Gunter Hotel – 205 East Houston Street, San Antonio, TX

Itemized List of Expected Work

Item 2: Site

- The bi-level parking garage will receive new metal screens

Item 3: Exterior Materials

- Exterior brick, terracotta, and stucco to be cleaned, repaired and retained
    - Spot pointing will occur at brick and terracotta elements
- Cornice metal repainted to match existing color
- Railing cleaned and repaired at second floor balcony
- Balcony flagpoles cleaned and painted
- Relocation of copper downspout
- Exterior lighting to be cleaned

Item 4: Entrances and Storefronts

- Existing entrances and storefronts to be retained and repaired
- One new single-leaf entrance added to the south elevation

Item 5: Windows

- Existing windows will be retained and repaired
- French doors along facade will be restored

Item 6: Signage

- New signage is proposed on the hotel
- New awnings will be located above the M.O.H commercial tenant

Item 7: Roof

- Install new TPO roof
- Rooftop Gunter Hotel Signage updated

Item 8: First Floor

- Finishes updated in the lobby, restaurant, Bar 414, and meeting room, restrooms
    - Historic plaster, floors, and features retained
- New golf lounge created in existing commercial unit
- New Paris Baguette bakery created in existing non-historic meeting room
- New bar extended into the double-height lobby space
- Back-of-house kitchen renovation

Item 9: Second Floor

- Existing floorplan to be retained
    - Historic plaster retained
- Updated finishes in the corridors, ballroom, meeting rooms
- Sheraton club converted to extension of Bar 414 and new recording studio

Item 10: Third Floor

- Existing floorplan to be retained
    - Historic plaster and columns retained
- Updated finishes in the corridors, meeting rooms, fitness center, restrooms
- Expansion of fitness center with new restrooms added outside of fitness center
- Updated pool finishes
- Retain existing offices

Item 11: Fourth through Twelfth Floors

- Corridors to receive new finishes but retain floorplan
- Elevator lobbies to be retained with updated finishes
- Guestroom locations to be retained with new finishes and interior configurations

Item 13: Interior Circulation

- Stairs will be retained and repaired
- New carpet treads and risers proposed at certain locations
- Elevator operations equipment updated
- Exterior doors, push buttons, and dials will be finished with brass finish

Item 14: Fire Life Safety

- System repaired as necessary
- New fire panel and devises installed
- New smoke curtains installed at the basement and third floor stairs

Item 15: Electrical

- Upgrades to existing electrical systems and internet/phone upgrades
- New audio speaker systems, phone, internet system
- New security cameras

Item 16: HVAC

- Existing HVAC will be updated
- New exhaust fans
- Equipment to be installed at the fourth floor rooftop

Item 17: Plumbing

- Upgrades to existing plumbing including new hydronic boilers, chiller pumps, generator, and recirculation pumps in utility spaces