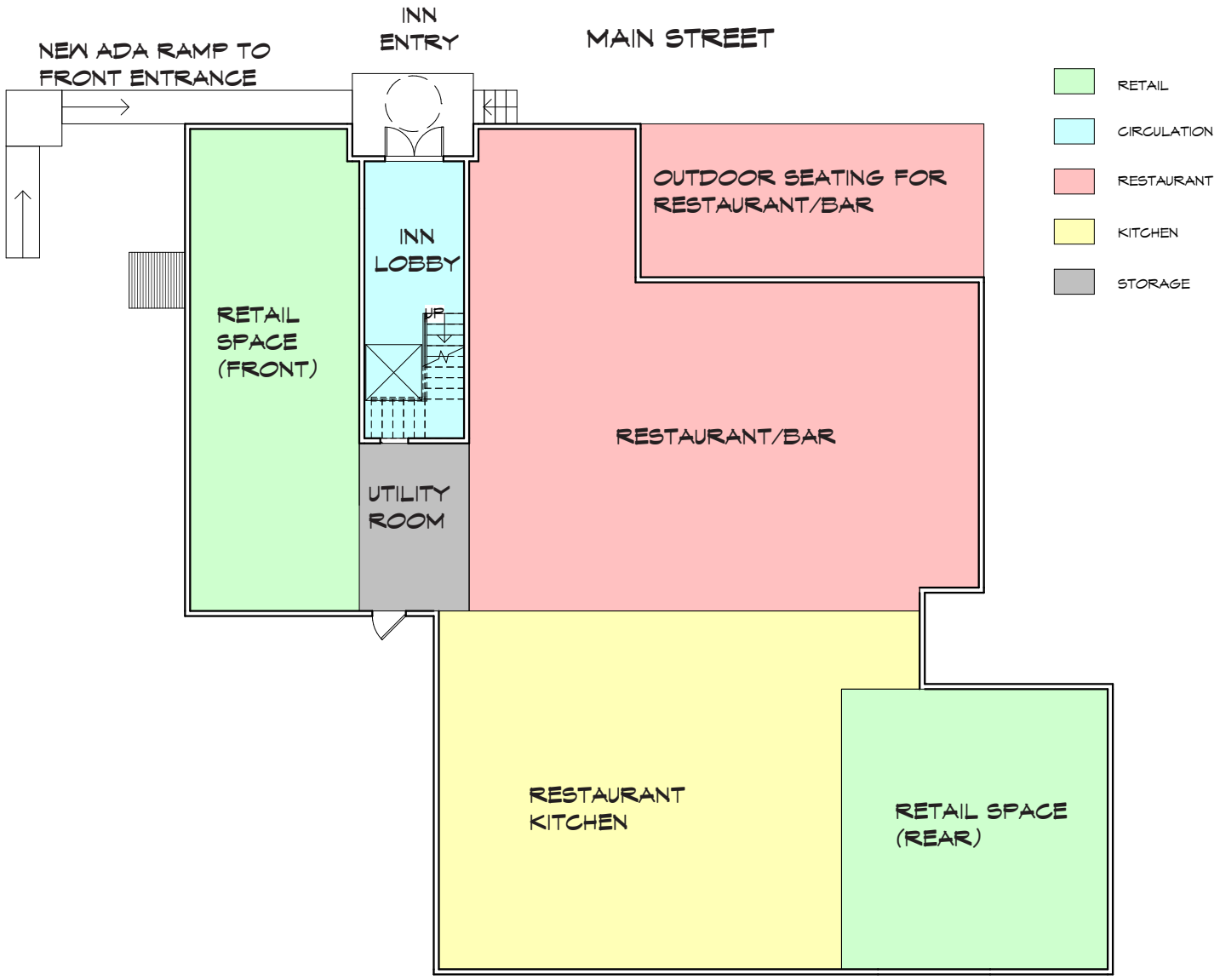
EXISTING DRAWINGS

SECOND FLOOR



DESIGN CONCEPTS

FIRST FLOOR



A majority of the first floor is dedicated to the restaurant and retail. Our focus is primarily with the second floor and Inn functions. To improve the overall function of the Inn, we would provide an accessible ramp from the existing parking lot. Within the existing lobby space, we would build a new stair with an accessible lift to the second floor. The existing utility room would need to be enlarged and access from the exterior will need to be added. The new enlarged utility room can house the new boiler and sprinkler for the building as well as access to the basement.

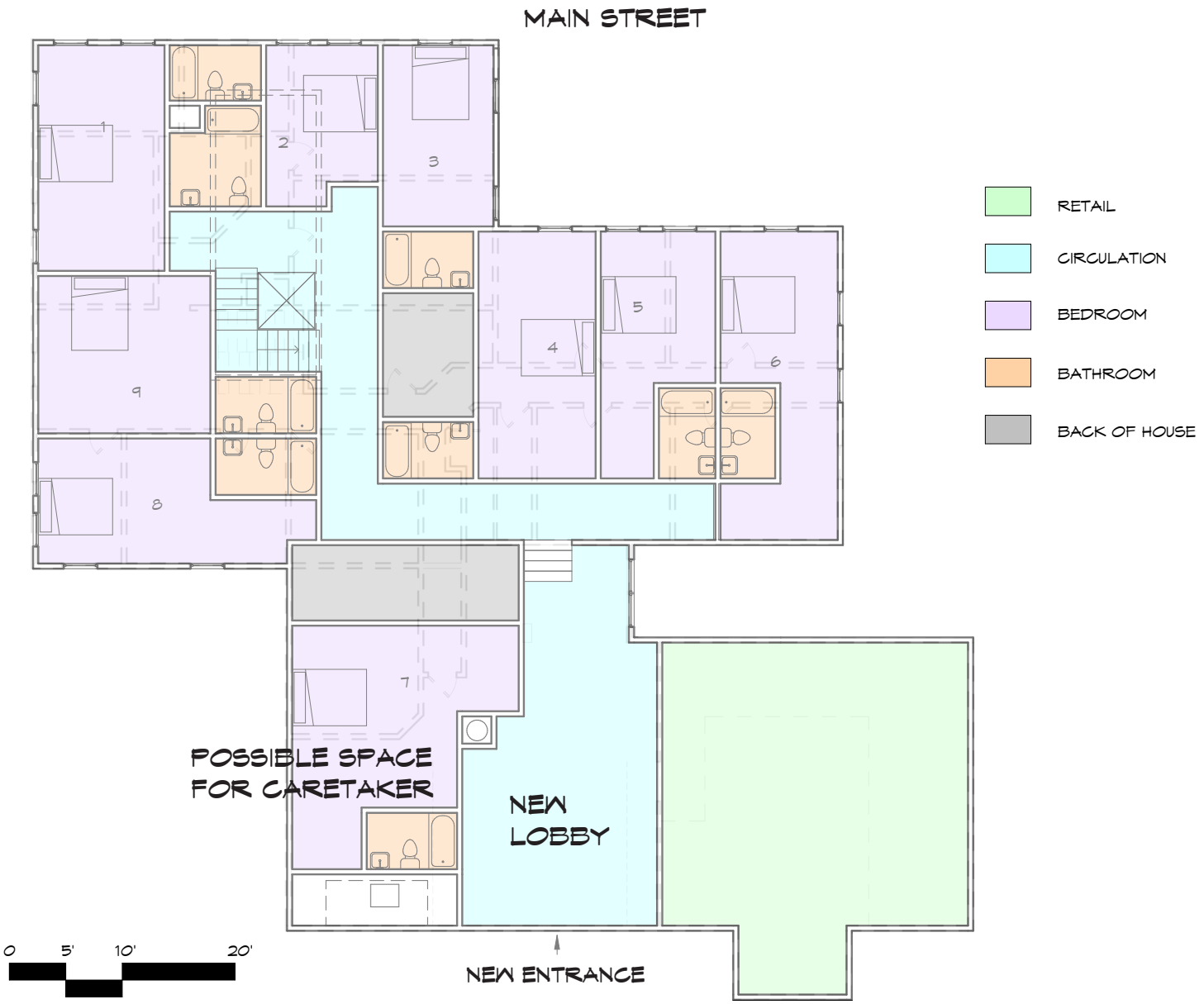
DESIGN CONCEPTS

SECOND FLOOR: OPTION A

Option A creates 9 individual rooms, each with private bathrooms. The stairs from the lobby will remain in the same location and direction while a new lift will also be provided for handicap accessibility. All hallways will widen to a standard width of five feet throughout. A new emergency exit with an outdoor stair is added. The common back of house functions such as laundry, kitchen and linen storage is centralized. Within the design, the existing storage area will be converted into two large private rooms. These rooms can only be built after a new floor is built over the existing. The remainder of the second floor can be a new retail space with access from the lower and/or upper level.

DESIGN CONCEPTS

SECOND FLOOR: OPTION B



Option B also creates 9 individual rooms with private bathrooms. This approach flips the stair to improve the circulation of the second floor. With this design, we created a second entrance which also acts as an egress exit at the rear of the building. This will help incorporate a drop off point for guests and also creates a larger lobby. The lobby is located in between a room and retail space. The room next to the lobby has the option to become a caretaker's apartment if needed and the retail space can stand alone or work with the hotel. If there is a caretaker, only eight rooms will be available for guests instead of nine.

DESIGN CONCEPTS

SECOND FLOOR: OPTION C

Option C creates 9 individual rooms with private bathrooms. This approach flips the stair to improve the circulation of the second floor. Back of house services including laundry and linen storage is centralized. This layout adds an exterior stair for a second egress exit. After the floor is re-framed and the space is insulated, two rooms are added to the rear of the building. The existing shed storage area can become a retail shop.

PLANNING BUDGET
GENERAL REPAIR

Mechanical	
Fire and Smoke Detection System	$8,000
Emergency lighting and exit lights	$2,000
General Electrical Inspection	$500
General Electrical upgrades	$5,000
Heating system - Service	$1,200
Roof and gutter repair	$8,000
Exterior	
Exterior siding repair	$4,000
Remove and replace existing siding	$45,000
Remove and replace existing roofing	$40,000
Repair existing fascia and soffits	$20,000
Foundation parging and exterior concrete repair	$15,000
First Floor	
Front Entry finish and masony stair repair	$6,000
Second Floor	
Original Shed Structure - Demo and rebuild	$80,000
Timber Frame	
….Kichen hood fire seperation	$3,000
….New floor structure	$25,000
Basement	
Clean and insulate the basment	$35,000
Budget prior to starting alterations	$297,700

PLANNING BUDGET
DESIGN ALTERATIONS

New Alterations

1	General Conditions	$195,500
2	Site work	$25,500
3	Demo / Abatement	$65,500
4	Interior Rough Framing	$85,500
5	New interior Stair	$9,500
6	New Exterior Egress Stair	$13,500
7	ADA Access Ramp	$8,500
8	Inteior ADA Compliant lift	$15,500
9	Rough MEP	$142,500
10	Sprinkler System	$80,000
11	Plumbing, Lighting, and HVAC finish work	$81,500
12	Insulation	$43,500
13	Gyp and Paint	$45,500
14	Finish Floors	$36,500
15	Interior Trim, Doors and Hardware	$62,500
16	Budget for possible design alterations	$911,000
17	Soft Costs	$120,700
	Total Alterations Cost	$1,329,400
	Total Potential Project Cost	$1,627,100

Note: Potential Project Cost includes the cost for general repairs and all design alterations.