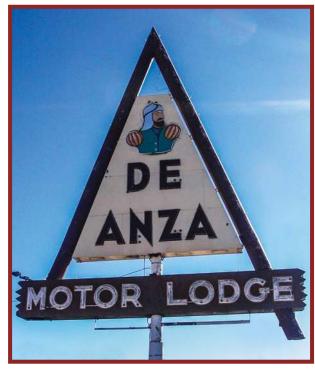
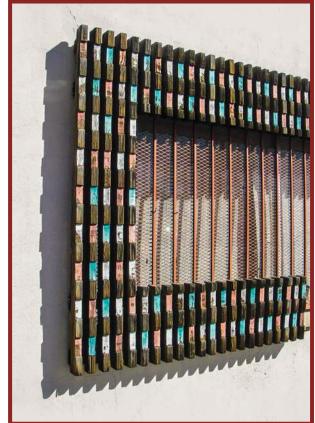
City of Albuquerque Facility Condition Assessment De Anza Motor Lodge

2014 REPORT











CHERRY/SEE/REAMES ARCHITECTS, PC

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August 05, 2014

www. cherry see reames. com

Acknowledgements

COA Facility Condition Assessments

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1.0 Executive Summary

As the City of Albuquerque (COA) On-Call Architects, Cherry/See/Reames Architects, PC (CSR) was asked to evaluate the DeAnza Motor Lodge (DML). The DeAnza Motor Lodge was built in 1939 by a prominent trader at Zuni, named C.G. Wallace. The motor lodge is located on a 2.5 acre site consisting of eight buildings with six one-story buildings forming a U-plan and two two-story buildings. The buildings were built in the Spanish-Pueblo Revival Style with additions and alterations done in the mid-1950s. It remained listed as an American Automobile Association approved accommodation until the early 1990s. Following Wallace's death in 1993, the motel was sold and then resold. Although it has fallen into some disrepair, the DeAnza is recognized as one of the best remaining examples of a mid-20th century motel along Route 66 in New Mexico and is closely associated with Wallace's widespread reputation as a leading Indian trader.

In 2004 it was named a City Landmark and is on the State Historic Register. The City of Albuquerque acquired the property and advertised for an RFP in 2010 to select a developer. Since that time the property has undergone more structural damage and the City has requested that a Capital Needs Assessment be performed in order to bring it to minimal Health, Safety and Welfare standards, stabilize the deterioration, and see if it is a viable property for residential use. The property is located at the corner of Central Avenue and Washington and fenced in with a 24/7 security guard on duty. Flat roofs with parapets are now leaking and causing serious damage to the interiors of the building. Holes in the perimeter of the building have also allowed assorted wildlife to inhabit the buildings, causing further damage, creating a hazard, as well as unpleasant odors.

A facility conditions assessment was conducted during the Winter of 2013 through early Spring 2014 by CSR. The assessment team consists of CSR evaluators, Structural Engineers, Environmental Consultants (by separate contract), Electrical/Mechanical/Plumbing Systems Engineers and a COA representative.

BACKGROUND:

1. The COA requested the services of CSR for facility assessments to determine the extent of damage, and cost of repair to help prioritize for future work scope and capital requests.

SUMMARY OF SCOPE:

1. Perform one (1) site visit for each facility – total of eight (8) buildings. (Structural/Mechanical/Electrical Engineering consultants were requested for evaluation services of all eight buildings as well as Environmental Consultants under a separate contract.)



- 2. Process data notes, plan comments and photos, including research and review List of Conditions previously described by Integrated Design and Architecture and other previous documentation.
- 3. Provide a report with professional assessment of existing conditions, damage and an Architect's construction cost estimate based upon site and floor plan and appropriate unit costs. The cost information will include two levels of information the MACC and Total Project Cost. It will also list projects according to scope described below:
 - Stabilize condition of structure to prevent further deterioration from weather, animals, foot traffic.
 - Provide minimal Health, Safety, Welfare standards in accordance with ADA and IBC.
 - Review project with the State Historic Preservation Office.
 - Provide Mechanical, Electrical and Plumbing assessments to determine extent of system upgrades.
 - Provide special consideration for accessibility, climate control, and repair for Zuni tribal murals.
- 4. Included two review meetings to establish recommendations and prioritize projects in accordance with COA requirements.

APPROACH:

The information collected has been analyzed and processed into various preservation and rehabilitation projects for the COA to consider. The intent of this breakdown is to produce a report which catalogues a variety of building condition factors, prioritize the projects required and reflect the associated costs. The COA will use this report to determine the scope of work that will be pursued and to help allocate funds for these projects.

Below is a breakdown of the method used for prioritizing future work. The projects and sub projects have been broken down into three categories, **Stabilization**, **Exterior Envelope / Historic Improvements** and **Improvements for Occupancy**. The descriptions for each category are as follows:

A. Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Projects identified under this category included:

- Repair joists and re-deck floors;
- Repair/reframe walls at AC Unit openings, roof leak areas or fire damaged areas;

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- Re-roof entire roof area, repair joists, repair parapet walls, remove asbestos, replace scuppers and downspouts;
- Removal of interior finishes, abate or clean mold;
- Removal of mechanical, electrical and plumbing systems;
- Removal of asbestos containing materials; and
- Boarding up of exterior openings for security and weather protection purposes.
- Repair/repaint metal fencing, remove chain link fencing with barbed wire
- Site drainage study with survey

B. Exterior Envelope/Historic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior envelope/historic improvements will need the Landmark and Urban Conservation Commission (LUCC) and the New Mexico State Historic Preservation Office (NM SHPO)'s approval before any of this work can proceed. These are items deemed historically significant and will need protection. The completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation Certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Projects identified under this category included:

- Remove/refurbish/replace windows, replace missing screens, weather strip around windows;
- Remove/replace exterior wood/metal doors and frames and hardware;
- Patch/repair, re-stucco;
- Repair and power-wash stone work;
- Rebuild/repair/refurbish wooden window grills;
- Refurbish pool, surrounding deck, new cover and fencing;

C. Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by the LUCC, NM SHPO and NPS to ensure conformance with the Standards.



Projects identified under this category included:

- ADA Accessibility, adding a 20ft ramp, widening one exterior door and two interior doors, replacing door hardware (without doing a code analysis for the entire site and assuming replacing the motel usage, we allotted for one ADA accessible unit per building);
- Add an elevator to Building D for access to the basement;
- Install a door opener in Building E for ADA access to the lobby;
- Furr-out exterior walls and insulate, add insulation under roof, under floor and install backup windows for energy efficiency;
- Remove/replace interior wood/metal doors and frames and hardware;
- Replace finishes at floors, walls and ceilings in all spaces;
- Replace cabinetry in Building E;
- Upgrade mechanical, electrical and plumbing systems;
- New asphalt paving and striping;
- Clean, grub and re-landscape planters, trim trees around site

LIMITATIONS:

- 1. The COA provided PDF Drawings for the site. Areas and measurements are based on those acquired from the PDF Drawings. A new design was not given for estimating the rehabilitation work. It was assumed that the motel units would be renewed as they exist.
- 2. No Building Manager survey/questionnaire was completed for this project.
- 3. The assessment of damaged Structural elements is based on visible damage only. Selective demolition would be required to uncover the full extent of structural damage and this was not implemented on this project.
- 4. Mechanical, Electrical and Plumbing (MEP) equipment information is limited to what was observed by the CSR evaluator & MEP Engineers during the site visit. Existing conditions that have been recorded are based on visible inspection. Selective demolition would be required to uncover the full extent of MEP conditions and this was not implemented on this project.
- 5. Water Damage recorded is based on visible damage only. Selective demolition would be required to uncover the full extent of damage and this was not implemented on this project.
- 6. Fire Damage recorded is based on visible damage only. Selective demolition would be required to uncover the full extent of damage and this was not implemented on this project.
- 7. Once the drainage study and survey are completed for the site, additional grading work or drainage pipe systems will need to be added to remediate ponding areas in certain locations. Cost information is not included for these items because the extent of work is not known.
- 8. Restoration of the Zuni murals or the exterior building murals are not included in the cost information.



DELIVERABLES:

Facilities Condition Assessment Report including narrative and project estimates for work to be accomplished including a time priority for phasing.

Four reproducible hard copy binders, each with a CD containing an electronic version of the report, site evaluation photos, COA provided building plans, any other miscellaneous information provided.

1.1 List of Facilities

700 – DeAnza Site

701 – Building A: (Southeast Corner)

702 – Building B: (East Side)

703 – Building C: (Northeast Corner)

704 – Building D: (Center of Site)

705 – Building E: (Center South Side)

706 – Building F: (Northwest Corner)

707 – Building G and Café: (Southwest Corner)

1.2 Goals

The COA goals for this assessment are:

- Identify health & safety issues on the site and in the buildings.
- Estimate abatement of materials containing asbestos, lead and any other toxic chemicals.
- Estimate extent of structural repair required to stabilize the structures.
- Assess existing mechanical, electrical and plumbing systems to estimate extent of system upgrades required.
- Estimate extent of weatherproofing required to prevent any further damage to the buildings.
- Identify the noncompliant accessibility features of buildings and site routes.
- Categorize corrections of the deficiencies in a manner that allows the COA to sort the information and make decisions about how to proceed with improvements.

1.3 Identification of Capital Improvement Projects

All of the buildings had deficient elements under some or all of the items listed below:

- Interior Floors
- Interior Walls
- Exterior Walls
- Roof and Parapet
- Interior Doors
- Exterior Doors & Windows
- Interior Remediation
- Interior Repairs and Finishes

- Exterior Repairs and Finishes
- Accessibility
- Energy Efficiency
- Mechanical, Plumbing and Electrical Systems
- Structural Elements
- Site & Landscape



1.4 Capital Improvements Projects Total

	A.	В.	C.	D.	
	Stabilization	Exterior Envelope/Historic Improvements	Improvements for Occupancy	Projects for Future Improvements	Building Total
Facility					
Building A	\$183,446	\$219,618	\$583,706	-\$137,639	\$849,131
Building B	\$218,540	\$247,052	\$591,947	-\$132,829	\$924,710
Building C	\$337,996	\$361,845	\$909,740	-\$192,659	\$1,416,922
Building D	\$519,015	\$728,911	\$2,235,633	-\$639,558	\$2,844,001
Building E	\$197,141	\$236,182	\$638,828	-\$181,483	\$890,668
Building F	\$318,038	\$343,854	\$776,189	-\$232,416	\$1,205,665
Building G	\$451,906	\$472,607	\$1,352,792	-\$250,158	\$2,027,147
Site	\$62,281	\$83,558	\$123,953	-\$128,627	\$141,165
Approach					
Total	\$2,288,363	\$2,693,627	\$7,212,788	-\$1,895,369	\$10,299,409

An additional column was added, Column D – Projects for Future Improvements, not necessarily needed at this time and could be added at a later date. These projects pull out the following from the previous categories A, B, and C work:

(A)

• Repair/repaint metal fencing, remove chain link fencing with barbed wire;

(B)

- Patch/repair, re-stucco;
- Repair and power-wash stone work;
- Rebuild/repair/refurbish wooden window grills;
- Refurbish pool, surrounding deck, new cover and fencing;

(C)

- Replace cabinetry in Building E;
- Add an elevator to Building D for access to the basement;
- Install backup windows for energy efficiency;
- New asphalt striping

This process of categorizing the work allows comparison of work between buildings. Please see individual building reports for totals and breakdowns.



2.0 Using This Report

The identified projects were coded in many ways to support analysis of the information. Section 2 explains the definitions of coding of projects to allow sorting information in the following categories:

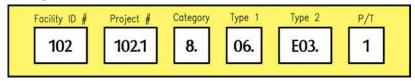
- Type of project (categorized according to project types such as parking and ramping, exterior door, restrooms, signs, etc.)
- Level of difficulty of making the improvement
- Priority/Timing (a building's level of decline and public use)

2.1 Capital Project Coding

All capital improvement projects (CIPs) are included in a computerized database. Each project has a unique number that consists of the facility ID number, a project number, and a series of project codes. This coding system allows sorting on several levels for reporting, analysis and long-range capital planning.

Project code numbers define each project by facility number, project number, category of work, type of work, priority timeframe for work to be accomplished, level of difficulty for that project and/or demand level to do the work.

Figure 2.1: Coding



2.1.1 General Coding

The **Facility ID Number** is a unique facility identification number assigned by CSR for each facility.

See 1.1 List of Facilities.

The **Project Number** is a sequential project listing number that, together with the Facility ID Number, provides a unique number for each individual recommended CIP.

The **Category Number** is a broad category that defines a general issue such as growth, health/safety or ADA compliance.

- 1. Growth
- 3. Health/Safety
- 4. Facility Renewal

- 6. Code Compliance
- 7. Maintenance
- 8. ADA Compliance



Note: The category numbers are from a general database used for a multitude of projects. Only applicable categories are shown, 2 and 5 are unrelated and not used in this report.

The **Type 1 Code** is the general work type such as addition, renovation, site improvement, etc.

00. Issues	09. Replacement
02. Addition	12. Planning/Design
04. Renovation	13. Other
05. Refurbishing	14. Engineering Studies
06. Site Improvement	15. Technology Infrastructure
08. Cyclical Renewal	

Note: An **Issues** sheet describes a situation that is not estimated but is necessary to document for decision-making purposes. An Issue sheet is for information **only**.

Note: 01, 03, 07, 10, 11 are unrelated and not used in this report.

The **Type 2 Code** represents a more specific work classification under general and specific building categories, such as "C09 Restrooms" found under "Interior."

A.	Systems	C.	Interior	D02	Surfaces
A01	General	C01	General	D03	Canopies
A02	Structural	C02	Floors	D04	Roofs
A03.1	Mechanical	C03	Walls	D05	Other
A03.2	Electrical	C04.1	Ceilings		
A04	Plumbing	C04.2	Lighting	E.	Site
A05	Security	C05.1	Finishes	E01	General
A06	Technology	C05.2	Painting	E02	Landscaping
A07	Other	C06.1	Doors	E03	Paving/Parking
A08	Energy	C06.2	Windows	E04.1	Walls
A09	Emergency (Fire)	C07	Furnishings	E04.2	Fences
		C08	Hardware	E05	Drainage
В.	Code Issues	C09	Restrooms	E06	Playgrounds
B01	General	C10	Fixtures	E07	Site Utilities
B02	Asbestos			E09	Other
B03	Arch. Barriers	D.	Exterior		
B04	Other	D01	General		

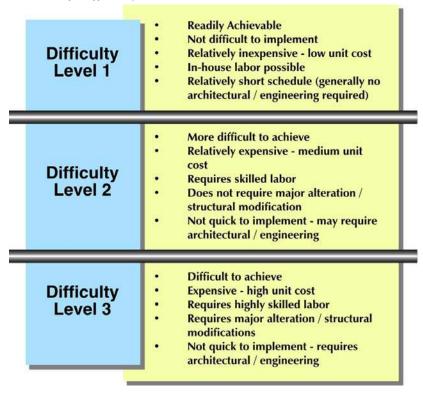
The **P/T** Code represents the priority/timing in which a project is recommended to be completed in. Projects which have Health & Safety issues will always be category 1, Immediate to 1 Year. ADA, Code and other projects **P/T** are determined by current conditions of the building, need as expressed by the City and other considerations.



2.1.2 Level of Difficulty Coding

Capital Improvement Projects are also coded with a level of difficulty (to implement). The difficulty levels represent work ranging from relatively inexpensive and easy to implement (Level 1) to projects that are relatively difficult and expensive to achieve and may involve major alterations and structural changes (Level 3). The following figure defines the elements of each difficulty level.

Figure 2.1.2: Levels of Difficulty



2.2 Capital Project Cost Estimates

CSR developed construction cost assumptions for the range of capital projects typically found in public institutions. These cost assumptions were derived from a number of sources including CSR history, *RS Means*, engineers, planning consultants, contractors, product & materials representatives, industry cost guides and the recent cost history of implementing similar projects in New Mexico public schools and COA public institutions. Costs are based on probable cost of construction estimates for the state of New Mexico through the first and second quarter of 2013.

2.2.1 Levels of Estimates

Two levels of estimates are provided on the project sheets. See *Figure 2.2.1.2*, *CIP Sheet*; refer to the lower center / right area of the sheet.



2.2.1.1 Maximum Allowable Construction Cost (MACC)

Represents the actual dollars available for construction of a particular project and includes:

- Labor and materials
- General contractor overhead and profit
- Any fees
- Design or means and method contingency allowance
- A database multiplier for anticipated inflation through 2014.
- The adjustment factor allowing the evaluator to modify a standard unit cost for unusual circumstances

An increase of the unit cost values has been made assuming that many of the projects will be done by small job orders or by in-house forces over a protracted time period. This small project approach can increase costs by eliminating bulk buying advantages, etc.

2.2.1.2 Total Project Cost (TPC)

This number is the total cost to COA to implement the project. TPC includes the additional costs of:

- Architects, engineers, or job order fees
- Contingencies for expanded scope
- COA project administration costs
- Taxes

The following page shows an illustration of a typical project sheet. The costs are shown as unit cost, subtotal cost, MACC, and Total Project Cost. One can multiply the unit value times the adjustment factor, times the unit cost to equal the subtotal value. The database assigns a multiplier to the coding for a project. This multiplier is then multiplied by the subtotal value to equal the total project cost.

* An inflation factor of 4.0% per year should be added to calculate the Total Project Cost for projects with a P/T factor of 2 or higher. For Example:

Refer to Figure 2.2.1.2 below: Projecting into the future 2-3 years, the TPC of \$3,036 would need to be multiplied by 1.04 to determine the approximate price in two years of \$3,157 and then again by 1.04 for the price in three year of \$3,283.

2.3 Aerial Site Composite Plans

Reference the project aerial site composite site plan for locating ambiguous project areas.

2.4 Appendix

Discs to include report pdfs, evaluation photos, COA provided building plans, and an aerial composite site plan showing deficiencies, and supplementary reports provided by the engineers.



Figure 2.2.1.2: Example CIP Sheet

Facility Building G ID 707 Project Number 707.1 Category 3. Health/Safety Type 1 05. Refurbishing Type 2 C02. Floors P/T 1. Immediate (Year 1) Difficulty: Difficulty Level 2: More Difficult to Achieve Re-deck floor, repair joists

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	1,858.0	SF	1.00	\$17.81	\$33,091
Maximum Allowable Construction Cost						\$33,091	
Total Project Cost						\$44,342	

220 gold avenue sw, albuquerque, nm 87102 505-842-1278 fax 505-766-9269

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Figure 1





CIP List of Projects for 700 DeAnza Site

Proj. No.	Code	Project Name	MACC	Total Project Budget		
A. Stabilization	ı					
<u>700.3</u>	4.05.E04.2.2.	Fencing	\$31,591	\$42,332		
<u>700.4</u>	4.05.E05.1.	Civil Work/ Grading Near Building D	\$14,887	\$19,949		
Total Budget for A. Stabilization						
B. Exterior Env	velope / Historic Impro	ovements				
<u>700.5</u>	3.05.E09.2.	Refurbish Pool	\$62,357	\$83,558		
Total Budget fo	or B. Ext. Env./Hist. In	np.		\$83,558		
C. Improvemen	nts for Occupancy					
<u>700.1</u>	4.06.E03.3.	Asphalt Paving	\$45,267	\$57,715		
<u>700.2</u>	4.06.E02.2.	Landscaping	\$51,952	\$66,238		
Total Budget for C. Improvements for Occupancy						



De Anza Motor Lodge Evaluations

DeAnza Site

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 0 GSF

Site acres:

Date Facility Opened: 1939









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora, Rebekah Bellum; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

The site is a full City block bounded on the north by Copper Avenue NE, the east by Washington Street NE, the south by Central Avenue NE and the west by Graceland Drive NE. The entrance to the site is at the corner of Washington and Central.

The entire motor lodge is fenced in with a combination of metal fencing, building walls, half walls with metal fencing on top and chainlink fencing with barbed wire on top. The metal fencing has been damaged next to the cafe and needs to be repaired. Replace the chainlink/barbed wire fencing with taller decorative metal fencing to match existing.

On site, the majority of the property is paved, either with asphalt or concrete. There are small planters located adjacent the buildings with low growing shrubs and small trees. The planters have an abundance of animal scat in them. They will need to be cleaned and grubbed and relandscaped. Trees along Graceland are littering the rooftops with branches and leaves and will need to be pruned.

The asphalt is cracked, with grasses growing up through it. It needs to be repaved and restriped. The sidewalks are uneven in some areas, do not allow for handicap access because of change in elevations. The will need to be addressed when the building occupancy is decided.

There are some drainage issues apparent at Building D where water drains towards the building on the north end. Also, the building drains into the inner alleyway and does not appear to have any place to go. A drainage study should be done to address this.

The kidney shaped pool has been deemed historically significant and will need to be refurbished and protected. The low metal fence surrounding it is not enough deterrent to keep animals or people out so a cover needs to be secured over it.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for



the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO), and NPS to ensure conformance with the Standards.



CIP List of Projects for DeAnza Site

Option	Project No.	Code	Project Name	MACC	Project Budget
C	700.1	4.06.E03.3.	Asphalt Paving	\$45,267	\$57,715
C	700.2	4.06.E02.2.	Landscaping	\$51,952	\$66,238
A	700.3	4.05.E04.2.2.	Fencing	\$31,591	\$42,332
A	700.4	4.05.E05.1.	Drainage Study/Site Survey	\$14,887	\$19,949
В	700.5	3.05.E09.2.	Refurbish Pool	\$62,357	\$83,558
			Total of Project Budgets	\$206,053	\$269,792



Facility DeAnza Site	ID 700 Project 700.1
Category 4. Facility Renew al E03. Paving/Parking	Type 1 06. Site Improvements 3. 4-5 years
Type 2 Difficulty: Difficulty Level 2: More Difficult to Achiev	

Project Name

Asphalt Paving

Project Description

The asphalt is cracked, with grasses growing up through it. It needs to be repaved and restriped.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Clean, recoat, seal asphalt paving	1.230	5,214.0	SY	1.00	\$8.27	\$43,120
2	Parking space striping	1.240	100.0	Space	1.00	\$21.47	\$2,147
Maximum Allowable Construction Cost							\$45,267
Total Project Cost							\$57,715

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility	DeAnza Site	ID 700	Project Number	700.2
Category	4. Facility Renewal	Type 1 06. Site Improvements		
Type 2	E02. Landscaping	P/T 2. 2-3 years		
Difficult	Difficulty Level 1: Readily Achievable			

Project Name

Landscaping

Project Description

There are small planters located adjacent the buildings with low growing shrubs and small trees. The planters have an abundance of animal scat in them. They will need to be cleaned and grubbed and relandscaped. Trees along Graceland are littering the rooftops with branches and leaves and will need to be pruned.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Clean, grub, planters - relandscape	1.310	3,300.0	SF	1.00	\$3.22	\$10,626
2	Clean, grub - re-landscape	1.310	11,716.0	SF	1.00	\$3.22	\$37,726
3	Crown cleaning, hazard removal	0.000	8.0	Each	1.00	\$450.00	\$3,600
Maximum Allowable Construction Cost							\$51,952
Total Project Cost							\$66,238

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility DeAnza Site	ID 700 Project Number	00.3
Category 4. Facility Renew al	Type 1 05. Refurbishing	
Type 2	P/T 2. 2-3 years	
Difficulty: Difficulty Level 1: Readily Achievable		

Project Name

Eonoina			
Fencing			
1			

Project Description

The entire motor lodge is fenced in with a combination of metal fencing, building walls, half walls with metal fencing on top and chainlink fencing with barbed wire on top. The metal fencing has been damaged next to the cafe and needs to be repaired. Replace the chainlink/barbed wire fencing with taller decorative metal fencing to match existing.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Repair/repaint metal fencing	1.351	410.0	LF	1.00	\$48.91	\$20,053	
2	Remove chainlink fencing with barbed wire	1.350	620.0	LF	1.00	\$18.61	\$11,538	
Maximum Allowable Construction Cost								
Total Project Cost								

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility DeAnza Site	ID 700	Project Number	700.4
Category 4. Facility Renewal Type 2 E05. Drainage	Type 1 05. Refurbishing P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name Civil Work/ Grading near Building D			

Project Description

There are some drainage issues apparent at Building D where water drains towards the building on the north end. Also, the building drains into the inner alleyway and does not appear to have any place to go. A drainage study should be done to address this.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1 Drainage Study w/Survey	0.002	2.2	Acre	1.00	\$6,892.25	\$14,887	
Maximum Allowable Construction Cost							
Total Project Cost							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility DeAnza Site	ID 700	Project Number	700.5
Category 3. Health/Safety Type 2 E09. Other	Type 1 05. Refurbishing P/T 2. 2-3 years		
Difficulty: Difficulty Level 2: More Difficult to Achiev	ve		
Project Name Refurbish Pool			

Project Description

The kidney shaped pool has been deemed historically significant and will need to be refurbished and protected. The low metal fence surrounding it is not enough deterrent to keep animals or people out so a cover needs to be secured over it.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Refurbish pool	0.000	500.0	SF	1.00	\$38.00	\$19,000
2	New cover	1.665	500.0	SF	1.00	\$48.82	\$24,410
3	Refurbish deck	1.155	900.0	SF	1.00	\$12.90	\$11,610
4	Refurbish fence	1.351	150.0	LF	1.00	\$48.91	\$7,337
Maximum Allowable Construction Cost \$62,3							\$62,357
Total Project Cost \$83,5							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

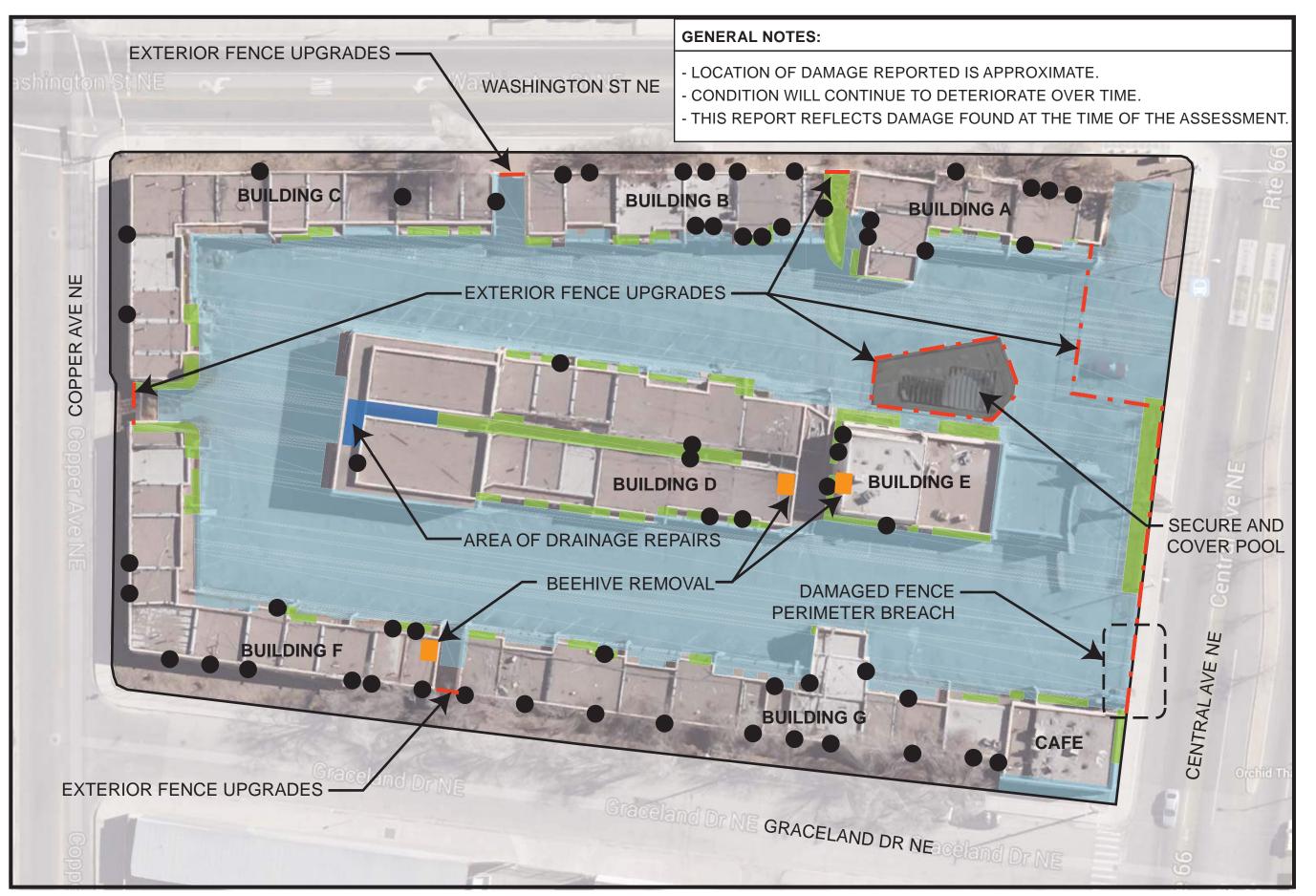


CIP List of Projects for DeAnza Motor Lodge

2014 Total CIP

Facility ID	Name of Facility	Total Project Budget
700	DeAnza Site	\$ 269,792
701	Building A: (Southeast Corner)	\$ 986,770
702	Building B: (East Side)	\$1,057,539
703	Building C: (Northeast Corner)	\$1,609,581
704	Building D: (Center of Site)	\$3,451,721
705	Building E: (Center South Side)	\$1,045,416
706	Building F: (Northwest Corner)	\$1,435,911
707	Building G and Café: (Southwest Corner)	\$2,277,305

Total for Project \$12,134,035



DEANZA MOTOR LODGE





DeAnza Motor Lodge 4301 Central Ave. NE Albuquerque, NM 87108



FENCE REPAIR





POOL AREA



ASPHALT REPAIR



PLANTER AREAS

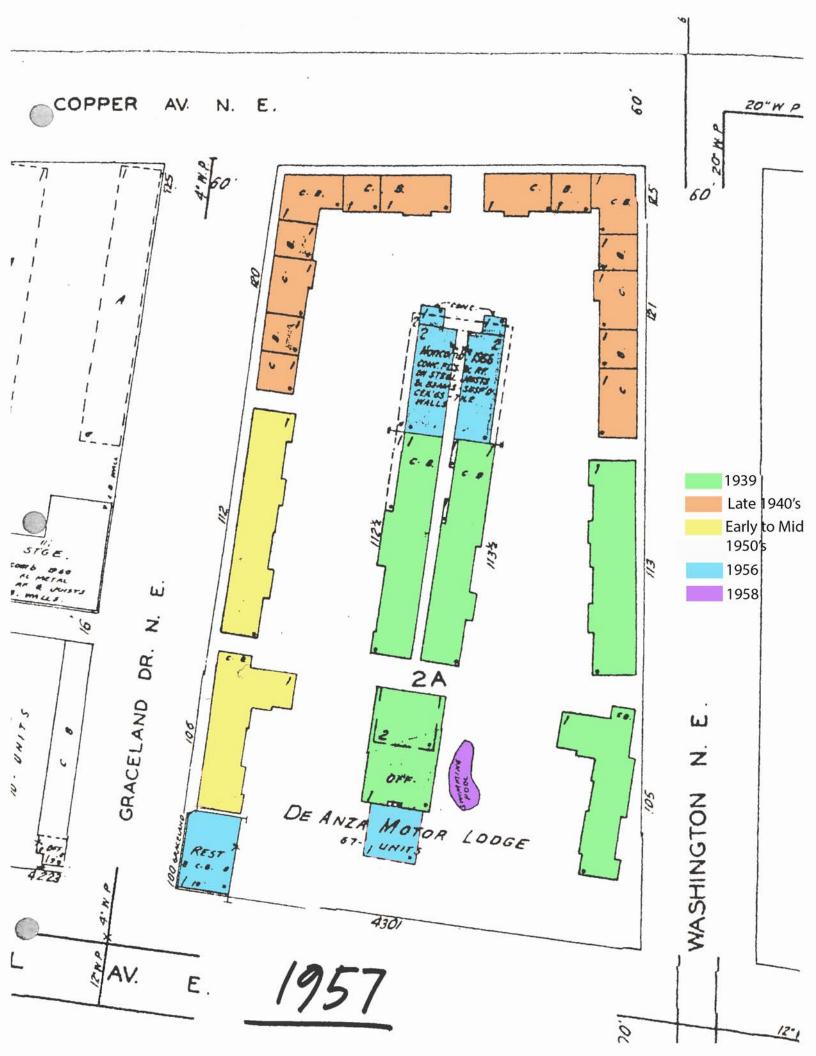


DRAINAGE ISSUES



BEEHIVE LOCATION

AERIAL MAP





CIP List of Projects for 701 Building A

Proj. No. A. Stabilizat	Code ion	Project Name	MACC	Total Project Budget
<u>701.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$7,462	\$10,000
701.0	3.05.C03.1.	Repair/Reframe Exterior Walls	\$14,803	\$19,836
<u>701.2</u>				
<u>701.3</u>	3.09.D04.1.	Re-roof	\$88,306	\$105,526
<u>701.6</u>	4.05.C05.1.1.	Interior Remediation	\$17,943	\$24,044
<u>701.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$14,861	\$17,759
701.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$38	\$50
<u>701.15</u>	3.05.B02.3.	General Abatement	\$4,650	\$6,231
Total Budget for A. Stabilization				

B. Exterior Envelope / Historic Improvements

701.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$103,585	\$138,804	
<u>701.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$13,350	\$17,889	
<u>701.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$46,959	\$62,925	
Total Budget for B. Ext. Env./Hist. Imp.					



C. Improvements for Occupancy

<u>701.8</u>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
<u>701.9</u>	1004.A08.3.	Energy Efficiency	\$105,377	\$141,206
<u>701.11</u>	4.05.C06.1.3.	Replace Interior Doors and Frames	\$19,937	\$26,715
<u>701.12</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$108,647	\$145,587
<u>701.14</u>	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical	\$204,325	\$244,168

Total Budget for C. Improvements for Occupancy

\$583,706



De Anza Motor Lodge Evaluations

Building A

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 2310 GSF

Date Facility Opened: 1939









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building A at the DeAnza Motor Lodge was one of the first buildings built in 1939. It is located on the southeast corner of the lot near the intersection of Central Avenue SE and Washington Street NE. It is an "L"-shaped building. The front façade of the building is within the gated confines of the lodge property. The back façade is accessible to the public and abuts the streetscape.

Cats are prevalent on this site; cat food can be found surrounding the building in miscellaneous plastic dishes, fecal matter is seen throughout the planters and on rooftops. Cats were seen skirting into the openings under the building into the crawlspace beneath the unit floors during the site visit. There are many points of entry into the building for water, dirt, debris, wildlife and humans. These will need to be sealed up if the building is to be maintained.

There are typically two steps into the building from the west side. A small sidewalk abuts the asphalt parking area directly in front of each unit.

Existing Building Condition:

Building A consists of seven units containing four single guest rooms, two double guest rooms, and one double room used for a mechanical room and motel maintenance. The building is a small one story building constructed of both 2x wood construction and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors (deemed historically significant) in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows without regard to the building structure. Wall framing was cut and openings were not framed to support the structure above. Wall furnaces are present in the bedroom/living rooms.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom/living space. The rooms typically have a wood floor above a concrete foundation system, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied directly to the ceiling. The bathrooms have a tank toilet, porcelain sinks and/or laminate or tiled countertops, 4 x 4 tiled showers with 1 x 1 mosaic tiled floors (each room with a different color scheme and pattern).



The building exterior is stucco and is in moderately good condition in the vertical planes. It is not certain how old the roof is, however, several areas show signs of patching. Mineral cap sheets were laid over the roof to cover holes. It is not certain if the cap sheet was fastened in any way, because it can be readily peeled back from the roof by hand. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The roofs slope to the east and the scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to find its way into the structure where the vertical meets the horizontal joint. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition.

Room 100, 101

The room has a raised floor over a crawl space for the HVAC system ductwork. This room shows signs of heavy roof leaks in the main room and the bathroom. The ceiling material has fallen loose revealing moisture damaged wood roof joists and wood decking, which is a typical condition throughout the building. Adjacent walls are damaged too. The floor is covered with debris, deteriorated building materials and miscellaneous trash. The steel casement windows in the bathrooms are rusting all around the frame. Tile sills are typical at each window.

Room 102

Ceilings, walls and floors are similar to Rooms 100 and 101. The bathroom has a laminate countertop that is damaged. The bathroom floor has vinyl tile over 1 x 1 ceramic tile.

Room 103

The raised floor is not present in this room. From the threshold, one must step down into the room. Walls, ceiling and floors are bare of finishes. Daylight can be seen through the roof decking. The mechanical ductwork is routed along the walls in these two spaces. The concrete floor is covered in a thick layer of dirt. Storage for the motel includes spare fluorescent light bulbs, ironing boards, vinyl sheets, bolts of vinyl or canvas. The keys for the motel rooms were kept here in small boxes/mail boxes.

Room 104

This room is in the best condition regarding roof leaks - only one appears in the bathroom. The raised floor was cut up and reveals missing subfloor planks. The outside bathroom wall has some damage. The outside of this wall does not show the water damage.

Room 105

This room is a Double room with wood paneling on the walls, wood, raised floor and acoustical glued ceiling tiles. There is some roof damage in a small area. The restroom has been gutted of finishes and fixtures. Outer bedroom has no wall finishes and is exposed to studs.

Room 106

This room has large roof leaks apparent. The ceiling, walls and floor are in disrepair and need to be replaced. This is a Double room with wood paneling on the walls in one room. The other has gyp. brd. or a plaster wall with peeling paint. The floors are raised for underfloor ductwork.

cherry/see/<u>reames architects PC</u>



The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation Certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.



CIP List of Projects for Building A

Option	Project No.	Code	Project Name	MACC	Project Budget
A	701.1	3.05.C02.1.	Re-deck floor, repair joists	\$7,462	\$10,000
A	701.2	3.05.C03.1.	Repair/Reframe Walls	\$14,803	\$19,836
A	701.3	3.09.D04.1.	Re-roof	\$88,306	\$105,526
В	701.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$103,585	\$138,804
В	701.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$13,350	\$17,889
A	701.6	4.05.C05.1.1.	Interior Remediation	\$17,943	\$24,044
В	701.7	4.05.D02.2.	Renew Exterior Finishes	\$46,959	\$62,925
C	701.8	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
C	701.9	1004.A08.3.	Energy Efficiency	\$105,377	\$141,206
A	701.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$14,861	\$17,759
C	701.11	4.05.C06.1.3.	Replace Interior Doors and Frames	\$19,937	\$26,715
C	701.12	4.05.C05.1.3.	Interior Finishes Renewal	\$108,647	\$145,587
A	701.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$38	\$50
С	701.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical	\$204,325	\$244,168
A	701.15	3.05.B02.3.	General Abatement	\$4,650	\$6,231
			Total of Project Budgets	\$769,669	\$986,770



Facility Building A	ID 701 Project 701.1 Number
Category 3. Health/Safety	Type 1 05. Refurbishing
Type 2 C02. Floors	P/T 1. Immediate (Year 1)
Difficulty: Difficulty Level 2: More Difficult to Achie	ve

Project Name

Re-deck floor, repair joists

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are non-existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	419.0	SF	1.00	\$17.81	\$7,462
Maximum Allowable Construction Cost						\$7,462	
Total Project Cost						\$10,000	

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Build	ding A	ID 701	Project Number	701.2
Category 3.	Health/Safety Ty	ype 1 05. Refurbishing		
Type 2 CO3. V	Valls P/	1. Immediate (Year 1)		
Difficulty:	Difficulty Level 3: Difficult Achieve			

Project Name

Repair/Reframe Walls

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	64.0	SF	1.00	\$13.36	\$855
2	Repair/reframe walls for roof leaks	4.510	1,044.0	SF	1.00	\$13.36	\$13,948
Maximum Allowable Construction Cost					\$14,803		
Total Project Cost					\$19,836		

^{*}This work is required prior to Re-Roof, to provide structural stability.



Facility Building A	ID 701 Project Number	701.3
Category 3. Health/Safety	Type 1 09. Replacement	
Type 2 D04. Roofs	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Re-roof		

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 701.2 for work to be done along with this project.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove, replace roof - re-deck, repair joists	7.203	2,868.0	SF	1.00	\$19.95	\$57,217
2	Remove/replace wooden scuppers	7.300	6.0	Each	1.00	\$15.00	\$90
3	Repair/replace downspout	7.307	12.0	LF	1.00	\$16.62	\$199
4	Asbestos abatement at roof	0.000	4,400.0	SF	1.00	\$7.00	\$30,800
Maximum Allowable Construction Cost \$88,306							
Total Project Cost \$105,526							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building A	ID 701	Project Number
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C06.2. Windows	P/T 2. 2-3 years	
Difficulty: Difficulty Level 2: More Difficult to Ach	nieve	
Project Name Refurbish/replace steel casement windows		

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 701.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	45.0	Each	1.62	\$1,239.04	\$90,326
2	Replace missing screens	4.787	102.0	SF	1.00	\$4.94	\$504
3	Replace entire window	4.785	6.0	Each	1.62	\$1,239.04	\$12,043
4	Weather strip around window	4.784	45.0	Each	1.00	\$15.82	\$712
Maximum Allowable Construction Cost \$103,58							\$103,585
T	Total Project Cost \$138,804						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building A	ID 701 Project Number	701.5
Category 4. Facility Renew al Type 2 C06.1. Doors	Type 1 05. Refurbishing P/T 2. 2-3 years	
Difficulty: Difficulty Level 1: Readily Achievable		

Project Name

Replace Exterior Doors and Frames

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 701.13 for window boarding.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove and replace exterior wood/metal doors and frames	4.720	122.5	SF	1.00	\$6.45	\$790	
2	Remove/replace exterior door hardware	4.760	7.0	Each	1.00	\$1,794.31	\$12,560	
M	Maximum Allowable Construction Cost							
T	Total Project Cost							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building A	ID 701 Projec Number	
Category 4. Facility Renew al C05.1. Finishes	Type 1 05. Refurbishing 1. Immediate (Year 1)	
Type 2 Difficulty: Difficulty Level 1: Readily Achievable	P/T	
Project Name		

Project Description

Interior Remediation

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 701.12 for new finishes.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	6,795.0	SF of room	1.00	\$1.73	\$11,755
2	Remove surfaces from floor	4.414	2,049.0	SF	1.00	\$1.29	\$2,643
3	Remove finishes from ceiling	4.415	2,049.0	SF of room	1.00	\$1.73	\$3,545
Maximum Allowable Construction Cost							\$17,943
Total Project Cost \$							



Facility Building A	ID 701 Project 701.7 Number
D02 Surfaces	Type 1 05. Refurbishing P/T 2. 2-3 years
Difficulty: Difficulty Level 2: More Difficult to Achieve	

Project Name

Renew Exterior Finishes

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	3,796.0	SF	1.00	\$9.81	\$37,239
2	Rebuild/repair/refurbish wooden window grills	4.786	90.0	SF	1.00	\$108.00	\$9,720
Maximum Allowable Construction Cost \$						\$46,959	
T	Total Project Cost						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building A	ID 701	Project Number 701.8	
Category 8. ADA Compliance	Type 1 04. Renovation		
Type 2 B03. Architectural Barriers	P/T 3. 4-5 years		
Difficulty: Difficulty Level 2: More Difficult to Achieve			
Project Name			
ADA Accessibility			

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit.	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware.	10.565	3.0	Each	1.00	\$442.23	\$1,327
Maximum Allowable Construction Cost \$1							\$19,425
T	Total Project Cost						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building A	ID 701	Project Number
Category	Type 1 04. Renovation	
Type 2 A08. Energy	P/T 3. 4-5 years	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Energy Efficiency		

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	3,397.0	SF	1.00	\$8.47	\$28,773
2	Insulate under roof	7.830	2,868.0	SF	1.00	\$4.24	\$12,160
3	Insulate under floor	7.830	2,049.0	SF	1.00	\$4.24	\$8,688
4	Install backup windows	4.785	45.0	Each	1.00	\$1,239.04	\$55,757
Maximum Allowable Construction Cost \$105,377							\$105,377
Total Project Cost \$141,206							

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility	Building A	ID 701	Project Number	701.10
Category	4. Facility Renew al A08. Energy	Type 1 09. Replacement D(T) 1. Immediate (Year 1)		
Type 2	Add. Ellergy	P/T		
Difficulty	Difficulty Level 2: More Difficult to Achieve	е		

Project Name

Remove Mechanical, Plumbing, Electrical

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 701.14 for new systems installation.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical, and Plumbing Removal	0.000	1.0	each	1.00	\$14,861.06	\$14,861
M	Maximum Allowable Construction Cost					\$14,861	
Total Project Cost						\$17,759	



Facility Building A	ID 701 Project 70 Number	01.11
Category 4. Facility Renew al Type 2 C06.1. Doors	Type 1 05. Refurbishing P/T 3. 4-5 years	
Difficulty: Difficulty Level 1: Readily Achievable		

Project Name

Replace Interior Doors and Frames

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 701.8 for interior doors to be widened.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace interior door hardware	4.730	13.0	Per door	1.00	\$1,420.73	\$18,469
2	Remove and Replace doors and frames	4.720	227.5	SF	1.00	\$6.45	\$1,467
Maximum Allowable Construction Cost					\$19,937		
Total Project Cost							\$26,715

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building A	ID 701 Project Number 701.12	<u>?</u>
Category 4. Facility Renew al	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 3. 4-5 years	
Difficulty: Difficulty Level 1: Readily Achievable		

Project Name

Interior Finishes Renewal

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	8,844.0	SF	0.30	\$5.29	\$14,035
2	Replaster walls	4.500	755.0	SY	1.00	\$34.50	\$26,048
3	Paint Walls 2 coats	4.520	6,795.0	SF	1.00	\$0.93	\$6,319
4	Replaster ceilings	4.500	228.0	SY	1.00	\$46.00	\$10,488
5	Paint Ceilings 2 coats	4.520	2,049.0	SF	1.00	\$0.93	\$1,906
6	Sanding & Finishing wood flooring	4.552	1,814.0	SF	1.00	\$20.70	\$37,550
7	Carpet	4.570	1,814.0	SF	1.00	\$4.11	\$7,456

220 gold avenue sw, albuquerque, nm 87102 505-842-1278 fax 505-766-9269

ALB U P
MEXTERNAL

Total Project Cost				9	\$145,587
Maximum Allowable Construction Cost					\$108,647
9 Ceramic tile walls	4.580	235.0 SF	1.00	\$10.31	\$2,423
8 Ceramic tile flooring	4.580	235.0 SF	1.00	\$10.31	\$2,423



Facility	Building A		ID	701	Project Number	701.13
Category	4. Facility Renew al	Type 1	05. Refurb	ishing		
Type 2	C06.1. Doors	P/T 1.	Immediate (Y	ear 1)		
Difficulty	Difficulty Level 1: Readily Achievable					

Project Name

Boarding up Doors, Windows and Other Penetrations

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Boarding up exterior openings	0.000	16.0	SF	1.00	\$2.35	\$38
Maximum Allowable Construction Cost					\$38	
Total Project Cost						\$50

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility	Building A	ID 701	Project Number	701.14
Category		Type 1 09. Replacement		
Type 2	A08. Energy	P/T 3. 4-5 years		
Difficulty	Difficulty Level 2: More Difficult to Achiev	е		

Project Name

Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical, and Plumbing Upgrades	0.000	1.0	each	1.00	\$204,324.72	\$204,325
Maximum Allowable Construction Cost							\$204,325
Total Project Cost							\$244,168



Facility Building A	ID 701 Project 701.15
Category 3. Health/Safety	Type 1 05. Refurbishing
Type 2 B02. Asbestos	P/T 3. 4-5 years
Difficulty: Difficulty Level 3: Difficult Achieve	

Project Name

General Abatement

Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of Asbestos containing materials	0.000	1.0	Per Bldg	1.00	\$4,650.00	\$4,650
Maximum Allowable Construction Cost						\$4,650	
T	otal Project Cost					\$6,231	

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.



Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering - April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.







General Notes

- A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)

 SALVAGE FOR REUSE, PATCH HOLES TO WATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COMODINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.

 B. VISIT SITE & FIELD VERIFY THE EXTENT OF REWOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BY
 CONSTRUCTION PRIOR TO BY
 CONSTRUCTION STORE ALL SUMFACES, INTERIOR & EXTERIOR, PRIOR TO BID,
 INCLUDE IN BID REWOVAL OF SUMFACE STRUCTURES AS REQUIRED IN REWOVAL &
 NEW CONSTRUCTION ZONES.

 D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT WEASUREMENTS CONDUCTED
 IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEWOLITION & OBSERVATION, PRIOR TO
 COMMENCEMENT OF MORK. IF EXISTING CONDITIONS DO NOT MACH DRAWINGS
 MOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF ON MODIFICATIONS ARE
 INDICATED ON DRAWINGS REPAIR/PATCH TO WATCH ADJACENT FINISH MATERIAL.
 F. SEE WECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF
 DEWOLITION & ASSOCIATED NEW WORK.

 G. IF DEWOLITON/REWOYAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING
 REPAIR/PATCH TO WATCH EXISTING ADJACENT FINISH ARE-TEXTURE WALL FROM
 CORNER TO CORNER & FLOOR TO CELLING, IF EXACT WATCH IS UNACHIEVABLE
 ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 CLEAN AND SANTIZE ALL IT LIE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL
 TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE
 REPLACEMENT OR PATCHING, CLEAN AND SANTIZE ALL SELECTED TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT
 IDENTIFIED FOR REMOVAL

OKeyed Notes

- NOTES TO REMAIN, REPAIR AS NEEDED.

 1. SHOWER TO REMAIN, REPAIR AS NEEDED.

 2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 4. FLOOR DECKING NEEDED IN THIS AREA.

 5. FLOOR DECKING NEEDED IN THIS AREA.

 6. DOOR TO REMAIN, REFURBISH AND PAINT.

 7. DOOR TO BE REPLACED.

 8. BATHROOM SINK TO BE REMOVED.

 9. WATER CLOSET TO BE REMOVED.

 10. VOT FLOORING TO BE REMOVED.

 11. COUNTER TO BE REMOVED.

 12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

FLOO	R	27/07/	BETWEEN
F1	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3	WOOD SLATS	W10	PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS		BORDER
F5	TILE AND LINOLEUM	W11	BRICK
F6	PLYW00D	W12	CULTURED WARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
F8	BRICK		PANELING ABOVE
F9	QUARRY TILE	W14	FRP
F10	TURQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BOARD
F11	SHEET VINYL	W16	LINOLEUM
BASE		W17	PLASTER OVER 1/4" GYPSUM
B1	CERAMIC TILE		BOARD
B2	WOOD	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	.ING
B4 :	RUBBER	C1	ACOUSTIC CEILING TILE
B5	QUARRY TILE	C2	PLASTER
WALL		C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	CONCRETE
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CMU	C10	EXPOSED WOOD SLATS WITH
W8	EXPOSED STUDS WITH PLASTER		VIGAS

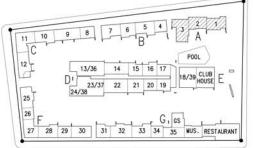
Legend

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING





DE ANZA COURTYARD HOMES

PROJECT ARCHITECT: IDA-11-10-P Project #: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING A

(AA-0.0) DEMO FLOOR PLANS BLDG A.DWG AA-0.0



CIP List of Projects for 702 Building B

Proj. No. A. Stabiliz		Project Name	MACC	Total Project Budget		
<u>702.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$7,320	\$9,809		
<u>702.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$23,233	\$31,132		
<u>702.3</u>	3.09.D04.1.	Entire Building Re-roof	\$90,844	\$108,559		
<u>702.6</u>	4.05.C05.1.1.	Interior Remediation	\$19,808	\$26,542		
<u>702.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$16,493	\$19,710		
702.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$56	\$76		
<u>702.15</u>	3.05.B02.3.	General Abatement	\$16,950	\$22,713		
Total Bud	get for A. Stabilization			\$218,540		
B. Exteri	ior Envelope / Historic I	mprovements				
<u>702.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$133,268	\$178,579		
<u>702.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$13,350	\$17,889		
<u>702.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$37,749	\$50,584		
Total Bud Imp.	get for B. Ext. Env./Hist	•		\$247,052		
C. Improv	C. Improvements for Occupancy					
<u>702.8</u>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030		
<u>702.9</u>	1004.A08.3.	Energy Efficiency	\$114,429	\$153,335		



C. Improvements for Occupancy

<u>702.11</u>	4.05.C06.1.3.	Replace Interior Doors and Frames	\$26,071	\$34,936
702.12	4.05.C05.1.3.	Interior Finishes Renewal	\$87,291	\$116,969
702.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical	\$218,140	\$260,677

Total Budget for C. Improvements for Occupancy

\$591,947



De Anza Motor Lodge Evaluations

Building B

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 2525 GSF

Date Facility Opened: 1939









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building B at the DeAnza Motor Lodge was one of the first buildings built in 1939. It is the second building in from the southeast corner of the lot near the intersection of Central Avenue SE and Washington Street NE. It is a long rectangular building. The front façade of the building is within the gated confines of the lodge property. The back façade is accessible to the public and abuts the streetscape.

Cats are prevalent on this site; cat food can be found surrounding the building in miscellaneous plastic dishes, fecal matter is seen throughout the planters and on rooftops. Cats were seen skirting into the openings under the building into the crawlspace beneath the unit floors during the site visit. There are a few cages around this building to try and catch raccoons in the area. There are many points of entry into the building for water, dirt, debris, wildlife and humans. These will need to be sealed up if the building is to be maintained.

There are typically two steps into the building from the west side. A small sidewalk abuts the asphalt parking area directly in front of each unit.

Existing Building Condition:

Building B consists of nine units containing eight single guest rooms and one double guest room.

The building is a small one story building constructed of both 2x wood construction and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows without regard to the building structure. Wall framing was cut and openings were not framed to support the structure above. Fan coil units are present in the bedroom/living rooms.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom space. The rooms typically have a wood floor, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied to the ceiling. The bathrooms have a tank toilet, porcelain sinks and/or laminate or tiled countertops, 4 x 4 tiled showers with 1 x 1 mosaic tiled floors (each room with a different color scheme and pattern).



The building exterior is stucco and in moderately good condition in the vertical planes. It is not certain how old the roof is, however, several areas show signs of patching. Mineral cap sheets were laid over the roof to cover holes. It is not certain if the cap sheet was fastened in any way, because it can be readily peeled back from the roof by hand. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. Some parapets expose the CMU block below allowing water to penetrate the open cells. The roofs slope to the east and the scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to find its way into the structure. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition.

Room 107

There is evidence of a fire and water damage. The room has been gutted of all finishes leaving open stud walls and floor and ceiling joists. The steel casement windows reveal heavy rust not only in the bathroom, but the front room as well. There is no door to this room.

Room 108

Still has an air conditioning unit under one of the front windows. Its guts have been removed, so only an opening remains. Walls have exploratory holes revealing shower piping and stud walls, evidence of copper thieves. One screen remains on a front steel casement window indicating that at one time, all the windows had screens and crank handles for operating. Tile sills are still present as well as a different mosaic tile floor pattern using 1 x 1 and 1 x 2 tiles. The sink has a laminate top and the ceiling above the toilet has a large leak causing the wall and ceiling to have decayed.

Room 109

This room contains a period fan coil unit with a decorative grill - appears to be stainless steel, perhaps. Wood floor, linoleum flooring in bathroom and a corner garden tub instead of shower. The countertop is tiled and losing some tiles. The window is rusted in the bathroom. The main room has acoustical glued-on tile and plaster walls with a decorative wallpaper frieze.

Room 110

There is a major roof leak here, maybe another fire. The room ceiling is gone leaving exposed joists and hanging insulation. The floor still has remnants of carpet. The walls have wood paneling and plaster. The bathroom has hexagonal mosaic floor tiles. No fixtures remain.

Room 111

There is a major roof leak here, no finishes on ceiling or walls to bathroom and front windows. No plumbing fixtures. A partial wall furnace remains in the wall. There is plaster on one wall.

Room 112

This room has a wood floor, good plaster ceiling and walls. There is carpet residue on floor. The bathroom floor has same mosaic pattern as Room 108. There is some water damage in the bathroom. A window is rusted.



Room 114

This room has some roof leaks and water damage mostly in the bathroom. It has a wood floor, plaster ceiling, and walls. There is a ceramic tile countertop in the bathroom and a broken mirror. A window is rusted.

Room 115

This is a double room with a wood floor and in poor shape. There are some leaks apparent in the ceiling and walls are broken out to reveal the piping. The mosaic tile pattern in restroom 1 x 1 and 2 x 2. There is wood paneling over the back wall, and appears to cover a window. Door knobs are round.

Room 116

There is a ceiling leak in the main room and over the toilet. There is major damage to the bathroom wall as well. A window is rusted. The tile floor has a mosaic pattern like Room 108. There is a porcelain sink with ceramic tile counter adjacent.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.



CIP List of Projects for Building B

Option	Project No.	Code	Project Name	MACC	Project Budget
A	702.1	3.05.C02.1.	Re-deck floor, repair joists	\$7,320	\$9,809
A	702.2	3.05.C03.1.	Repair/Reframe Walls	\$23,233	\$31,132
A	702.3	3.09.D04.1.	Re-roof	\$90,844	\$108,559
В	702.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$133,268	\$178,579
В	702.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$13,350	\$17,889
A	702.6	4.05.C05.1.1.	Interior Remediation	\$19,808	\$26,542
В	702.7	4.05.D02.2.	Renew Exterior Finishes	\$37,749	\$50,584
C	702.8	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
C	702.9	1004.A08.3.	Energy Efficiency	\$114,429	\$153,335
A	702.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$16,493	\$19,710
C	702.11	4.05.C06.1.3.	Replace Interior Doors and Frames	\$26,071	\$34,936
C	702.12	4.05.C05.1.3.	Interior Finishes Renewal	\$87,291	\$116,969
A	702.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$56	\$76
С	702.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical	\$218,140	\$260,677
A	702.15	3.05.B02.3.	General Abatement	\$16,950	\$22,713
			Total of Project Budgets	\$824,428	\$1,057,539



Facility	Building B		ID 702	Project Number	702.1
Category Type 2	3. Health/Safety C02. Floors	Type I	5. Refurbishing nediate (Year 1)		
Difficulty	Difficulty Level 2: More Difficult to Achiev	re			

Project Name

Re-deck floor, repair joists

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	411.0	SF	1.00	\$17.81	\$7,320
M	Maximum Allowable Construction Cost					\$7,320	
Total Project Cost					\$9,809		



Facility Building B	ID 702 Project 702.2
Category 3. Health/Safety	Type 1 05. Refurbishing
Type 2 C03. Walls	P/T 1. Immediate (Year 1)
Difficulty: Difficulty Level 3: Difficult Achieve	

Project Name

Repair/Reframe Walls

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	128.0	SF	1.00	\$13.36	\$1,710
2	Repair/reframe walls for roof leaks	4.510	1,035.0	SF	1.00	\$13.36	\$13,828
3	Repair/reframe walls for fire damage	4.510	576.0	SF	1.00	\$13.36	\$7,695
Maximum Allowable Construction Cost \$2					\$23,233		
Total Project Cost \$31					\$31,132		

^{*}This work is required prior to Re-Roof, to provide structural stability.



Facility	Building B	ID 702	Project 702.3 Number
Category	3. Health/Safety	Type 1 09. Repla	acement
Type 2	1. Roofs	P/T	Year 1)
Difficulty:			
Project Nan	ne		
Re-roof			

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 702.2 for work to be done along with this project.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Remove, replace roof - re repair joists	-deck, 7.203	3,205.0	SF	1.00	\$19.95	\$63,940
2 Remove/replace wooden scuppers	7.300	7.0	Each	1.00	\$15.00	\$105
3 Repair/replace downspour	7.307	12.0	LF	1.00	\$16.62	\$199
4 Asbestos abatement at roc	of 0.000	3,800.0	SF	1.00	\$7.00	\$26,600
Maximum Allowable Construction Cost \$90,844					\$90,844	
Total Project Cost \$108,559						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Buil	ding B	ID 702	Project Number	702.4
Category 4.	Facility Renewal	ype 1 05. Refurbishir	ng	
Type 2 C06.2.	Windows P/	2. 2-3 years		
Difficulty:	Difficulty Level 2: More Difficult to Achieve			
Project Name				
Refurbish/replac	e steel casement w indows			

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 702.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	48.0	Each	1.62	\$1,239.04	\$96,348
2	Replace damaged glazing	4.782	84.0	SF	1.00	\$39.33	\$3,304
3	Replace missing screens	4.787	150.0	SF	1.00	\$4.94	\$741
4	Replace entire window	4.785	16.0	Each	1.62	\$1,239.04	\$32,116
5	Weather strip around window	4.784	48.0	Each	1.00	\$15.82	\$759
Maximum Allowable Construction Cost \$13					\$133,268		
T	Total Project Cost \$178,579						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility F	Building B		ID	702	Project Number	702.5
Category	4. Facility Renewal	Type 1	05. Ref	urbishing		
Type 2	6.1. Doors	P/T 2.	2-3 years	5		
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Nar	ne				_	
Replace Exter	rior Doors and Frames					

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 702.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace exterior wood/metal doors and frames	4.720	122.5	SF	1.00	\$6.45	\$790
2	Remove/replace exterior door hardware	4.760	7.0	Each	1.00	\$1,794.31	\$12,560
Maximum Allowable Construction Cost \$13						\$13,350	
T	Total Project Cost \$1						\$17,889

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building B	ID 702	Project Number 702.6
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Interior Remediation		

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 702.12 for new finishes.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	7,506.0	SF of room	1.00	\$1.73	\$12,985
2	Remove surfaces from floor	4.414	2,259.0	SF	1.00	\$1.29	\$2,914
3	Remove finishes from ceiling	4.415	2,259.0	SF of room	1.00	\$1.73	\$3,908
M	Maximum Allowable Construction Cost \$19,808						
Total Project Cost \$26,54							\$26,542



Facility Building B		ID 702	Project Number	702.7
Category 4. Facility Renewal	Type 1	. Refurbishing		
Type 2 D02. Surfaces	P/T 2. 2-3 y	/ears		
Difficulty: Difficulty Level 2: More Difficult to Ac	hieve			
Project Name			_	
Renew Exterior Finishes				

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	3,848.0	SF	1.00	\$9.81	\$37,749
Maximum Allowable Construction Cost				\$37,749			
Total Project Cost \$5						\$50,584	

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

cherry/see/reames arch<u>itects PC</u>



Facility Building B	ID 702	Project Number	702.8
Category 8. ADA Compliance	Γype 1 04. Renovation		
Type 2 B03. Architectural Barriers	P/T 3. 4-5 years		
Difficulty: Difficulty Level 2: More Difficult to Achieve			
Project Name			
ADA Accessibility			

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware	10.565	3.0	Each	1.00	\$442.23	\$1,327
Maximum Allowable Construction Cost \$1					\$19,425		
Total Project Cost \$20						\$26,030	

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building B	ID 702	Project Number	702.9
Category Type 2 A08. Energy	Type 1 04. Renovation P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
Energy Efficiency			

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	3,753.0	SF	1.00	\$8.47	\$31,788	
2	Insulate under roof	7.830	3,205.0	SF	1.00	\$4.24	\$13,589	
3	Insulate under floor	7.830	2,259.0	SF	1.00	\$4.24	\$9,578	
4	Install backup windows	4.785	48.0	Each	1.00	\$1,239.04	\$59,474	
Maximum Allowable Construction Cost \$114							\$114,429	
T	Total Project Cost \$153,335							



Facility Building B	ID 702	Project Number	702.10
Category 4. Facility Renewal	Type 1 09. Replacement		
Type 2 A08. Energy	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 2: More Difficult to Achie	ve		
Project Name		_	
Remove Mechaincal, Plumbing, Electrical			

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 702.14 for new systems installation.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Removal	0.000	1.0		1.00	\$16,493.35	\$16,493
Maximum Allowable Construction Cost						\$16,493	
Total Project Cost						\$19,710	



Facility Building B	ID 702	Project Number 702.11
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C06.1. Doors	P/T 3. 4-5 years	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Replace Interior Doors and Frames		

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 702.8 for interior doors to be widened.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace interior door hardware	4.730	17.0	Per door	1.00	\$1,420.73	\$24,152
2	Remove and Replace doors and frames	4.720	297.5	SF	1.00	\$6.45	\$1,919
Maximum Allowable Construction Cost \$2							\$26,071
T	Total Project Cost						



Facility Building B	ID 702 Project Number	702.12
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 3. 4-5 years	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Interior Finishes Renew al		

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	9,765.0	SF	0.30	\$5.29	\$15,497
2	Replaster walls	4.500	834.0	SY	1.00	\$34.50	\$28,773
3	Replaster ceilings	4.500	251.0	SY	1.00	\$46.00	\$11,546
4	Paint Walls 2 coats	4.520	7,506.0	SF	1.00	\$0.93	\$6,981
5	Paint Ceilings 2 coats	4.520	2,259.0	SF	1.00	\$0.93	\$2,101
6	Sanding & Finishing wood flooring	4.552	1,935.0	SF	1.00	\$4.01	\$7,759
7	Carpet	4.570	1,935.0	SF	1.00	\$4.11	\$7,953
8	Ceramic tile flooring	4.580	324.0	SF	1.00	\$10.31	\$3,340

220 gold avenue sw, albuquerque, nm 87102 505-842-1278 fax 505-766-9269



Total Project Cost						\$116,969
Maximum Allowable Construction Cost						\$87,291
9 Ceramic tile walls	4.580	324.0	SF	1.00	\$10.31	\$3,340



Facility Building B	ID 702	Project Number
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C06.1. Doors	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Boarding up Doors, Windows and Other Penetrations		

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Boarding up exterior openings	0.000	24.0	SF	1.00	\$2.35	\$56
Maximum Allowable Construction Cost						\$56	
Total Project Cost						\$76	



Facility Building B	ID 702	Project Number	702.14
Category 4. Facility Renewal	Type 1 09. Replacement		
Type 2 A08. Energy	P/T 3. 4-5 years		
Difficulty: Difficulty Level 2: More Difficult to Achie	:ve		
Project Name			
Install new Energy Efficient HVAC, Plumbing Fixtures, E	lectrical		

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.000	1.0		1.00	\$218,139.78	\$218,140
Maximum Allowable Construction Cost							\$218,140
Total Project Cost							\$260,677



Facility Building B	ID 702	Project Number	702.15
Category 3. Health/Safety	Type 1 05. Refurbishing		
Type 2 B02. Asbestos	P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
General Abatement			

Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of Asbestos containing materials	0.000	1.0	Per Bldg	1.00	\$16,950.00	\$16,950
Maximum Allowable Construction Cost							\$16,950
T	otal Project Cost					\$22,713	



Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering - April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.

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Fire Damage Apparent Roof Leaks, Moisture Damage Floor Patch/Repair ■ Wall Framing / Structural Repair Rusted Window Frame/Repair Missing Screen/Replace Broken or Damaged Window/Replace

General Notes

- A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
 SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.
 B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.
- C. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID.
- INCLUDE IN BID REWOVAL OF SURFACE STRUCTURES AS REQUIRED IN REWOVAL ENEW CONSTRUCTION ZONES.
 EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS THROUGH EXPLORATORY DEMOLITION & OBSERVATION, PRIOR TO COMMENCEMENT OF WORK, IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS
- COMMENCEMENT OF MORK. IF EXISTING CONDITIONS DO NOT WAICH ORANINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO WAICH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEWOLITION, PROVINCIAL CAUSES DAWAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CONNER TO

OKeyed Notes

- SHOWER TO REMAIN, REPAIR AS NEEDED.
 TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
 TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
 FLOOR JOISTS NEEDED IN THIS AREA.
 FLOOR DECKING NEEDED IN THIS AREA.
 DOOR TO REMAIN, REFURBISH AND PAINT.
 DOOR TO BE REPLACED.
 BATHROOM SINK TO BE REMOVED.
 VCT FLOORING TO BE REMOVED.
 VCT FLOORING TO BE REMOVED.
 STEEL COLUMN TO REWAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

Finish Schedule

311 Ochedule		
8000	77.	BETWEEN
ILE	W9	EXPOSED STUDS WITH
ONCRETE		HORIZONTAL SLATS
00D SLATS	W10	PLASTER WITH WALLPAPER
XPOSED FLOOR JOISTS		BORDER
ILE AND LINOLEUM	W11	BRICK
LYW00D	W12	CULTURED MARBLE
ARPET	W13	TILE WAINSCOT WITH WOOD
RICK		PANELING ABOVE
UARRY TILE		FRP
URQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BO
HEET VINYL	W16	LINOLEUM
	W17	PLASTER OVER 1/4" GYPSUM
ERAMIC TILE		BOARD
00D	W18	WOOD HORIZONTAL SLATS
ONE	CEIL	ING
UBBER	C1	ACOUSTIC CEILING TILE
UARRY TILE	C2	PLASTER
	C3	CEMENTITIOUS WOOD FIBER
ILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTU
BOVE	C4	TILE
TUCCO	C5	EXPOSED JOISTS
LASTER	C6	LINOLEUM
ILE	C7	STUCCO
XPOSED STUDS, 16" O.C.	C8	CONCRETE
OOD PANELING	C9	CULTURED MARBLE
MU	C10	EXPOSED WOOD SLATS WITH
XPOSED STUDS WITH PLASTER		VIGAS

Legend

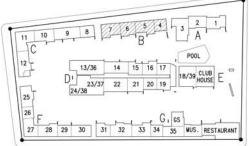
WB EXPOSED STUDS WITH PLASTER

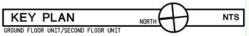
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGE

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING







tel:505.243.3499 fax:505.243.3583



DE ANZA COURTYARD HOMES

PROJECT ARCHITECT Project #: IDA-11-10-F BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING B

(AB-0.0) DEMO FLOOR PLANS BLDG B.DWG

AB-0.0



EXISTING/DEMOLITION FLOOR PLAN - BUILDING B - SOUTH





CIP List of Projects for 703 Building ${\bf C}$

Proj. No.	Code	Project Name	MACC	Total Project Budget
A. Stabilizat	tion			
<u>703.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$13,322	\$17,851
<u>703.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$29,432	\$39,439
<u>703.3</u>	3.09.D04.1.	Entire Building Re-roof	\$142,684	\$170,507
<u>703.6</u>	4.05.C05.1.1.	Interior Remediation	\$31,341	\$41,997
<u>703.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$25,986	\$31,053
<u>703.13</u>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$24	\$31
<u>703.15</u>	3.05.B02.3.	General Abatement	\$27,700	\$37,118
Total Budget for A. Stabilization				
B. Exterior	Envelope / Historic	Improvements		
<u>703.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$185,052	\$247,970
<u>703.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	\$35,779
<u>703.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$58,281	\$78,097
Total Budget for B. Ext. Env./Hist. Imp.				
C. Improve	ments for Occupano	cy		
<u>703.8</u>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030



C. Improvements for Occupancy

<u>703.9</u>	1004.A08.3.	Energy Efficiency	\$171,781	\$230,186
703.11	4.04.C06.1.3.	Replace Interior Doors and Frames	\$42,941	\$57,541
<u>703.12</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$137,107	\$183,723
703.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$344,987	\$412,260

Total Budget for C. Improvements for Occupancy

\$909,740



De Anza Motor Lodge Evaluations

$\textbf{Building} \ \textbf{C}$

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 4054 GSF Date Facility Opened: late 1940's









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building C at the DeAnza Motor Lodge was built in the second wave of buildings built in the late 1940's. It is located on the northeast corner of the lot near the intersection of Central Avenue SE and Washington Street NE. It is an "L"-shaped building. The front façade of the building is within the gated confines of the lodge property. The back façade is accessible to the public and abuts the streetscape.

Cats are prevalent on this site; cat food can be found surrounding the building in miscellaneous plastic dishes, fecal matter is seen throughout the planters and on rooftops. Cats were seen skirting into the openings under the building into the crawlspace beneath the unit floors during the site visit. There are many points of entry into the building for water, dirt, debris, wildlife and humans. These will need to be sealed up if the building is to be maintained.

There are typically two steps into the building from the west and south side. A small sidewalk abuts the asphalt parking area directly in front of each unit.

Existing Building Condition:

Building C consists of twelve units containing nine single guest rooms and three double guest rooms. An additional small room and a larger room are used for storage. There are also two covered carports.

The building is a larger one story building constructed of both 2x wood construction and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors (deemed historically significant) in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows without regard to the building structure. Wall framing was cut and openings were not framed to support the structure above. Fan coil units are present in the bedroom/living rooms.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom space. The rooms typically have a wood floor, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied to the ceiling. The bathrooms have a tank toilet, porcelain sinks and/or laminate or tiled countertops, 4 x 4 tiled showers with 1 x 1 mosaic tiled floors (each room with a different color scheme and



pattern).

The building exterior is stucco and in moderately good condition in the vertical planes. It is not certain how old the roof is, however, several areas show signs of patching. Mineral cap sheets were laid over the roof to cover holes. It is not certain if the cap sheet was fastened in any way, because it can be readily peeled back from the roof by hand. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The roofs slope to the east and north, street sides, and the scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to pour into the structure. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition.

Room 117

The room has a raised floor and crawl space for underfloor piping. This room shows small roof leaks in the main room and the bathroom. The paint is peeling on the ceiling in the main room and back wall behind the toilet in the bathroom. Some of the steel casement windows are missing their screens, and some of the window panes are broken. Tile sills are typical at each window.

Room 118

This room is in good shape. The glued-on tile ceilings are in place above a decorative wood molding cornice at the top of the walls. The floors are wood. The bathroom has a laminate countertop that is started to delaminate. The bathroom floor has 4 x 4 ceramic tile with a decorative 2 x 2 pattern and tile base. The ceiling to wall connection in the bathroom are coved plaster.

Room 119

This room is the mirror image of room 118 and has a connecting door to 118. Walls, ceiling and floors are bare of finishes. Daylight can be seen through the roof decking.

Room 120

This is a large storage room that has fire damage. The large beam holding up the roof structure in the center of the room is sagging and unstable. The ceiling is open to the sky in some areas.

Room 121

This room is a single room with some apparent roof leaks in the main room and bathroom.

Room 122

This room has large roof leaks apparent. The ceiling, walls and floor are in disrepair and need to be replaced. This is a double room with wood paneling on the walls in one room. The other has gyp. brd. or plaster wall with peeling paint. The floors are raised for underfloor ductwork or piping.

Room 123

This is a double room. There are apparent leaks in the living/bedroom areas and bathroom. Wood paneling on the walls cover over a window to the east. Walls have moisture damage as well.



Room 124

This is a single room with a door to the adjoining room 125. There are roof leaks in the living room and bathroom. There has been some graffiti on the doors.

Room 125

This is a large double room with coved ceilings. The roof leaks are apparent in the living room along the north walls and in the northeast bedroom. The bathroom counter is tiled with pieces popping off.

Room 126

This single room has been gutted of finishes and appears to have new wood ceiling joists and decking.

Room 127

This single room is open to the wall and ceiling structure. The windows are rusted. The floor is wood.

Room 128

This single room has all the finishes. There is coved plaster walls to ceilings. One of the front steel casement windows has a broken mullion and will need to be repaired. There are roof leaks apparent in the bathroom damaging the ceiling and wall.

Room 129

This is a double room with roof leaks along the north wall in the Storage Room and bathroom. The plaster walls are coved to the ceiling.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to



assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.



CIP List of Projects for Building C

Option	Project No.	Code	Project Name	MACC	Project Budget
A	703.1	3.05.C02.1.	Re-deck floor, repair joists	\$13,322	\$17,851
A	703.2	3.05.C03.1.	Repair/Reframe Walls	\$29,432	\$39,439
A	703.3	3.09.D04.1.	Re-roof	\$142,684	\$170,507
В	703.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$185,052	\$247,970
В	703.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	\$35,779
A	703.6	4.05.C05.1.1.	Interior Remediation	\$31,341	\$41,997
В	703.7	4.05.D02.2.	Renew Exterior Finishes	\$59,901	\$80,268
C	703.8	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
C	703.9	1004.A08.3.	Energy Efficiency	\$171,781	\$230,186
A	703.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$25,986	\$31,053
C	703.11	4.04.C06.1.3.	Replace Interior Doors and Frames	\$42,941	\$57,541
C	703.12	4.05.C05.1.3.	Interior Finishes Renewal	\$137,107	\$183,723
A	703.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$24	\$31
C	703.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$344,987	\$412,260
A	703.15	3.05.B02.3.	General Abatement	\$27,700	\$37,118
			Total of Project Budgets	\$1,258,382	\$1,611,752



Facility Building C	ID 703	Project Number 703.1
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 CO2. Floors	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 2: More Difficult to Ad	chieve	
Project Name		
Re-deck floor, repair joists		

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	748.0	SF	1.00	\$17.81	\$13,322
M	Maximum Allowable Construction Cost						\$13,322
Total Project Cost						\$17,851	



Facility Building C	ID 703	Project 703.2
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 C03. Walls	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Repair/Reframe Walls		

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	160.0	SF	1.00	\$13.36	\$2,138
2	Repair/reframe walls for roof leaks	4.510	1,458.0	SF	1.00	\$13.36	\$19,479
3	Repair/reframe walls for fire damage	4.510	585.0	SF	1.00	\$13.36	\$7,816
Maximum Allowable Construction Cost						\$29,432	
Total Project Cost							\$39,439

^{*}This work is required prior to Re-Roof, to provide structural stability



Facility Building C	ID 703	Project Number
Category 3. Health/Safety	Type 1 09. Replacement	
Type 2 D04. Roofs	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Re-roof		

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 703.2 for work to be done along with this project.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove, replace roof - re-deck, repair joists	7.203	4,805.0	SF	1.00	\$19.95	\$95,860
2	Remove/replace wooden scuppers	7.300	15.0	Each	1.00	\$15.00	\$225
3	Repair/replace downspout	7.307	24.0	LF	1.00	\$16.62	\$399
4	Asbestos abatement at roof	0.000	6,600.0	SF	1.00	\$7.00	\$46,200
Maximum Allowable Construction Cost \$142						\$142,684	
Total Project Cost \$170,507							\$170,507

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility	Building C		ID 703	Project Number	703.4
Category	4. Facility Renew al	Type 1	05. Refurbishing		
Type 2	C06.2. Windows	P/T 2.2	2-3 years		
Difficulty	Difficulty Level 2: More Difficult to	Achieve			
Project N	Name				
Refurbish/	replace steel casement windows				

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 703.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	69.0	Each	1.62	\$1,239.04	\$138,500
2	Replace damaged glazing	4.782	60.0	SF	1.00	\$39.33	\$2,360
3	Replace missing screens	4.787	192.0	SF	1.00	\$4.94	\$948
4	Replace entire window	4.785	21.0	Each	1.62	\$1,239.04	\$42,152
5	Weather strip around window	4.784	69.0	Each	1.00	\$15.82	\$1,092
Maximum Allowable Construction Cost \$185,0						\$185,052	
T	Total Project Cost \$247,970						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility	Building C		ID	703	Project Number	703.5
Category	4. Facility Renew al	Type 1	05. Ref	urbishing		
Type 2	06.1. Doors	P/T 2.	2-3 years			
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Na	me					
Replace Exte	rior Doors and Frames					

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 703.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace exterior wood/metal doors and frames	4.720	245.0	SF	1.00	\$6.45	\$1,580
2	Remove/replace exterior door hardware	4.760	14.0	Each	1.00	\$1,794.31	\$25,120
Maximum Allowable Construction Cost						\$26,701	
T	Total Project Cost						\$35,779

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility [Building C		ID	703	Project Number	703.6
Category	4. Facility Renewal	Type 1	05. Refurl	bishing		
Type 2	C05.1. Finishes	P/T 1.	Immediate (`	Year 1)		
Difficulty	Difficulty Level 1: Readily Achievable					
Project N	ame					
Interior Rer	nediation					

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 703.12 for new finishes.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	12,132.0	SF of room	1.00	\$1.73	\$20,988
2	Remove surfaces from floor	4.414	3,428.0	SF	1.00	\$1.29	\$4,422
3	Remove finishes from ceiling	4.415	3,428.0	SF of room	1.00	\$1.73	\$5,930
Maximum Allowable Construction Cost \$3							\$31,341
Total Project Cost \$41,							



Facility Building C		ID 703	Project Number	703.7
Category 4. Facility Renew al	Type 1 05.	. Refurbishing		
Type 2 D02. Surfaces	P/T 2. 2-3 y	rears		
Difficulty: Difficulty Level 2: More Difficult to Act	hieve			
Project Name				
Renew Exterior Finishes				

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	5,941.0	SF	1.00	\$9.81	\$58,281
2	Rebuild/repair/refurbish wooden window grills	4.786	15.0	SF	1.00	\$108.00	\$1,620
Maximum Allowable Construction Cost						\$59,901	
T	Total Project Cost						\$80,268

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building C	ID	703	Project Number	703.8
B03 Architectural Barriers	Type 1 04. Renov	/ation		
Difficulty: Difficulty Level 2: More Difficult to Achieve				
Project Name				
ADA Accessibility				

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware	10.565	3.0	Each	1.00	\$442.23	\$1,327
Maximum Allowable Construction Cost \$						\$19,425	
Total Project Cost \$26,03						\$26,030	

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building C	ID 703	Project 703.9
Category	Type 1 04. Renovation	
Type 2 A08. Energy	P/T 3. 4-5 years	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Energy Efficiency		

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	6,066.0	SF	1.00	\$8.47	\$51,379	
2	Insulate under roof	7.830	4,805.0	SF	1.00	\$4.24	\$20,373	
3	Insulate under floor	7.830	3,428.0	SF	1.00	\$4.24	\$14,535	
4	Install backup windows	4.785	69.0	Each	1.00	\$1,239.04	\$85,494	
Maximum Allowable Construction Cost \$171							\$171,781	
T	Total Project Cost \$230,186							



Facility Building C	ID 703	Project Number 703.10
Category 4. Facility Renewal	Type 1 09. Replacement	
Type 2 A08. Energy	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 2: More Difficult to Achi	eve	
Project Name		
Remove Mechainical, Plumbing, Electrical		

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 703.14 for new systems installation.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Removal	0.000	1.0	each	1.00	\$25,985.54	\$25,986
Maximum Allowable Construction Cost							\$25,986
T	otal Project Cost						\$31,053



Facility E	Building C		ID	703	Project Number	703.11
Category	4. Facility Renewal	Type 1	04. Renov	vation	_	
Type 2	6.1. Doors	P/T 3.4	1-5 years			
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Nai	me					
Replace Interi	ior Doors and Frames					

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 703.8 for interior doors to be widened.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace interior door hardware	4.730	28.0	Per door	1.00	\$1,420.73	\$39,780
2	Remove and replace doors and frames	4.720	490.0	SF	1.00	\$6.45	\$3,161
Maximum Allowable Construction Cost						\$42,941	
T	otal Project Cost						\$57,541



Facility Building C	ID 703	Project Number	703.12
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C05.1. Finishes	P/T 3. 4-5 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Interior Finishes Renew al			

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	15,560.0	SF	0.30	\$5.29	\$24,694
2	Replaster walls	4.500	1,348.0	SY	1.00	\$34.50	\$46,506
3	Replaster ceilings	4.500	381.0	SY	1.00	\$46.00	\$17,526
4	Paint Walls 2 coats	4.520	12,132.0	SF	1.00	\$0.93	\$11,283
5	Paint Ceilings 2 coats	4.520	3,428.0	SF	1.00	\$0.93	\$3,188
6	Sanding & Finishing wood flooring	4.552	2,942.0	SF	1.00	\$4.01	\$11,797

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	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
7	Carpet	4.570	2,942.0	SF	1.00	\$4.11	\$12,092
8	Ceramic tile flooring	4.580	486.0	SF	1.00	\$10.31	\$5,011
9	Ceramic tile walls	4.580	486.0	SF	1.00	\$10.31	\$5,011
Maximum Allowable Construction Cost \$13					\$137,107		
Total Project Cost \$183,723							\$183,723



Facility Building C	ID 703	Project Number	703.13
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Boarding up Doors, Windows and Other Penetrations			

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Boarding up exterior openings	0.000	10.0	SF	1.00	\$2.35	\$24
Maximum Allowable Construction Cost							\$24
Total Project Cost \$							\$31



Facility	Building C		ID 703	Project Number	703.14
Category	4. Facility Renewal	Type 1	9. Replacement		
Type 2	A08. Energy	P/T 3. 4-5	years		
Difficulty	Difficulty Level 2: More Difficult to) Achieve			
Project N	Name				
Install new	Energy Efficient HVAC, Plumbing Fixt	ures			

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.000	1.0	each	1.00	\$344,987.23	\$344,987
Maximum Allowable Construction Cost							\$344,987
T	otal Project Cost						\$412,260



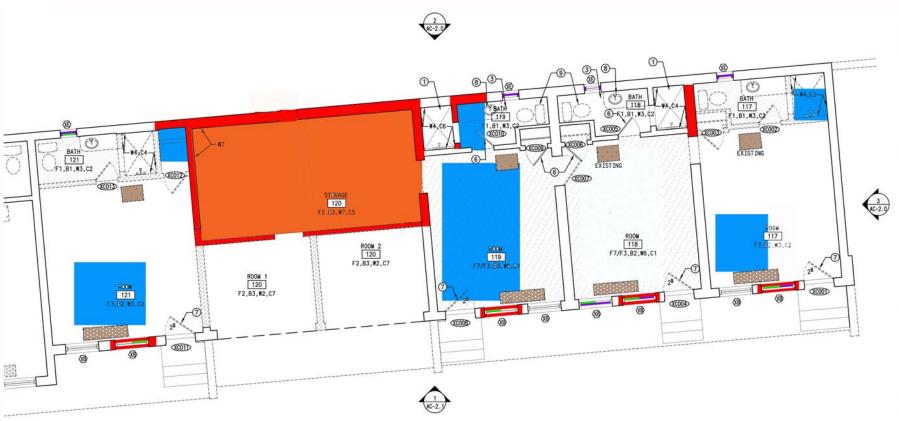
Facility Building C	ID 703	Project Number	703.15
Category 3. Health/Safety	Type 1 05. Refurbishing		
Type 2 B02. Asbestos	P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
General Abatement			

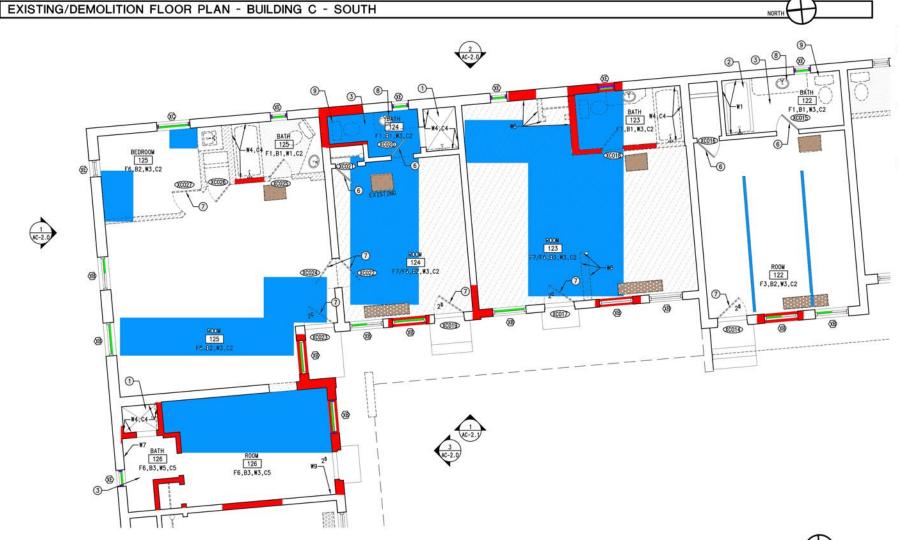
Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of Asbestos containing materials	0.000	1.0	Per Buildi	1.00	\$27,700.00	\$27,700
Maximum Allowable Construction Cost						\$27,700	
Total Project Cost					\$37,118		





EXISTING/DEMOLITION FLOOR PLAN - BUILDING C - MIDDLE

Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.

Apparent Roof Leaks, Moisture Damage

Fire Damage

Floor Patch/Repair

Wall Framing / Structural Repair

Broken or Damaged Window/Replace

Rusted Window Frame / Repair

Missing Screen/Replace

General Notes

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.) SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES, CORDINATE LOCATION OF
- B. VISIT SITE ¢ FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
- B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.

 C. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID, INCLUDE IN BID REMOVAL & SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID, INCLUDE IN BID REMOVAL & SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.

 D. EXISTING CONDITIONS ARED DERIVED FROM AS-BUILT WEASUREWENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS THROUGH EXPLORATION FURDAL TOO CONMENCEWENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATILY BEFORE PROCEEDING.

 E. HHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.

 F. SEE MECHMAICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.

 G. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER FLOOR TO SCLING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUS IN BATHROOMS NEEDING TILE REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL FRIEDS TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL FOR

OKeyed Notes

- SHOWER TO REMAIN, REPAIR AS NEEDED.

 TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 FLOOR DECKING NEEDED IN THIS AREA.

 FLOOR DECKING NEEDED IN THIS AREA.

 DOOR TO REMAIN, REFURSISH AND PAINT,

 DOOR TO BE REPUACED.

 BATHROOW SINK TO BE REMOVED.

 WATER CLOSET TO BE REMOVED.

 VOT FLOORING TO BE REMOVED.

 COUNTER TO BE REMOVED.

 STEEL COLUMN TO BE REMOVED.

 STEEL COLUMN TO BE REMOVED.

BETWEEN
W9 EXPOSED STUDS WITH
HORIZONTAL SLATS
W10 PLASTER WITH WALLPAPER

BORDER

#11 BRICK
#12 CULTURED MARBLE
#13 TILE MAINSCOT WITH WOOD
PANELING ABOVE
#14 FRP
#15 STAINLESS OVER GYPSUM BOARD

W17 PLASTER OVER 1/4" GYPSUM

PLASTER CEMENTITIOUS WOOD FIBER

W18 WOOD HORIZONTAL SLATS CEILING C1 ACOUSTIC CEILING TILE

Finish Schedule

- TILE
 CONCRETE
 WOOD SLATS
 EXPOSED FLOOR JOISTS
 TILE AND LINOLEUM
 PLYWOOD
 CARPET
 BRICK
 QUARRY TILE
 TURQUOISE INLAID CONCRETE
 SHEET VINYL

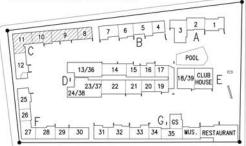
- CERAMIC TILE WOOD NONE RUBBER QUARRY TILE
- TILE WAINSCOT WITH PLASTER
- ABOVE STUCCO PLASTER TILE EXPOSED STUDS, 16" O.C. WOOD PAWELING CMU EXPOSED STUDS WITH PLASTER
- Legend

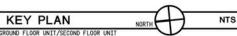
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

HOLF TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.







DE ANZA COURTYARD HOMES

PROJECT ARCHITECT

BOB HALL, AIA

Project #: APRIL 19, 2012

DEMO FLOOR PLAN - BUILDING C

(AC-0.0) DEMO FLOOR PLANS BLDG C.DWG AC-0.0

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building
- 5. This document must be used in conjunction with the rest of the assessment report provided.

Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering - April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.







General Notes

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHE'S RACKS/RODS, HOOKS, ETC.)

 SALAVAGE FOR REUSE, PATCH HOLES TO WATCH EXISTING ADJACENT WALL

 FINISH, PPEP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF

 REINSTALLATION WITH ARCHITECT.

 B. YISIT SITE 6 FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW

 CONSTRUCTION PRIOR TO BID.

 C. YISIT SITE 6 NOTE ALL SURFACES, INTERIOR 6 EXTERIOR, PRIOR TO BID,

 INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL 6

 NEW CONSTRUCTION ZONES.

 D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED

 IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING

 CONDITIONS THROUGH EXPLORATORY DEMOLITIONS ON SOT MATCH DRAWNINGS

 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 E. HHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO WODIFICATIONS ARE

 INDICATED ON BRAWTHOS REPAIR/PATCH TO WATCH ADJACENT FINISH MATERIAL.

 F. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF

 DEMOLITION & ASSOCIATED NEW WORK.

 G. IF DEWOLTION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING

 REPAIR/PATCH TO WATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM

 CORNER TO CONNER OF FLOOR TO CELLING, IF EXACT WATCH TO WANCH ADJACENT FINISH WALL FROM

 CORNER TO CONNER OF FLOOR TO CELLING, IF EXACT WATCH TO WANCH ADJACENT FINISH WALL FROM

 CORNER TO CONNER OF FLOOR TO CELLING, IF EXACT WATCH IS UNACHTEVABLE

 ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 CLEAN AND SANITIZE ALL TILL NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL

 TILLE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILLE

 REPLACEMENT OR PATCHING, CLEAN AND SANITITE ALL REUSED TILLE

 I. CLEAN, SAND, REPURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT

 IDENTIFIED FOR REMOVAL

OKeyed Notes

- NOTES OF STATE OF STA

Finish Schedule

FLOC	IR .		BETWEEN
F1	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3	WOOD SLATS	W10	PLASTER WITH WALLPAPER
	EXPOSED FLOOR JOISTS		BORDER
	TILE AND LINOLEUM	W11	BRICK
	PLYW00D	W12	CULTURED WARBLE
	CARPET	W13	TILE WAINSCOT WITH WOOD
	BRICK		PANELING ABOVE
F9	QUARRY TILE		FRP
	TURQUOISE INLAID CONCRETE		STAINLESS OVER GYPSUM BOARD
F11	SHEET VINYL	W16	LINOLEUM
BASE		W17	PLASTER OVER 1/4" GYPSUM
B1	CERAMIC TILE		BOARD
B2	W000	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	ING
B4	RUBBER	C1	ACOUSTIC CEILING TILE
B5	QUARRY TILE	C2	PLASTER
WALL	povo para romatora	C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	CONCRETE
W6	WOOD PANELING	C9	CULTURED WARBLE
W7	CMU	C10	EXPOSED WOOD SLATS WITH
W8	EXPOSED STUDS WITH PLASTER		VIGAS

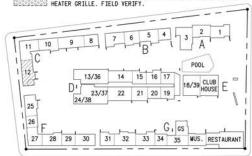
Legend

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS. AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





fax:505.243.3583



DE ANZA COURTYARD HOMES

IDA-11-10-P PROJECT ARCHITECT Project #: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING C

KIS, WB, CfC (AC-0.0) DEMO FLOOR PLANS BLDG C.DWG AC-0.1



CIP List of Projects for 704 Building D

Proj. No.	Code	Project Name	MACC	Total Project Budget			
A. Stabiliza							
<u>704.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$26,786	\$35,894			
<u>704.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$27,508	\$36,861			
<u>704.3</u>	3.09.D04.1.	Entire Building Re-roof	\$213,319	\$254,916			
<u>704.6</u>	4.05.C05.1.1.	Interior Remediation	\$77,911	\$104,401			
<u>704.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$64,394	\$64,394			
704.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$28	\$38			
704.15	3.05.B02.3.	General Abatement	\$16,800	\$22,512			
Total Budget for A. Stabilization							
B. Exterior Envelope/Historic Improvements							
<u>704.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$363,417	\$486,979			
<u>704.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$64,827	\$86,869			
<u>704.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$115,719	\$155,063			
Total Budget for B. Ext. Env./Hist. Imp.							

C. Improvements for Occupancy

704.8 8.04.B03.3. ADA Accessibility \$174,068 \$233,251



C. Improvements for Occupancy

<u>704.9</u>	1004.A08.3.	Energy Efficiency	\$408,466	\$547,344
<u>704.11</u>	4.04.C06.1.3.	Replace Interior Doors and Frames	\$111,953	\$150,017
<u>704.12</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$344,099	\$461,092
<u>704.14</u>	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$843,928	\$843,928

Total Budget for C. Imp. For Occupancy

\$2,235,633



De Anza Motor Lodge Evaluations

Building D

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 12303 GSF Date Facility Opened: 1939 & 1950's









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building D at the DeAnza Motor Lodge was built in two phases. It began as one of the first buildings built in 1939. The two narrow rectangular buildings located in the center of the site near the intersection of Central Avenue SE and Washington Street NE. They were built back to back with a narrow alleyway between them, allowing for back rooms to have natural light. The alleyway is now overgrown with Ailanthus trees creating a welcome habitat for wildlife.

The second phase of the building was done in 1956 when a two story addition was added above the basement "Kachina" room. This three story double building allows for the alleyway to become the private entrance to the basement "Kachina" room. The second floor has a mezzanine outdoor walkway that serves as a covered porch for the lower level for access to the rooms. The second story roof drains to the courtyard where water collects and does not appear to drain away from the building. There is another low area where water collects on the north side of the building. A drainage study of the site in these two areas will need to be done to drain water away from the building.

A small sidewalk and planters abut the asphalt parking area directly in front of each unit.

Existing Building Condition:

Building D contains a central laundry facility, the basement boiler room and "Kachina" meeting room, thirty single guest rooms and two storage rooms.

The older part of the building is a large one story building constructed of both 2x wood framing and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors (deemed historically significant) in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows without regard to the building structure. Wall framing was cut and openings were not framed to support the structure above.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom/living space. The rooms typically have a wood floor above a concrete foundation system, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied directly to the ceiling. The bathrooms have a tank toilet, porcelain sinks and/or laminate or tiled countertops, 4 x 4 tiled showers with 1 x 1 mosaic

cherry/see/<u>reames architects PC</u>



tiled floors (each room with a different color scheme and pattern).

The building exterior is stucco and in moderately good condition in the vertical planes. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The roofs slope to the west and east into the central alleyway. The scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to pour into the structure. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition. The two story portion of the roof appears to be in good condition, but the roof draining into the central alleyway will either need to be redesigned or the drainage improved.

Room 130 Storage

This room was used for under stair storage at the north end of the two story addition. It is a brick/clay tile constructed enclosure with concrete ceiling and floor.

Room 130

This single room is on the first floor of the two story addition. It has received some fire damage which appears to have spread from Room 131 through an adjoining door. The room has smoke damage to the plaster walls and ceiling. The floor is concrete with no finish. Steel casement windows are single pane and missing some screens. Parts of the air conditioning unit cut under the front window remains.

Room 131

This single room is on the first floor of the two story addition. It appears to be the fire start point. This room is completely charred with heavy smoke and water damage. Steel casement windows are melted and fused. Both adjoining room doors are completely damaged. Parts of the air conditioning unit cut under the front window remains.

Room 132

This single room is on the first floor of the two story addition. It has received some fire damage which appears to have spread from Room 131 through an adjoining door. The room has smoke damage. The bathroom window has a damaged frame and no glazing. Parts of the air conditioning unit cut under the front window remains.

Room 133

This single room is in the single story part of the building. Most room walls, ceiling and floor finishes are in good condition. The walls and ceiling are plaster and painted with an applied wall paper frieze just below the ceiling. There is an opening in the floor decking and joists that will need to be repaired. There is also a hole in the ceiling and wall that appear to be man-made, not moisture caused. Paint is peeling off the bathroom wall and shows some signs of moisture damage.

Room 134

This single room is in good condition and still has window coverings on the windows. There is damage to the front door jamb where the plaster has been pried away and the wooden door frame was damaged. The door is off its hinges. There is a hole cut into the floor.

Room 135

This single room has signs of a roof leak in the bathroom above the toilet. All other finishes



and structure appear to be in good condition except for the hole cut into the floor and the air conditioning unit cut into the wall below the window.

Room 136

This single room has a hole in the living room floor. The bathroom shows signs of moisture penetration at the toilet wall and the ceramic tile countertop and floor have tiles popping up.

Room 137

This single room has a hole in the living room floor. The bathroom shower shows signs of a leaky shower pan. The floor has settled and cracked away from the wall and the exterior wall base tiles have fallen off. The counter has ceramic tile falling off.

Room 138

This single room has a hole in the living room floor. The bathroom shower shows signs of a leaky shower pan. The floor has settled and cracked away from the wall and the exterior wall base tiles have fallen off. The counter has ceramic tile falling off. The wall behind the toilet is cracked and shows signs of moisture damage.

Room 139

This single room has a hole in the living room floor. The bathroom bathtub shows signs of moisture behind the wall tile that is cracked and popping off.

Room 140

This single room has a hole in the living room floor and shows signs of a roof leak in the living room area. The acoustic tile ceiling is falling off and stained. The bathroom shower shows signs of a leaky shower pan. The floor has settled and cracked away from the wall. The walls adjacent the toilet and closet show signs of moisture.

Room 141

This single room is missing most of the ceiling finishes and open to the structure. The wood joists and decking show moisture damage. The ceiling above the toilet and the adjacent walls has moisture damage, deteriorated finishes and exposed structure. The shower floor is cracked and settled.

Laundry Room 141

This single room on the south side of the building is subdivided into three areas. The floors are a combination of brick on dirt, dirt and concrete. The ceiling structure is exposed and painted. Walls show signs of moisture damage. Metal lath is exposed in some areas. The roof decking is deteriorating in some areas. The original washer/dryers are in the building and the junction boxes still have wiring in them. There is a beehive located and contained within the wall. The only entry point visible is on the exterior.

Room 142

This single room has a hole cut into the floor and shows signs of moisture in the acoustic glued on ceiling tile. The bathroom has a large roof leak over the toilet where the ceiling has been released.

Room 143

This single room has fire damage and none of the room finishes remain. The walls are open to the studs and roof structure is exposed. The walls and roof structure appear to be in good shape.

Room 144

The ceiling over the toilet has the most moisture damage and has affected the adjacent walls. The floor in the bathroom is vinyl over 1 x 1 ceramic tile and is peeling away. The living



room ceiling and shows signs of moisture penetration.

Room 145

This single room has a hole cut into the floor and shows signs of moisture in the acoustic glued on ceiling tile. The bathroom has a large roof leak over the toilet where the ceiling has been released.

Room 146

This single room has a large roof leak over the living area that affects the ceiling and the adjacent wall. The finishes have been removed and the structure is exposed showing signs of moisture damage. The bathroom ceiling has collapsed and the wall finishes have fallen away. There is a large crack in the closet wall.

Room 147

This single room has a large roof leak over the living area that affects the ceiling and the adjacent wall. The finishes have been removed and the structure is exposed showing signs of moisture damage. The bathroom ceiling has collapsed and the wall finishes have fallen away. There is a large crack in the closet wall. There is a large crack in the wall finish. The front window is rusted.

Room 148

This single room has a hole cut into the floor and shows signs of moisture in the acoustic glued on ceiling tile. The bathroom has a large roof leak over the toilet where the ceiling has been released. The closet ceiling shows moisture damage too.

Room 149

There are signs of moisture damage over the toilet and in the closet in this single room. The floor has been cut open as well as the wall where the plumbing pipes are located. There is a crack along the ceiling.

Room 150

This single room does not show signs of moisture. There is a hole in the floor in the living space. There is also a crack at the door frame.

Room 151

This single room is located in the two story space and does not show signs of moisture, or vandalism. The front door stoop has a concrete semicircular makeshift ramp to its entry.

Room 152

This single room is located in the two story space and shows moisture damage in the living room and bathroom. The paint is peeling off the walls and ceilings. There are several holes in the walls from copper thievery and door knobs. This room also has a ramp to its entry.

Room 153

This single room is located in the two story space and has peeling paint in the bathroom, a graffiti covered door and the access panel to the bathroom pipes removed. There is a ramp to the front entry.

Room 153 Storage

This room was used for under stair storage at the north end of the two story addition. It is a brick/clay tile constructed enclosure with concrete ceiling and floor.

Room 183

This single room is located in the upper two story space and has concrete floors and plaster finishes. The bathroom window is missing a glazing unit.



Room 184

This single room is located in the upper two story space and has peeling paint and signs of moisture damage in the ceiling.

Room 185

This single room is located in the upper two story space and was gutted of its copper piping and wires. The walls were damaged in order to strip out the pipe.

Room 186

This single room is located in the upper two story space and has peeling paint and signs of moisture damage in the ceiling.

Room 187

This single room is located in the upper two story space and has peeling paint and signs of moisture damage in the bathroom.

Room 188

This single room is located in the upper two story space and has peeling paint and signs of moisture damage in the ceiling of the living room and the bathroom.

Basement

The basement is comprised of one large gathering space and an adjacent boiler room. The gathering space is where the Zuni murals are located. The exterior roof drains are draining directly outside the entrance to this room. This combined with localized drainage issues have resulted in leaks, and are causing damage to the murals. The stairs that lead to the basement are currently too steep and do not meet code. By adding an elevator, ADA accessibility to all levels can be attained.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).



Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.



CIP List of Projects for Building D

Option	Project No.	Code	Project Name	MACC	Project Budget
A	704.1	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$26,786	\$35,894
A	704.2	3.05.C03.1.	Repair/Reframe Exterior Walls	\$27,508	\$36,861
A	704.3	3.09.D04.1.	Re-roof	\$213,319	\$254,916
В	704.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$363,417	\$486,979
В	704.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$64,827	\$86,869
A	704.6	4.05.C05.1.1.	Interior Remediation	\$77,911	\$104,401
В	704.7	4.05.D02.2.	Renew Exterior Finishes	\$115,719	\$155,063
C	704.8	8.04.B03.3.	ADA Accessibility	\$174,068	\$233,251
C	704.9	1004.A08.3.	Energy Efficiency	\$408,466	\$547,344
A	704.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$64,394	\$64,394
C	704.11	4.04.C06.1.3.	Replace Interior Doors and Frames	\$111,953	\$150,017
C	704.12	4.05.C05.1.3.	Interior Finishes Renewal	\$344,099	\$461,092
A	704.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$28	\$38
С	704.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$843,928	\$843,928
A	704.15	3.05.B02.3.	General Abatement	\$16,800	\$22,512
			Total of Project Budgets	\$2,853,224	\$3,483,559



Facility Building D	ID 704	Project Number
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 CO2. Floors	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 2: More Difficult to Ad	chieve	
Project Name		
Re-deck floor, repair joists		

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	1,504.0	SF	1.00	\$17.81	\$26,786
M	aximum Allowable Construction C	ost					\$26,786
T	otal Project Cost						\$35,894



Facility Building	D C	ID	704	Project Number	704.2
Category 3. He	alth/Safety	Гуре 1 05. Refurb	oishing		
Type 2 Co3. Wal	ls	P/T 1. Immediate (rear 1)		
Difficulty: Diffi	culty Level 3: Difficult Achieve				
Project Name					
Repair/Reframe Wa	lls				

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	304.0	SF	1.00	\$13.36	\$4,061
2	Repair/reframe walls for roof leaks	4.510	1,530.0	SF	1.00	\$13.36	\$20,441
3	Repair/reframe walls for fire damage	4.510	225.0	SF	1.00	\$13.36	\$3,006
M	Maximum Allowable Construction Cost \$27,508						
Total Project Cost \$36,861							\$36,861

^{*}This work is required prior to Re-Roof, to provide structural stability



Facility	Building D	ID	704	Project Number	704.3
Category	3. Health/Safety	Type	1 09. Repl	acement	
Type 2	D04. Roofs	P/T	1. Immediate	(Year 1)	
Difficulty	Difficulty Level 3: Difficult Achieve				
Project N	Name				
Re-roof					

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 704.2 for work to be done along with this project..

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove, replace roof - re-deck, repair joists	7.203	9,685.0	SF	1.00	\$19.95	\$193,216
2	Remove/replace wooden scuppers	7.300	14.0	Each	1.00	\$15.00	\$210
3	Repair/replace downspout	7.307	144.0	LF	1.00	\$16.62	\$2,393
4	Asbestos abatement at roof	0.000	2,500.0	SF	1.00	\$7.00	\$17,500
M	aximum Allowable Construction C	Cost					\$213,319
T	otal Project Cost						\$254,916

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility E	Building D	ID [704	Project Number	704.4
Category	4. Facility Renewal	05. Refur	bishing		
Type 2	6.2. Windows P/T	2. 2-3 years			
Difficulty:	Difficulty Level 2: More Difficult to Achieve				
Project Nan	ne				
Refurbish/repl	lace steel casement windows				

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 704.13 for window boarding.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	167.0	Each	1.62	\$1,239.04	\$335,210
2	Replace damaged glazing	4.782	192.0	SF	1.00	\$39.33	\$7,551
3	Replace missing screens	4.787	396.0	SF	1.00	\$4.94	\$1,956
4	Replace entire window	4.785	8.0	Each	1.62	\$1,239.04	\$16,058
5	Weather strip around window	4.784	167.0	Each	1.00	\$15.82	\$2,642
M	aximum Allowable Construction	n Cost					\$363,417
T	otal Project Cost						\$486,979

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

cherry/see/<u>reames architec</u>ts PC



Facility Building D	ID 704	Project Number	704.5
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 2. 2-3 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Exterior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 704.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Remove and replace exterior wood/metal doors and frames	4.720	36.0	SF	1.00	\$6.45	\$232
2 Remove/replace exterior door hardware	4.760	36.0	Each	1.00	\$1,794.31	\$64,595
Maximum Allowable Construction	on Cost					\$64,827
Total Project Cost						\$86,869

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building D	ID 704	Project Number 704.6
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Interior Remediation		

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 704.12 for new finishes.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove existing wall finishes/abate or clean mold	4.415	29,322.0	SF of room	1.00	\$1.73	\$50,727	
2	Remove surfaces from floor	4.414	8,562.0	SF	1.00	\$1.29	\$11,045	
3	Remove finishes from ceiling	4.415	9,329.0	SF of room	1.00	\$1.73	\$16,139	
M	Maximum Allowable Construction Cost \$77,911							
T	otal Project Cost						\$104,401	

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building D	ID 704	Project Number
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 D02. Surfaces	P/T 2. 2-3 years	
Difficulty: Difficulty Level 2: More Difficult to Achie	eve	
Project Name		
Renew Exterior Finishes		

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	9,374.0	SF	1.00	\$9.81	\$91,959
2	Rebuild-repair/refurbish wooden window grills	4.786	220.0	SF	1.00	\$108.00	\$23,760
Maximum Allowable Construction Cost \$115,719							
Total Project Cost \$155,0						\$155,063	

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building D		ID 704	Project Number	704.8
Category 8. ADA Compliance	Type 1	1. Renovation		
Type 2 B03. Architectural Barriers	P/T 3. 4-5	years		
Difficulty: Difficulty Level 2: More Difficult to	Achieve			
Project Name				
ADA Accessibility				

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.) Elevator access to the Zuni murals may need to be provided.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware	10.565	3.0	Each	1.00	\$442.23	\$1,327
4	Add an elevator	10.651	1.0	Each	1.00	\$154,642.66	\$154,643
M	aximum Allowable Construc	tion Cost					\$174,068
T	otal Project Cost						\$233,251

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building D		ID 704	Project Number	704.9
Category Type 2 A08. Energy	Type 1 04. P/T 3. 4-5 y	. Renovation		
Difficulty: Difficulty Level 3: Difficult Achieve				
Project Name				
Energy Efficiency				

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Furr-out exterior walls to insulate and expand for backup windows	4.511	14,661.0	SF	1.00	\$8.47	\$124,179
2 Insulate under roof	7.830	9,685.0	SF	1.00	\$4.24	\$41,064
3 Insulate under floor	7.830	8,562.0	SF	1.00	\$4.24	\$36,303
4 Install backup windows	4.785	167.0	Each	1.00	\$1,239.04	\$206,920
Maximum Allowable Construction	Cost					\$408,466
Total Project Cost						\$547,344



Facility	Building D		ID 704 Project Number	704.10
Category	4. Facility Renew al	Type 1	09. Replacement	
Type 2	A08. Energy	P/T	1. Immediate (Year 1)	
MP CIP	C.A.P.			
Project N	Jame lechanical, Plumbing, Electrical			

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 704.14 for new systems installation.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtota l Cost
1	Mechanical, Electrical and Plumbing Removal	0.002	1.0	each	1.00	\$64,393.54	\$64,394
M	aximum Allowable Construction	on Cost					\$64,394
T	otal Project Cost						\$64,394



Facility Building D	ID	Project Number	704.11
Category 4. Facility Renewal	Type 1 04. Renovation	_	
Type 2 Co6.1. Doors	P/T 3. 4-5 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Interior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 704.8 for interior doors to be widened.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace interior door hardware	4.730	73.0	Per door	1.00	\$1,420.73	\$103,713
2	Remove and Replace doors and frames	4.720	1,277.5	SF	1.00	\$6.45	\$8,240
M	aximum Allowable Construction	on Cost					\$111,953
T	otal Project Cost						\$150,017



Facility	Building D		ID	704	Project Number	704.12
Category	4. Facility Renew al	Type 1	05. Refurb	oishing		
Type 2	C05.1. Finishes	P/T 3.	4-5 years			
Difficulty	Difficulty Level 1: Readily Achievable					
Project N	ame					
Interior Fini	shes Renew al					

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	38,651.0	SF	0.30	\$5.29	\$61,339
2	Replaster walls	4.500	3,258.0	SY	1.00	\$34.50	\$112,401
3	Replaster ceilings	4.500	1,037.0	SY	1.00	\$46.00	\$47,702
4	Paint Walls 2 coats	4.520	29,322.0	SF	1.00	\$0.93	\$27,269
5	Paint Ceilings 2 coats	4.520	9,329.0	SF	1.00	\$0.93	\$8,676
6	Sanding and Finishing wood flooring	4.552	7,187.0	SF	1.00	\$4.01	\$28,820





	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
7	Carpet	4.570	7,187.0	SF	1.00	\$4.11	\$29,539
8	Ceramic tile flooring	4.580	1,375.0	SF	1.00	\$10.31	\$14,176
9	Ceramic tile walls	4.580	1,375.0	SF	1.00	\$10.31	\$14,176
Maximum Allowable Construction Cost \$344							\$344,099
Total Project Cost \$461,0							\$461,092



Facility E	Building D		ID	704	Project Number	704.13
Category	4. Facility Renew al	Type 1	05. Refu	rbishing		
Type 2	6.1. Doors	P/T 1.	Immediate (Year 1)		
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Nai	me					
Boarding up [Doors, Windows and Other Penetrations					

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Boarding up exterior openings	0.000	12.0	SF	1.00	\$2.35	\$28
Maximum Allowable Construction Cost						\$28
Total Project Cost						



Facility [Building D		ID 704	Project Number	704.14
Category	4. Facility Renewal	Type 1	09. Replacement		
Type 2	A08. Energy	P/T	3. 4-5 years		
MP CIP	C.A.P.				
Project Na	ame				
Install new	Energy Efficient HVAC, Plumbing Fixtures				

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.002	1.0	each	1.00	\$843,928.17	\$843,928
Maximum Allowable Construction Cost					\$843,928		
Total Project Cost \$84						\$843,928	



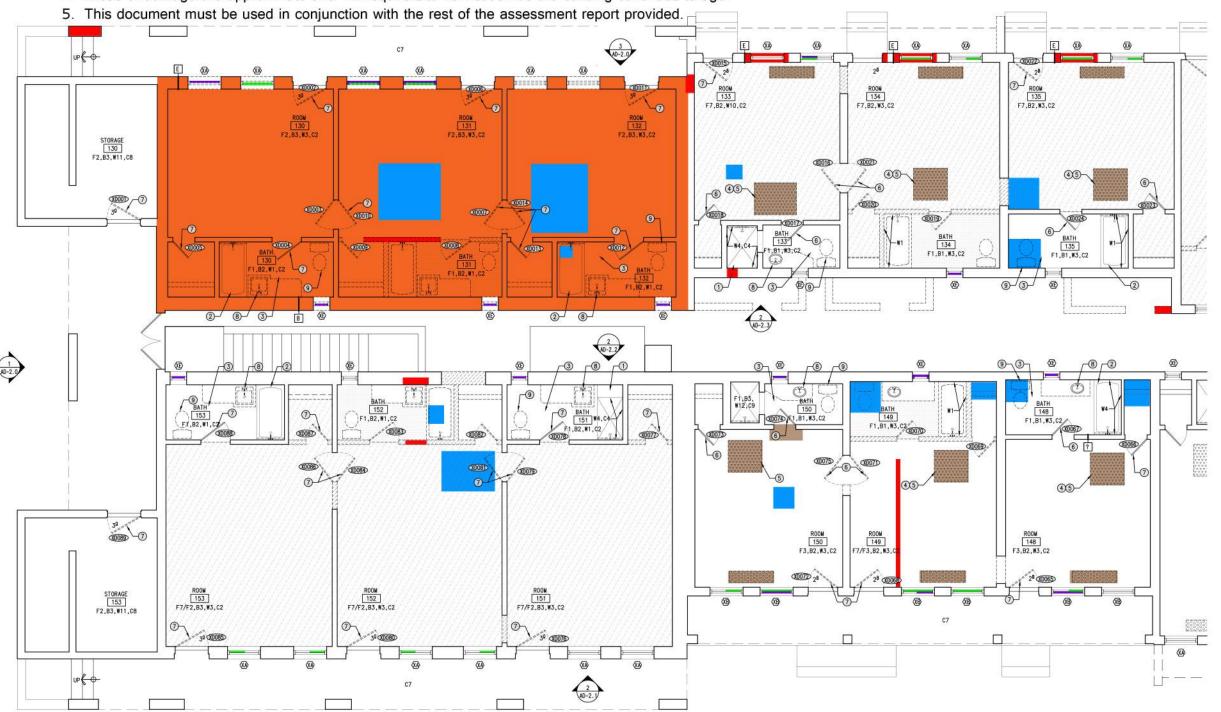
Facility Building D		ID 704	Project Number	704.15
Category 3. Health/Safety	Type 1	05. Refurbishing		
Type 2 B02. Asbestos	P/T 3. 4-	5 years		
Difficulty: Difficulty Level 3: Difficu	ult Achieve			
Project Name				
General Abatement				

Project Description

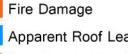
Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of asbestos containing materials	0.000	1.0	Per Building	1.00	\$16,800.00	\$16,800
Maximum Allowable Construction Cost						\$16,800	
Total Project Cost						\$22,512	

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- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.
- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.



EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - NORTH



Apparent Roof Leaks, Moisture Damage

Floor Patch/Repair

Wall Framing / Structural Repair

Rusted Window Frame/Repair Missing Screen/Replace

Broken or Damaged Window/Replace

General Notes

- A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC SALVAGE FOR REUSE, PATCH HOLES TO WATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.

 B. VISIT SITE & FIELD WERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.

 C. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID TANGLING TO BID TO BE A SURFACE OF THE PRIOR OF THE BID DE MOVAL OF SURFACES STRUCTURES AS DECUTED TO BEDOW.

- VISIT SITE É NOTE ALL SURFACES, INTERIOR É EXTERIOR, PRIOR TO BID
 INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOV
 NEW CONSTRUCTION ZONES.
 EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUC
 IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEMOLITION & OBSERVATION. PRIOR TO
 CONMENCEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWING!
 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
 HHERE REMOVAL OCCURS, MOOTFY PER PLANS, IF NO MODIFICATIONS ARE
 INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATER!
 SEE MECHANICAL, ARCHITECT/WARL LELESTRICAL SHEETS FOR EXTENT OF
 DEMOLITION & ASSOCIATED NEW MORK.
 IF DEMOLITION FEWDRAL GLUSES DAMAGE TO FLOOR. WALLS. OR CETLING
- DEMOLITION & ASSOCIATED NEW WORK.

 G. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO WATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FI CORNER TO CORNER & FLOOR TO CEILING. IF EXACT WATCH IS UNACHIEVABLARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE AI TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NI IDENTIFIED FOR REMOVAL.

OKeyed Notes

- . SHOWER TO REWAIN, REPAIR AS NEEDED.
 2. TUB AND SURROUND TO REWAIN, REPAIR AS NEEDED.
 3. TILE FLOOR TO REWAIN, REPAIR AS NEEDED.
 4. FLOOR JOISTS NEEDED IN THIS AREA.
 5. FLOOR DECKING NEEDED IN THIS AREA.
 6. DOOR TO REWAIN, REFURBISH AND PAINT.
 7. DOOR TO BE REPLACED.
 8. BATHROOM SINK TO BE REMOVED.
 9. WATER CLOSET TO BE REMOVED.
 10. VCT FLOORING TO BE REMOVED.
 11. COUNTER TO BE REMOVED.
 11. COUNTER TO BE REMOVED.
 12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT

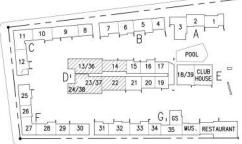
FLOO	IR.		BETWEEN
F1	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3	WOOD SLATS	W10	PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS		BORDER
	TILE AND LINOLEUM	W11	
F6	PLYWOOD		CULTURED MARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
F8	BRICK		PANELING ABOVE
F9			
	TURQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BO
F11		W16	LINOLEUM
BASE		W17	PLASTER OVER 1/4" GYPSUN
B1			BOARD
B2	WOOD	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	ING
B4		C1	ACOUSTIC CEILING TILE
B5		C2	
WALL	percentage very co	C3	CEMENTITIOUS WOOD FIBER
W1			ACOUSTICAL PANELS (TECT)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	CONCRETE
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CMU	C10	EXPOSED WOOD SLATS WITH
WB	EXPOSED STUDS WITH PLASTER		VIGAS

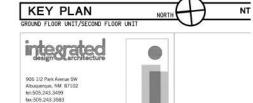
Legend

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGE SUBFLOOR. REMOVE CARPET ¢ PAD DOWN TO SUBFLOOR. REPLACE ANY DAWAGED SUBFLOOR.

AREA WHERE FLOOR NEEDS PATCHING.

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





DE ANZA COURTYARD HOMES

BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING D

(AD-0.0) DEMO FLOOR PLANS BLDG D.DWG AD-0.0



- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.



EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - SOUTH

Fire Damage

Apparent Roof Leaks, Moisture Damage



Wall Framing / Structural Repair

Rusted Window Frame / Repair

Missing Screen/Replace

Broken or Damaged Window/Replace

General Notes

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)

 SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.

 B. YISIT SITE 6 FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.

 C. VISIT SITE 6 NOTE ALL SURFACES, INTERIOR É EXTERIOR, PRIOR TO BID,
 INCLUDE IN BID REWOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL 6
 NEW CONSTRUCTION ZONES.

 C. EXISTING COMDITIONS ARE DETIVED FROW AS-BUILT MEASUREMENTS COMDUCTED
 IN THE FIELD FOR GENERAL INFORMATION, FIELD VERTEY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEBOLITIONS DO NOT MATCH DRAWINGS
 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
 E. WHERE REMOVAL OCCURS, MODITY PER PLANS, IF NO MODITICATIONS ARE
 INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
 F. SEE MECHANICAL, ARCHITECTURAL ELECTRICAL SHEETS FOR EXTENT OF
 DEMOLITION EXPONDED NEW MORK.
- DEWOLITION & ASSOCIATED NEW WORK.

 REPAIR/PAICH TO WAICH SEED SMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PAICH TO WAICH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER F FLOOR TO CEILING. IF EXACT WATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REWOVAL FOR REUSE IN BATHROOWS NEEDING TILE REPLACEMENT OR PAICHING, CLEAN AND SANITIZE ALL REUSED TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REWOVAL

OKeyed Notes

- SHOWER TO REMAIN, REPAIR AS NEEDED.

 TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 FLOOR JOISTS NEEDED IN THIS AREA.

 FLOOR TO REMAIN, REFURBISH AND PAINT.

 DOOR TO REMAIN, REFURBISH AND PAINT.

 DOOR TO BE REPLACED.

 BATHROOW SINK TO BE REMOVED.

 WATER CLOSET TO BE REMOVED.

 OF LOOWITE TO BE REMOVED.

 COUNTER TO BE REMOVED.

 STEEL COLUMN TO BE REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

Finish Schedule

- BETWEEN
 W9 EXPOSED STUDS WITH CONCRETE WOOD SLATS HORIZONTAL SLATS W10 PLASTER WITH WALLPAPER WOOD SLATS
 EXPOSED FLOOR JOISTS
 TILE AND LINOLEUM
 PLYWOOD
 CARPET
 BRICK
 QUARRY TILE
 TURQUOISE INLAID CONCRETE
 SHEET VINYL #10 PLASTER WITH WALLPAPER BORDER #11 BRICK #12 CULTURED MARBLE #13 TILE WAINSCOT WITH WOOD PANELING ABOVE #14 FRP #15 STAINLESS OVER GYPSUM BOARD #16 LINDLEUM #17 PLASTER OVER 1/4" GYPSUM BOARD

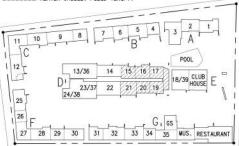
- CERANIC TILE WOOD NONE RUBBER QUARRY TILE
- TILE WAINSCOT WITH PLASTER
- STUCCO PLASTER TILE
- EXPOSED STUDS, 16" O.C. WOOD PANELING
- CMU EXPOSED STUDS WITH PLASTER Legend
 - REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

W18 WOOD HORIZONTAL SLATS

W18 MOOD HORIZONTAL SLATS
CELLING
C1 ACOUSTIC CEILING TILE
C2 PLASTER
C3 CEMENTITIOUS MOOD FIBER
ACOUSTICAL PANELS (TECTUM)
C4 TILE
C5 EXPOSED JOISTS
C6 LINDLEUM
C7 STUCCO

C8 CONCRETE
C9 CULTURED MARBLE
C10 EXPOSED WOOD SLATS WITH
VIGAS

- REMOVE CARPET ¢ PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.
- AREA WHERE FLOOR NEEDS PATCHING
- INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





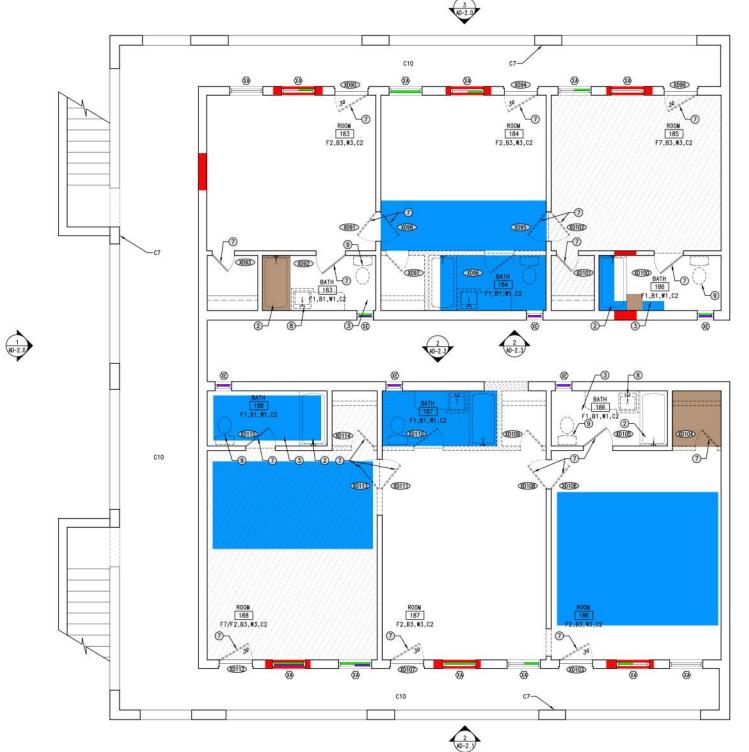
DE ANZA COURTYARD HOMES

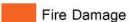
BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING D

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- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.





Apparent Roof Leaks, Moisture Damage

Floor Patch/Repair

Wall Framing / Structural Repair

Rusted Window Frame / Repair Missing Screen/Replace

Broken or Damaged Window/Replace

General Notes:

- Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.



General Notes

- A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/ROOS, HOOKS, ETC.)
 SALVAGE FOR REUSE, PATCH HOLES TO WATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.

 B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.
 C. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID,
 INCLUDE IN BID REWOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL &
 NEW CORSTRUCTION COMES.

- NEW COMSTRUCTION ZOMES.

 EXISTING COMDITIONS ARE DETIVES FROM AS-BUILT WEASUREMENTS CONDUCTED

 IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING
 CONDITIONS THROUGH EMPLORATORY DEWOLITION & GESERVATION, PRIOR TO
 COMMENCEMENT OF WORK, IF EXISTING CONDITIONS ON ON MARCH DRAWINGS
- NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 E. WHERE REWOYAL OCCURS, WODIFY PER PLANS, IF NO WODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.

 F. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF
- DEMOLITION & ASSOCIATED NEW WORK
- DEWOLTION & ASSOCIATED NEW WORK.

 G. IF DEWOLTION/REWOYAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO WATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT WATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAM AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL TILE IDENTIFIED FOR REWOYAL FOR REUSE IN BATHROOMS NEEDING TILE REPLACEMENT OR PATCHING, OLEAM AND SANITIZE ALL REUSED TILE.

 I. CLEAN, SAND, REFURSISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL

OKeyed Notes

- SHOWER TO REMAIN, REPAIR AS NEEDED.

 TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 FLOOR JOISTS NEEDED IN THIS AREA.

 FLOOR TO SELMIN REFURE IN THIS AREA.

 DOOR TO REMAIN, REFURBISH AND PAINT.

 DOOR TO BE REPLACED.

 BATHROOW SINK TO BE REMOVED.

 WATER CLOSET TO BE REMOVED.

 O. VCT FLOORING TO BE REMOVED.

 C. COUNTER TO BE REMOVED.

 2. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

Finish Schedule

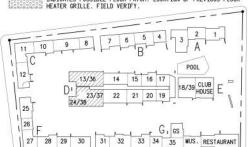
FLOOR
F1 TILE
F2 CONCRETE
F3 WOOD SLATS
F4 EXPOSED FLOOR JOISTS
F5 TILE AND LINDLEUW
F PLYWOOD
F PLYWOOD
F RANGE
F RAN BETWEEN
W9 EXPOSED STUDS WITH
HORIZONTAL SLATS
W10 PLASTER WITH WALLPAPER #10 PLASTER WITH WALLPAPER
BORDER
#11 BRICK
#12 QUITURED MARBLE
#13 TILE WAINSCOT WITH MOOD
PANELING ABOVE
#14 FRP
#15 STAINLESS OVER GYPSUM BOARD
#16 LINGLEUM
#17 PLASTER OVER 1/4" GYPSUM
BOARD
BOARD CERANIC TILE WOOD NONE RUBBER QUARRY TILE MI8 WOOD HORIZONTAL SLATS
CELLING
C1 ACOUSTIC CEILING TILE
C2 PLASTER
C3 CEMENTITIOUS WOOD FIBER
ACOUSTICAL PAWELS (TECTUM)
C4 TILE
C5 EXPOSED JOISTS
C6 LINDLEUM
C5 STUCCO
CONCRETE
CULTURED MARBLE
CHYPOSED WOOD SLATS WITH
VIGAS BOARD W18 WOOD HORIZONTAL SLATS WALL W1 TILE WAINSCOT WITH PLASTER

Legend

EXPOSED STUDS, 16" O.C. WOOD PANELING CMU EXPOSED STUDS WITH PLASTER

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED





NTS



DE ANZA COURTYARD HOMES

PROJECT ARCHITECT BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING D

(AD-0.0) DEMO FLOOR PLANS BLDG D.DWG

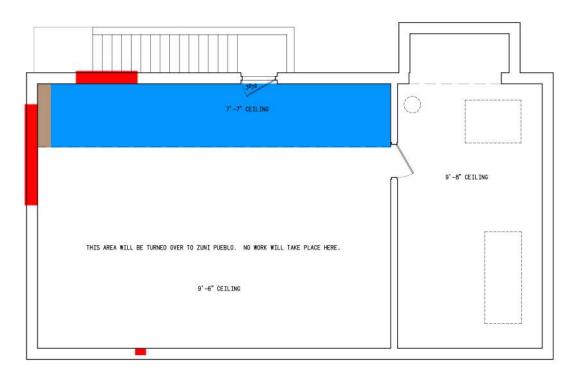
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EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - SECOND FLOOR

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
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- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.



EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - BASEMENT



General Notes

Fire Damage

Floor Patch/Repair

Wall Framing / Structural Repair

Rusted Window Frame / Repair

Missing Screen/Replace

- A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)

 SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH, PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.

 B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.
 C. VISIT SITE & NOTE ALL SURFACE SITUCTURES AS REQUIRED IN REMOVAL &
 NEW CONSTRUCTION SOLORS.

 D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT WEASUREMENTS CONDUCTED
 IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEMOLITION & OBSERVATION. PRIOR TO
 COMMENCEMENT OF MORK. IF EXISTING CONDITIONS DO NOT MARCH DRAWNOS
 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 HHERE REMOVAL OCCURS, MODITY PER PLANS, IF NO WODITICATIONS ARE
 INDICATED ON BRAWTINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.

 SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF
 DEMOLITION & ASSOCIATED NEW WORK.

 G. IF DEWOLITON/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING
 REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM
 CORNER TO CORNER FOLORS TO CELLING. IF EXACT WATCH IS UNANCHIEVEDLE
 ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 CLEAN AND SANITIZES ALL TILE NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL
 TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE
 REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.

 I. CLEAN, SAND, REPURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT
 IDENTIFIED FOR REMOVAL. Apparent Roof Leaks, Moisture Damage D.

OKeyed Notes

NOTE OF THE NATIONAL STATES AND STATES OF THE WALLS SUPPOUND IN SUPPOUND TO REMAIN, REPAIR AS NEEDED.

1. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

4. FLOOR SOEKIND NEEDED IN THIS AREA.

5. FLOOR BECKIND NEEDED IN THIS AREA.

6. DOOR TO REMAIN, REFURBISH AND PAINT.

7. DOOR TO BE REPLACED.

8. BATHROOM SINK TO BE REMOVED.

9. WATER CLOSET TO BE REMOVED.

10. VOLT FLOORING TO BE REMOVED.

11. COUNTER TO BE REMOVED.

12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

Finish Schedule

FLOO	R	100000	BETWEEN
F1	TILE	W9	EXPOSED STUDS WITH
	CONCRETE		HORIZONTAL SLATS
F3	CONCRETE WOOD SLATS	W10	
F4	EXPOSED FLOOR JOISTS		BORDER
	TILE AND LINOLEUM	W11	BRICK
F6	PLYW00D	W12	CULTURED WARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
F8	BRICK		PANELING ABOVE
	QUARRY TILE		FRP
F10	TURQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BOARD
F11	SHEET VINYL	W16	LINOLEUM
BASE	44 67 (800) (C 950 (45)	W17	PLASTER OVER 1/4" GYPSUM
B1	CERANIC TILE		BOARD
	WOOD	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	ING
	RUBBER	C1	ACOUSTIC CEILING TILE
	QUARRY TILE	C2	PLASTER
WALL		C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	CONCRETE
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CMU	C10	EXPOSED WOOD SLATS WITH
W8	EXPOSED STUDS WITH PLASTER		VIGAS

Legend

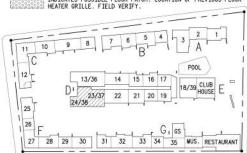
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





DE ANZA COURTYARD HOMES

Albuquerque, New Mexic BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING D

By:	KIS, WB, CIC	Sheet of
File:	(AD-0.0) DEMO FLOOR PLANS BLDG D.DWG	
Plot Dat	e: 4/24/2012 11:53:29 AM	AD-0.3



\$7,126

\$9,549

CIP List of Projects for 705 Building E

Proj. No.	Code	Project Name	MACC	Total Project Budget			
A. Stabilizat							
<u>705.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$10,650	\$14,272			
<u>705.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$8,417	\$11,279			
<u>705.3</u>	3.09.D04.1.	Entire Building Re-roof	\$90,948	\$108,682			
<u>705.6</u>	4.05.C05.1.1.	Interior Remediation	\$20,561	\$27,552			
<u>705.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$20,564	\$24,574			
<u>705.14</u>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$19	\$25			
<u>705.16</u>	3.05.B02.3.	General Abatement	\$7,600	\$10,184			
Total Budget for A. Stabilization				\$197,141			
B. Exterior	Envelope/Historic I	mprovements					
<u>705.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$109,045	\$146,120			
<u>705.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$2,697	\$3,614			
<u>705.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$64,513	\$86,447			
Total Budget for B. Ext. Env. /Hist. Imp.							
C. Improvements for Occupancy							

ADA Accessibility

705.8

8.04.B03.3.



C. Improvements for Occupancy

<u>705.9</u>	1004.A08.3.	Energy Efficiency	\$104,298	\$139,760
<u>705.11</u>	4.05.G01.3.	Miscellaneous Projects	\$10,209	\$13,680
<u>705.12</u>	4.05.C06.1.3.	Replace Interior Doors and Frames	\$29,139	\$39,046
<u>705.13</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$89,143	\$119,452
<u>705.15</u>	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$265,559	\$317,343

Total Budget for C. Improvements for Occupancy

\$638,828



De Anza Motor Lodge Evaluations

Building E

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 3167 GSF

Date Facility Opened: 1939









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building E at the DeAnza Motor Lodge was built as two phases. It began as one of the first buildings built in 1939. The hotel lobby and residence in the center of the site. The porte cochere was added later in 1956. The pool was added in 1958.

The hotel lobby originally had standard window openings based upon the pueblo style architecture. In the 50's when the port cochere was added the storefront windows were installed to make it more modern.

Cats are prevalent on this site; fecal matter is seen throughout the building. These will need to be sealed up if the building is to be maintained. It should be noted also that this building has become a habitat for a beehive. There was residue of honeycomb in the open wall structure on the northwest corner of the building. From the exterior one can hear the buzz of the bees as they leave and enter through a hole in the wall.

There is a kidney shaped pool to the east of the building. A low, decorative metal fence surrounds the pool area. The pool has been emptied of water, but collects rain water after heavy rains. The pool had to be covered with wire mesh to prevent animals and people from falling in.

Existing Building Condition:

Building E contains a large lobby space with office/admin areas, storage and upstairs living quarters including two bedrooms, a living room, kitchen and bathroom.

The building is a two story building constructed of 2x wood framing with steel joists in some areas with a stucco finish on the exterior. A combination of steel casement windows in the north portion of the building and aluminum storefront single pane windows at the south lobby area, wood doors in wood or steel frames. The front lobby area has a drop ceiling, but missing tiles expose a wood viga and latilla construction. The lobby floor is wood tongue-ingroove under carpet over 2x construction over a crawl space.

The building exterior is stucco and is in moderately good condition in the vertical planes. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The upper roof slopes to the north and the scuppers and downspouts are badly detailed and are blocked allowing water to flow into the structure. All roof flashing has disintegrated and water is allowed to find its way into the structure along the perimeters. The porte cochere has a clogged drain and water has found its way into the under structure causing the plaster/stucco ceiling area to deteriorate and fall off in large pieces. The stone pilaster holding it up has historic significance and is in good condition.



Lobby

This large open space has wood paneled laminate countertops to either side housing a front desk to the west and what appears to be office space and a gift counter to the east. The room has baseboard heaters and PTAC's for cooling. Supply air vents are spaced systematically across a drop ceiling soffit at the north end of the lobby. The drop lay-in acoustical tiled ceiling is missing some tiles revealing a higher wood structure ceiling. The tongue-in groove wood floor appears to be in good condition, protected by the carpet. The southeast and southwest corners of the building show signs of moisture damage. The aluminum storefront windows have some broken panes of glass. There is also a semi-enclosed office space with a counter, steam radiator and steel casement windows in good condition.

Mechanical/Storage Room

This long narrow room has an exterior wood door opening out to the east side of the building, steel casement windows and a lower slab on grade floor. The ceiling structure is exposed.

Storage

This room located on the east side of the building also has a wood door to the exterior on the north side of the room. A steam radiator and steel casement windows are present. One window has a broken pane of glass. Built-in wood cabinets and shelves line the perimeter of the room. The wood floor is in poor condition. The northeast corner of the room shows signs of moisture damage.

Two Restrooms

Both of these rooms have wood floors in poor condition with a porcelain sink remaining. The toilet fixtures are missing. The doors are narrow and while one room contains a side grab bar, neither rooms meet ADA.

Northwest Office

This small room has two steel casement windows. The northwest corner wall has major water damage. The north wood wall paneling and gyp brd finishes have been removed to uncover the large remnant of a honeycomb. There are still bees present in the remaining portion of the wall.

Office

This larger room has three steel casement windows, wood paneling and glued-on acoustic ceiling tile. There are signs of water damage in the center of the room. There is a PTAC opening in the wall.

Stair

The stair is carpeted and does not appear to meet code.

Hall

The second floor hallway has a wood door on the south side to the roof. The door panels have shrunk or shifted revealing daylight. The wood frame has deteriorated.

Living Room

This larger room has carpet over wood flooring. The steel casement windows have vertical blinds over them. The steam radiator is centered beneath the windows. Some of the 12×12 glued-on acoustic ceiling tile has come unglued. There is a ceiling fan in the ceiling.

Kitchen

The northeast corner of the room has major roof leak damage. The ceiling, walls, counter



and cabinets have been damaged. There are two steel casement windows in this room. Some missing screens and broken panes. A radiator is present. A dishwasher, oven with cooktop and microwave are among the appliances. The walls have older 4" x 4" ceramic tile and newer 6" x 6" tile and the floor is 12" x 12" porcelain tile.

Bedrooms

The bedrooms are similar with carpet, glued-on ceiling tile, steel casement windows, radiator and closets. The northwest corner bedroom has major roof leak damage. The ceiling, wall and floor have been compromised.

Bathroom

The bathroom has a bathtub, freestanding porcelain sink that has been damaged and a toilet. There is a steel casement window to this room. 4" x 4" ceramic tile with coved trim pieces typical of the era line the tub area. A small radiator is present in this room.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.







CIP List of Projects for Building E

Option	Project No.	Code	Project Name	MACC	Project Budget
A	705.1	3.05.C02.1.	Re-deck floor, repair joists	\$10,650	\$14,272
A	705.2	3.05.C03.1.	Repair/Reframe Walls	\$8,844	\$11,851
A	705.3	3.09.D04.1.	Re-roof	\$90,948	\$108,682
В	705.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$109,045	\$146,120
В	705.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$2,697	\$3,614
A	705.6	4.05.C05.1.1.	Interior Remediation	\$20,561	\$27,552
В	705.7	4.05.D02.2.	Renew Exterior Finishes	\$64,513	\$86,447
C	705.8	8.04.B03.3.	ADA Accessibility	\$7,126	\$9,549
C	705.9	1004.A08.3.	Energy Efficiency	\$104,298	\$139,760
A	705.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$20,564	\$24,574
C	705.11	4.05.G01.3.	Miscellaneous Projects	\$10,209	\$13,680
C	705.12	4.05.C06.1.3.	Replace Interior Doors and Frames	\$29,139	\$39,046
C	705.13	4.05.C05.1.3.	Interior Finishes Renewal	\$89,143	\$119,452
A	705.14	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$19	\$25
C	705.15	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$265,559	\$317,343
A	705.16	3.05.B02.3.	General Abatement	\$7,600	\$10,184
			Total of Project Budgets	\$840,915	\$1,072,151



Facility Building E	ID 705	Project Number						
Category 3. Health/Safety	Type 1 05. Refurbishing							
Type 2 C02. Floors	P/T 1. Immediate (Year 1)							
Difficulty: Difficulty Level 2: More Difficult to Achieve								
Project Name								
Re-deck floor, repair joists								

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	598.0	SF	1.00	\$17.81	\$10,650
Maximum Allowable Construction Cost							\$10,650
Total Project Cost							\$14,272



Facility Building E	ID 705	Project Number	705.2
Category 3. Health/Safety	Type 1 05. Refurbishing		
Type 2 C03. Walls	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
Repair/Reframe Walls			

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan) There is also a beehive located in the northwest corner room, north wall.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	32.0	SF	1.00	\$13.36	\$428
2	Repair/reframe walls for roof leaks	4.510	630.0	SF	1.00	\$13.36	\$8,417
Maximum Allowable Construction Cost \$8,8						\$8,844	
Total Project Cost \$1						\$11,851	

^{*}This work is required prior to Re-Roof, to provide structural stability



Facility Building E		roject 705.3
Category 3. Health/Safety	Type 1 09. Replacement	
Type 2 D04. Roofs	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Re-roof		

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 705.2 for work to be done along with this project.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove, replace roof - re-deck, repair joists	7.203	3,150.0	SF	1.00	\$19.95	\$62,843	
2	Remove/replace wooden scuppers	7.300	7.0	Each	1.00	\$15.00	\$105	
3	Asbestos abatement at roof	0.000	4,000.0	SF	1.00	\$7.00	\$28,000	
Maximum Allowable Construction Cost \$90,948							\$90,948	
T	Total Project Cost \$108,682							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building E	ID 705	Project Number	705.4
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.2. Windows	P/T 2. 2-3 years		
Difficulty: Difficulty Level 2: More Difficult to Achie	eve		
Project Name			
Refurbish/replace steel casement windows			

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 705.14 for window boarding.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	49.0	Each	1.62	\$1,239.04	\$98,355
2	Replace damaged glazing	4.782	189.0	SF	1.00	\$39.33	\$7,433
3	Replace missing screens	4.787	96.0	SF	1.00	\$4.94	\$474
4	Replace entire window	4.785	1.0	Each	1.62	\$1,239.04	\$2,007
5	Weather strip around window	4.784	49.0	Each	1.00	\$15.82	\$775
Maximum Allowable Construction Cost \$1						\$109,045	
To	Total Project Cost \$146,120						

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building E	ID 705	Project Number	705.5
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 2. 2-3 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Exterior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 705.14 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace exterior wood/metal doors and frames	4.720	140.0	SF	1.00	\$6.45	\$903
2	Remove/replace exterior door hardware	4.760	1.0	Each	1.00	\$1,794.31	\$1,794
Maximum Allowable Construction Cost							\$2,697
Total Project Cost							\$3,614

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building E		Project Number
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Interior Remediation		

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 705.13 for new finishes.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	7,137.0	SF of room	1.00	\$1.73	\$12,347
2	Remove surfaces from floor	4.414	2,720.0	SF	1.00	\$1.29	\$3,509
3	Remove finishes from ceiling	4.415	2,720.0	SF of room	1.00	\$1.73	\$4,706
Maximum Allowable Construction Cost							\$20,561
Total Project Cost							\$27,552



Facility Building E	ID 705	Project Number	705.7
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 D02. Surfaces	P/T 2. 2-3 years		
Difficulty: Difficulty Level 2: More Difficult to Achieve			
Project Name			
Renew Exterior Finishes			

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills. Repair and powerwash stone work.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	4,586.0	SF	1.00	\$9.81	\$44,989
2	Rebuild-repair/refurbish wooden window grills	4.786	165.0	SF	1.00	\$108.00	\$17,820
3	Repair and power-wash stone work	4.537	600.0	SF	1.00	\$2.84	\$1,704
Maximum Allowable Construction Cost \$64						\$64,513	
Total Project Cost \$8						\$86,447	

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building E	II	705	Project Number	705.8
Category 8. ADA Compliance	Type 1 04. Re	enovation		
Type 2 B03. Architectural Barriers	P/T 3. 4-5 year	'S		
Difficulty: Difficulty Level 2: More Difficult to Ach	iieve			
Project Name				
ADA Accessibility				

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. Add a handicap door opener to the front lobby doors.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace existing door hardware	10.565	2.0	Each	1.00	\$442.23	\$884
2	Install door opener	10.405	1.0	Each	1.00	\$6,241.50	\$6,242
Ma	aximum Allowable Construction	on Cost					\$7,126
To	otal Project Cost						\$9,549

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility E	Building E		ID	705	Project Number	705.9
Category		Type 1	04. Reno	vation		
Type 2	8. Energy	P/T 3.	4-5 years			
Difficulty:	Difficulty Level 3: Difficult Achieve					
Project Nai	me					
Energy Efficie	ency					

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	3,569.0	SF	1.00	\$8.47	\$30,229
2	Insulate under roof	7.830	3,150.0	SF	1.00	\$4.24	\$13,356
3	Install backup windows	4.785	49.0	Each	1.00	\$1,239.04	\$60,713
Maximum Allowable Construction Cost \$10						\$104,298	
T	otal Project Cost						\$139,760



Facility E	Building E		ID	705	Project Number	705.10
Category	4. Facility Renewal	Type 1	09. Repla	cement		
Type 2	8. Energy	P/T 1.	Immediate (Year 1)		
Difficulty:	Difficulty Level 2: More Difficult to Achie	eve				
Project Nai	ne					
Remove Mech	naincal, Plumbing, Electrical					

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 705.15 for new systems installation.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Removal	0.000	1.0		1.00	\$20,564.24	\$20,564
Maximum Allowable Construction Cost							\$20,564
T	otal Project Cost						\$24,574



Facility Building E	ID 705	Project Number	705.11
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 G01. Various In/Outdoor Projects	P/T 3. 4-5 years		
Difficulty: Difficulty Level 2: More Difficult to Achie	ve		
Project Name			
Miscellaneous Projects			

Project Description

Remove and replace cabinets in Kitchen for wall repair. Refurbish and replace cabinets as necessary.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Refurbish base cabinets in Kitchen	4.620	45.0	LF	1.00	\$116.99	\$5,265
2	Replace wall hung cabinets in Kitchen	4.621	45.0	LF	1.00	\$109.87	\$4,944
Maximum Allowable Construction Cost \$1						\$10,209	
Total Project Cost					\$13,680		



Facility Building E	ID 705	Project Number 705.12	2
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 3. 4-5 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Interior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 705.8 for interior doors to be widened.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace interior door hardware	4.730	19.0	Per door	1.00	\$1,420.73	\$26,994
2	Remove and Replace doors and frames	4.720	332.5	SF	1.00	\$6.45	\$2,145
Maximum Allowable Construction Cost \$29,						\$29,139	
Total Project Cost \$39,0						\$39,046	



Facility Building E	ID 705	Project Number	705.13
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C05.1. Finishes	P/T 3. 4-5 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Interior Finishes Renewal			

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	9,857.0	SF	0.30	\$5.29	\$15,643
2	Replaster walls	4.500	793.0	SY	1.00	\$34.50	\$27,359
3	Replaster ceilings	4.500	303.0	SY	1.00	\$46.00	\$13,938
4	Paint Walls 2 coats	4.520	7,137.0	SF	1.00	\$0.93	\$6,637
5	Paint Ceilings 2 coats	4.520	2,720.0	SF	1.00	\$0.93	\$2,530
6	Sanding and Finishing wood flooring	4.552	2,644.0	SF	1.00	\$4.01	\$10,602





	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
7	Carpet	4.570	2,644.0	SF	1.00	\$4.11	\$10,867
8	Ceramic tile flooring	4.580	76.0	SF	1.00	\$10.31	\$784
9	Ceramic tile walls	4.580	76.0	SF	1.00	\$10.31	\$784
Maximum Allowable Construction Cost					\$89,143		
Total Project Cost \$11						\$119,452	



Facility Building E	ID 705	Project Number	
Category 4. Facility Renewal Co6.1. Doors	Type 1 05. Refurbishing		
Type 2 Coo. 1. Doors	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Boarding up Doors, Windows and Other Penetrations			

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Boarding up exterior openings	0.000	8.0	SF	1.00	\$2.35	\$19
Maximum Allowable Construction Cost						\$19	
Total Project Cost							\$25



Facility Building E	ID 705	Project Number	705.15
Category 4. Facility Renewal	Type 1 09. Replacement		
Type 2 A08. Energy	P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
Install new Energy Efficient HVAC, Plumbing Fixture	S		

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.000	1.0		1.00	\$265,558.86	\$265,559
Maximum Allowable Construction Cost							\$265,559
Total Project Cost							\$317,343

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building	g E	ID	705	Project Number	705.16
Category 3. He	alth/Safety T	Sype 1 05. Refur	bishing		
Type 2 B02. Ask	pestos	2/T 3. 4-5 years			
Difficulty: Diff	culty Level 3: Difficult Achieve				
Project Name					
General Abatement					

Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

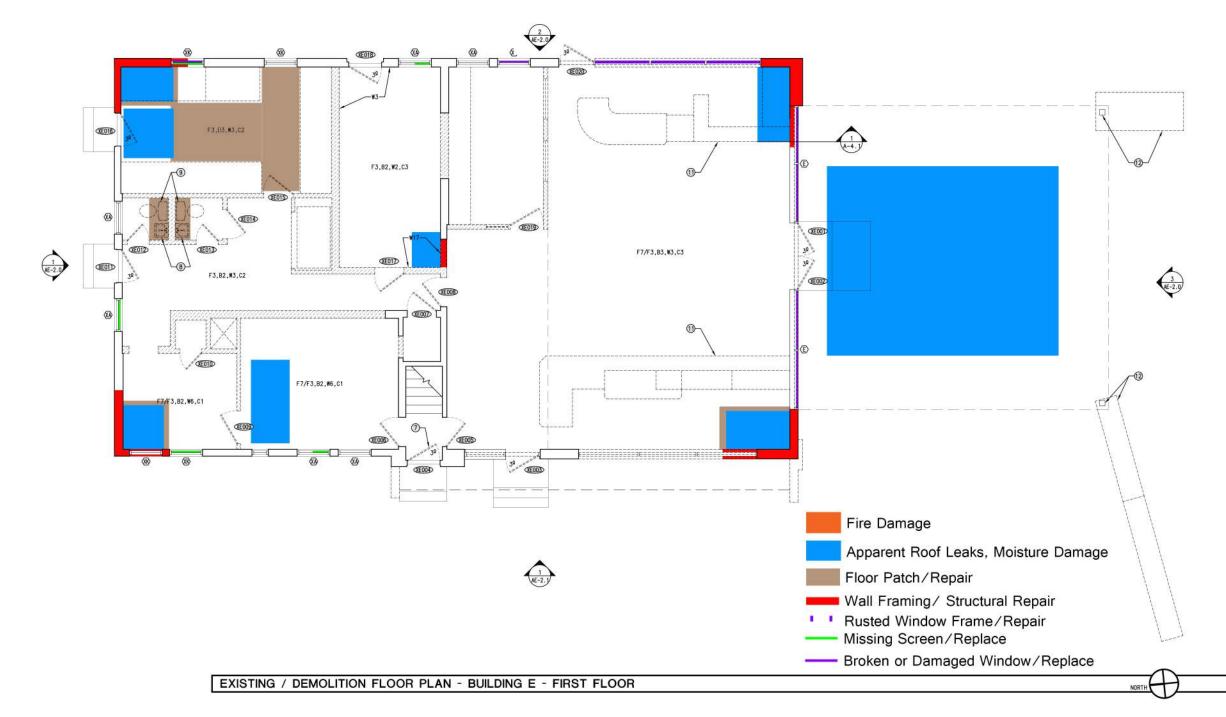
	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of asbestos containing materials	0.000	1.0	Per Building	1.00	\$7,600.00	\$7,600
Maximum Allowable Construction Cost							
Total Project Cost						\$10,184	

Structural Notes:

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- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
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General Notes

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
 SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH, PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.
 B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.

- CONSTRUCTION PRIOR TO BID.

 C. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID.
 INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL &
 NEW CONSTRUCTION ZONES,
 D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED
 IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEDULTION & COSERVATION, PRIOR TO
 COMMENCEMENT OF WORK, IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS

- COMMENCEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS

 OUTLY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 INTER REVOXUL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE
 INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.

 SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF
 DEMOLITION & ASSOCIATED NEW WORK.

 IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING
 REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE MALL FROM
 CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE
 ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 IL CLEAM AND SANTIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL
 TILE IDENTIFIED FOR REMOVAL FOR REVESE IN BATHROOMS NEEDING TILE
 REPLACEMENT OR PATCHING, CLEAN AND SANTIZE ALL REUSED TILE.

 LCLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT
 IDENTIFIED FOR REMOVAL

OKeyed Notes

- I. SHOWER TO REMAIN, REPAIR AS NEEDED.

 2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 4. FLOOR TOOR TO REMAIN, REPAIR AS NEEDED.

 5. FLOOR DECKING NEEDED IN THIS AREA.

 6. DOOR TO REMAIN, REFURBISH AND PAINT.

 7. DOOR TO BE REPLACED.

 8. BATHROOW SIMK TO BE REMOVED.

 9. WATER CLOSET TO BE REMOVED.

 10. VCT FLOORING TO BE REMOVED.

 11. COUNTER TO BE REMOVED.

 12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

FL00			BETWEEN
	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3	WOOD SLATS	W10	PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS		BORDER
F5	TILE AND LINOLEUM	W11	BRICK
F6	CONCRETE WOOD SLATS EXPOSED FLOOR JOISTS TILE AND LINOLEUM PLYWOOD CARPET	W12	CULTURED MARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
50	DDTCV		PANELING ABOVE
F9	QUARRY TILE	W14	FRP
F10	QUARRY TILE TURQUOISE INLAID CONCRETE	₩15	STAINLESS OVER GYPSUM BOA
F11	SHEET VINYL	W16	LINOLEUM
BASE	CONTRACTOR SANCTOR	W17	PLASTER OVER 1/4" GYPSUM
B1			BOARD
	WOOD	W18	WOOD HORIZONTAL SLATS
	NONE	CEIL	ING
B4		C1	ACOUSTIC CEILING TILE
B5	QUARRY TILE	C2	PLASTER
WALL		C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
N5	EXPOSED STUDS, 16" O.C.	C8	CONCRETE
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CNU	C10	EXPOSED WOOD SLATS WITH
W8	EXPOSED STUDS WITH PLASTER		VTGAS

Legend

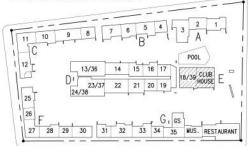
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR









DE ANZA COURTYARD HOMES

PROJECT ARCHITECT: Project #: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING E

(AE-0.0) DEMO FLOOR PLANS BLDG E.DWG

AE-0.0

IDA-11-10-P

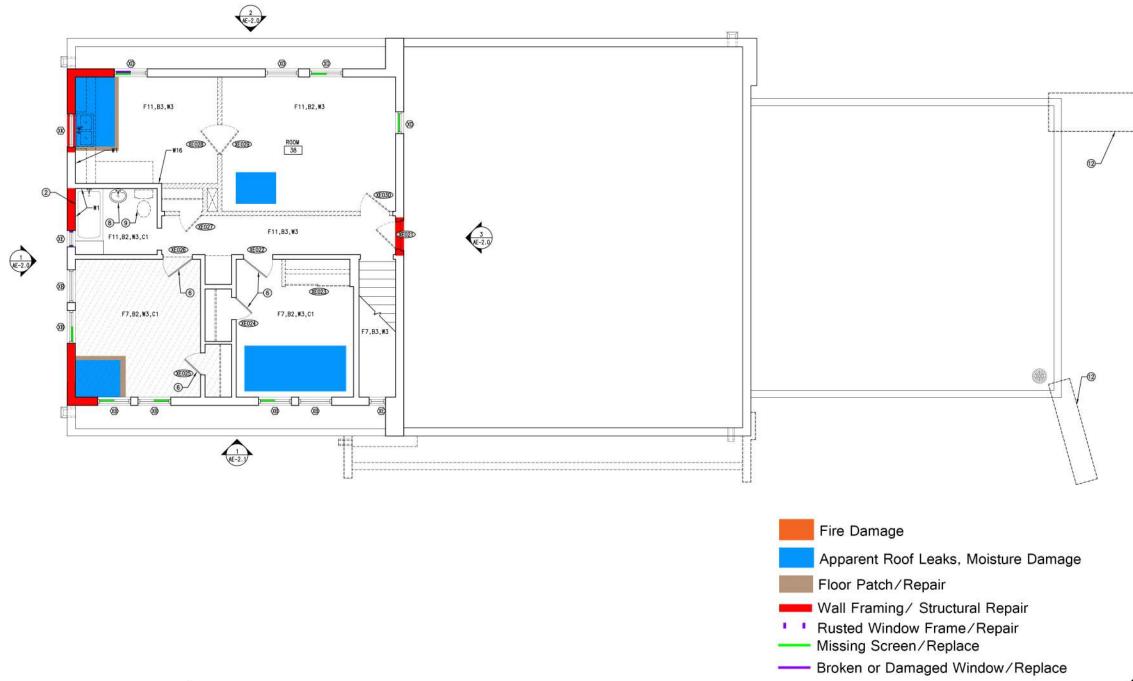
NTS

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- CONSTRUCTION PRIOR TO BID.

 VISIT SITE © NOTE ALL SURFACE, INTERIOR © EXTERIOR, PRIOR TO BID, INCLIDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL © NEW CONSTRUCTION ZONES.

 EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS HOROUGH EXPLORATORY DEMOLITION, © DOSEGNATION, PRIOR TO COMMENCEMENT OF WORK. JE EXISTING CONDITIONS DO NOT MATCH DRAWINGS MATCHES THE PROPERTY OF WORK PRIOR TO COMMENCEMENT OF WORK. JE EXISTING CONDITIONS DO NOT MATCH DRAWINGS
- COMMONEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 E. HHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO WODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FIRISH MATERIAL. F. SEE WECHANICAL, ARCHITECTURAL, LECETRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.

 G. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FIRISH. RE-TEXTURE WALK FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE. REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL

OKeyed Notes

- I. SHOWER TO REMAIN, REPAIR AS NEEDED.

 2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 4. FLOOR JOISTS NEEDED IN THIS AREA.

 5. FLOOR DECKING NEEDED IN THIS AREA.

 6. DOOR TO REMAIN, REFURRISH AND PAINT.

 7. DOOR TO BE REPLACED.

 8. BAITHROUN SINK TO BE REMOVED.

 9. WAITER CLOSET TO BE REMOVED.

 10. VCT FLOORING TO BE REMOVED.

 11. COUNTER TO BE REMOVED.

 12. STEEL COLUMN TO REMAIN, REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

R		BETWEEN
TILE	W9	EXPOSED STUDS WITH
CONCRETE		HORIZONTAL SLATS
WOOD SLATS	W10	PLASTER WITH WALLPAPER
EXPOSED FLOOR JOISTS		BORDER
TILE AND LINOLEUM	W11	BRICK
	m 1 &	CULTURED MARBLE
CARPET	W13	TILE WAINSCOT WITH WOOD
BRICK		PANELING ABOVE
QUARRY TILE	W14	FRP
TURQUOISE INLAID CONCRETE	₩15	STAINLESS OVER GYPSUM BOA
		L INOLEUM
**************************************	W17	PLASTER OVER 1/4" GYPSUM
		BOARD
	W18	WOOD HORIZONTAL SLATS
	CEIL	
		ACOUSTIC CEILING TILE
		PLASTER
	C3	CEMENTITIOUS WOOD FIBER
		ACOUSTICAL PANELS (TECTUM
	C4	
		EXPOSED JOISTS
		CONCRETE
	C10	
EXPOSED STUDS WITH PLASTER		VIGAS
	TILE CONCRETE WOOD SLATS EXPOSED FLOOR JOISTS TILE AND LINOLEUM PLYWOOD CASPET BRICK QUARRY TILE TURQUOISE SINAID CONCRETE SHEET VINYL CERAMIC TILE WOOD RUBBER QUARRY TILE TILE WAINSCOT WITH PLASTER ABOVE STUCCO PLASTER TILE	TILE W9 CONCRETE WOOD SLATS W10 EXPOSED FLOOR JOISTS TILE AND LINOLEUM PLYWOOD BRICK QUARRY JILE TURQUOISE INLAID CONCRETE SHEET VINVL W17 CERAMIC TILE WOOD W18 NONE RUBBER C1 QUARRY JILE C2 TILE WAINSCOT WITH PLASTER ABOVE STUCCO FLASTER C4 STUCCO C5 FLASTER C7 EXPOSED STUDS, 16° O.C. C8 WOOD PANELING C9 CMU C10 C1 C7 CMU C9 CMU C10 C9 CMU C10

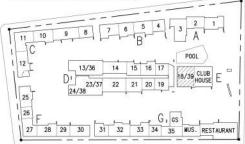
Legend

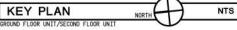
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.









DE ANZA COURTYARD HOMES

PROJECT ARCHITECT BOB HALL, AIA

IDA-11-10-P Project #:

DEMO FLOOR PLAN - BUILDING E

(AE-0.0) DEMO FLOOR PLANS BLDG E.DWG AE-0.1



CIP List of Projects for 706 Building ${\bf F}$

Proj. No.	Code	Project Name	MACC	Total Project Budget
A. Stabiliza	tion			
<u>706.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$16,528	\$22,147
<u>706.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$20,427	\$27,373
<u>706.3</u>	3.09.D04.1.	Entire Building Re-roof	\$140,798	\$168,254
<u>706.6</u>	4.05.C05.1.1.	Interior Remediation	\$29,741	\$39,853
<u>706.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$17,221	\$20,579
706.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$26	\$35
<u>706.15</u>	3.05.B02.3.	General Abatement	\$29,700	\$39,798
Total Budge Stabilization				\$318,038
B. Exterior	Envelope / Historic	Improvements		
<u>706.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$173,321	\$232,251
<u>706.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	\$35,779
<u>706.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$56,585	\$75,824
Total Budge Imp.	et for B. Ext. Env. /	Hist.		\$343,854
C. Improve	ments for Occupand	ey		
<u>706.8</u>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
<u>706.9</u>	1004.A08.3.	Energy Efficiency	\$169,228	\$226,766



C. Improvements for Occupancy

<u>706.11</u>	4.05.C06.1.3.	Replace Interior Doors and Frames	\$39,874	\$53,431
<u>706.12</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$130,718	\$175,162
706.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$246,695	\$294,801

Total Budget for C. Improvements for Occupancy

\$776,189



De Anza Motor Lodge Evaluations

Building F

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 3834 GSF Date Facility Opened: Late 1940's









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora, Rebekah Bellum; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building F at the DeAnza Motor Lodge was built in the second wave of buildings built in the late 1940's. It is located on the northwest corner of the lot near the intersection of Central Avenue SE and Washington Street NE. It is an "L"-shaped building. The front façade of the building is within the gated confines of the lodge property. The back façade is accessible to the public and abuts the streetscape.

Cats are prevalent on this site; cat food can be found surrounding the building in miscellaneous plastic dishes, fecal matter is seen throughout the planters and on rooftops. Cats were seen skirting into the openings under the building into the crawlspace beneath the unit floors during the site visit. There are many points of entry into the building for water, dirt, debris, wildlife and humans. These will need to be sealed up if the building is to be maintained.

There are typically two steps into the building from the east side. A small sidewalk abuts the asphalt parking area directly in front of each unit.

Existing Building Condition:

Building F consists of thirteen units contains eleven single guest rooms, two double guest rooms, and one small storage room.

The building is a one story building constructed of both 2x wood construction and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors (deemed historically significant) in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows without regard to the building structure. Wall framing was cut and openings were not framed to support the structure above.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom/living space. The rooms typically have a wood floor above a concrete foundation system, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied directly to the ceiling. The bathrooms have a tank toilet, porcelain sinks and/or laminate or tiled countertops, 4 x 4 tiled showers with 1 x 1 mosaic tiled floors (each room with a different color scheme and pattern).



The building exterior is stucco and in moderately good condition in the vertical planes. It is not certain how old the roof is, however, several areas show signs of patching. Mineral cap sheets were laid over the roof to cover holes. It is not certain if the cap sheet was fastened in any way, because it can be readily peeled back from the roof by hand. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The roofs slope to the north and west street sides and the scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to find its way into the structure. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition. On the south end at the scupper, there is a beehive entrance. It appears that they are living in the space between the roof and soffit above the porch of Room 166.

Storage 154

This single room has a raised floor over a crawl space for mechanical piping. This room is carpeted. There are built-in cabinets, counters and shower. The walls and ceiling are plaster. The steel casement windows have duct tape over the entire window and frame. There are curtains over the windows.

Room 154

This double room has a raised floor and crawl space for plumbing. This room shows signs of roof leaks with peeling paint from the ceiling and walls. The closet, adjoining bedroom and bathroom exterior walls and ceiling have major damage. The floor is spongy. Windows are rusted.

Room 155

This room is a single room in shows signs of roof leaks with a bubbling painted plaster ceiling. The bathroom window is rusted. The front windows have broken panes and are missing screens. The wood floor appears to be in good condition – the floor has been patched.

Room 156

This single room has no finishes. The exterior wall and east wall are CMU. The west wall is wood stud with 1x6 running horizontally with space between boards. There appears to be new roof framing here. The bathroom window is rusted. The missing PTAC unit under the window reveals the apparent cutting of the wall studs. The floor is plywood.

Room 157

Same as 156, but mirrored. Here the shower and part of the tiled bathroom floor remain.

Room 158

This single room has a raised floor and crawl space for plumbing. Windows are broken and rusted. The bathroom back wall shows signs of mold. The laminate counter top is delaminating. The bedroom/living room floor has been left open, but it appears to be an access framed opening to the crawl space and not caused by copper thieves. The plaster walls and ceiling are in good condition. The ceilings are coved.

Room 159

This double room has large roof leaks in the bedroom/living space, other bedroom and bathroom with wall and floor damage. This room has a fan coil unit. Windows are broken



and rusted. The bathroom counter is tiled with some missing.

Room 160

This single room has roof leaks and some wall damage in the bathroom. The floor is plywood. The windows are broken and rusted. There are several holes in the wall for the PTAC and other openings. This room has a wall furnace.

Room 161

This is a single room with some small roof leaks in the bedroom/living room, closet and bathroom. The floor is spongy at the bathroom entrance. The bathroom window is rusted and one of the front window screens is missing.

Room 162

Roof leaks are apparent in the closet and bathroom. Paint is peeling in these rooms.

Room 163

This single room has roof leaks in the bathroom. The bathroom window is rusted. There is wood parquet laminate flooring over the tile in this bathroom. Windows are broken and the plumbing fixtures have been removed and smashed. The floor is plywood.

Room 164

This single room has a rusted and broken bathroom window. The floor is linoleum. There is a wall furnace in this room.

Room 165

This single room has roof leaks in the bedroom/living room and bathroom. Walls are damaged in each. Paint is peeling. The bathroom window is rusted. The front windows are missing three screens. The old door hardware to request maid service may want to be saved.

Room 166

This single room has roof leaks in the bedroom/living room and bathroom. Walls are damaged in the bathroom. The front windows are missing one screen.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in



the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO) and NPS to ensure conformance with the Standards.



CIP List of Projects for Building F

Option	Project No.	Code	Project Name	MACC	Project Budget
A	706.1	3.05.C02.1.	Re-deck floor, repair joists	\$16,528	\$22,147
A	706.2	3.05.C03.1.	Repair/Reframe Walls	\$20,427	\$27,373
A	706.3	3.09.D04.1.	Re-roof	\$140,798	\$168,254
В	706.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$173,321	\$232,251
В	706.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	\$35,779
A	706.6	4.05.C05.1.1.	Interior Remediation	\$29,741	\$39,853
В	706.7	4.05.D02.2.	Renew Exterior Finishes	\$56,585	\$75,824
C	706.8	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
C	706.9	1004.A08.3.	Energy Efficiency	\$169,228	\$226,766
A	706.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$17,221	\$20,579
C	706.11	4.05.C06.1.3.	Replace Interior Doors and Frames	\$39,874	\$53,431
C	706.12	4.05.C05.1.3.	Interior Finishes Renewal	\$130,718	\$175,162
A	706.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$26	\$35
С	706.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$246,695	\$294,801
A	706.15	3.05.B02.3.	General Abatement	\$29,700	\$39,798
			Total of Project Budgets	\$1,116,989	\$1,438,082



Facility Building F	ID 706	Project Number 706.1	
Category 3. Health/Safety	Type 1 05. Refurbishing		
Type 2 CO2. Floors	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 2: More Difficult to Achie	leve		
Project Name			
Re-deck floor, repair joists			

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	928.0	SF	1.00	\$17.81	\$16,528
M	Maximum Allowable Construction Cost						\$16,528
T	Total Project Cost						

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Facility Building F	ID 706	Project Number
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 C03. Walls	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Repair/Reframe Walls		

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	224.0	SF	1.00	\$13.36	\$2,993
2	Repair/reframe walls for roof leaks	4.510	1,305.0	SF	1.00	\$13.36	\$17,435
Maximum Allowable Construction Cost						\$20,427	
Total Project Cost							\$27,373

^{*}This work is required prior to Re-Roof, to provide structural stability



Facility Building F	ID 706	Project Number	706.3
Category 3. Health/Safety	Type 1 09. Replacement		
Type 2 D04. Roofs	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
Re-roof			

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 706.2 for work to be done along with this project.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove, replace roof - re-deck, repair joists	7.203	4,732.0	SF	1.00	\$19.95	\$94,403	
2	Remove/replace wooden scuppers	7.300	13.0	Each	1.00	\$15.00	\$195	
3	Asbestos abatement at roof	0.000	6,600.0	SF	1.00	\$7.00	\$46,200	
Maximum Allowable Construction Cost \$140,798							\$140,798	
T	Total Project Cost \$168,254							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility	Building F	ID	706	Project Number	706.4
Category	4. Facility Renewal	e 1 05. Ref	furbishing		
Type 2	P/T	2. 2-3 years	5		
Difficulty:	Difficulty Level 2: More Difficult to Achieve				
Project Na	me				
Refurbish/rep	olace steel casement windows				

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 706.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove/refurbish/replace windows	4.785	70.0	Each	1.62	\$1,239.04	\$140,507	
2	Replace damaged glazing	4.782	12.0	SF	1.00	\$39.33	\$472	
3	Replace missing screens	4.787	228.0	SF	1.00	\$4.94	\$1,126	
4	Replace entire window	4.785	15.0	Each	1.62	\$1,239.04	\$30,109	
5	Weather strip around window	4.784	70.0	Each	1.00	\$15.82	\$1,107	
Maximum Allowable Construction Cost \$173,321								
T	Total Project Cost \$232,251							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

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Facility Building F	ID 706	Project Number	706.5
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 2. 2-3 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Exterior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 706.13 for window boarding.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost	
1	Remove and replace exterior wood/metal doors and frames	4.720	245.0	SF	1.00	\$6.45	\$1,580	
2	Remove/replace exterior door hardware	4.760	14.0	Each	1.00	\$1,794.31	\$25,120	
M	Maximum Allowable Construction Cost							
T	Total Project Cost							

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building F	ID 706	Project Number	706.6
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C05.1. Finishes	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Interior Remediation			

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). See project 706.12 for new finishes.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	11,448.0	SF of room	1.00	\$1.73	\$19,805
2	Remove surfaces from floor	4.414	3,290.0	SF	1.00	\$1.29	\$4,244
3	Remove finishes from ceiling	4.415	3,290.0	SF of room	1.00	\$1.73	\$5,692
Maximum Allowable Construction Cost \$29,74						\$29,741	
Total Project Cost \$39,5							\$39,853



Facility B	Building F		ID	706	Project Number	706.7
Category	4. Facility Renew al	Type 1	05. Refur	bishing		
Type 2	2. Surfaces	P/T 2. 2	2-3 years			
Difficulty:	Difficulty Level 2: More Difficult to Achiev	е				
Project Nar	ne					
Renew Exteri	or Finishes					

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	5,603.0	SF	1.00	\$9.81	\$54,965
2	Rebuild-repair/refurbish wooden window grills	4.786	15.0	Each	1.00	\$108.00	\$1,620
Maximum Allowable Construction Cost					\$54,965		
T	Total Project Cost						\$73,654

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building F		ID 706	Project Number	706.8
Category 8. ADA Compliand	Type 1	04. Renovation		
Type 2 B03. Architectural Ba	P/T 3.4	-5 years		
Difficulty: Difficulty Level 2	2: More Difficult to Achieve			
Project Name				
ADA Accessibility				

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware	10.565	3.0	Each	1.00	\$442.23	\$1,327
M	aximum Allowable Construction	on Cost					\$19,425
T	otal Project Cost						\$26,030

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building F	ID 706	Project Number	706.9
Category	Type 1 04. Renovation	_	
Type 2 A08. Energy	P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
Energy Efficiency			

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	5,724.0	SF	1.00	\$8.47	\$48,482
2	Insulate under roof	7.830	4,732.0	SF	1.00	\$4.24	\$20,064
3	Insulate under floor	7.830	3,290.0	SF	1.00	\$4.24	\$13,950
4	Install backup windows	4.785	70.0	Each	1.00	\$1,239.04	\$86,733
M	aximum Allowable Construction	Cost					\$169,228
T	otal Project Cost						\$226,766



Facility Building F	ID 706	Project Number	706.10
Category 4. Facility Renewal	Type 1 09. Replacement		
Type 2 A08. Energy	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 2: More Difficult to Achi	ieve		
Project Name			
Remove Mechanical, Plumbing, Electrical			

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 706.14 for new systems installation.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Removal	0.000	1.0		1.00	\$17,220.99	\$17,221
M	aximum Allowable Construction	on Cost					\$17,221
T	otal Project Cost						\$20,579



Facility Building F	II	706	Project Number	706.11
Category 4. Facility Renewal Type 2 C06.1. Doors	Type 1 05. Ref	furbishing		
Difficulty: Difficulty Level 1: Readily Achievable				
Project Name				
Replace Interior Doors and Frames				

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 706.8 for interior doors to be widened.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Remove and replace interior door hardware	4.730	26.0	Per door	1.00	\$1,420.73	\$36,939
2 Remove and Replace doors and frames	4.720	455.0	SF	1.00	\$6.45	\$2,935
Maximum Allowable Construct	ion Cost					\$39,874
Total Project Cost						\$53,431



Facility Building F	ID 706	Project Number	06.12
Category 4. Facility Renewal	Type 1 05. Refurbishing		
Type 2 C05.1. Finishes	P/T 3. 4-5 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Interior Finishes Renew al			

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	14,738.0	SF	0.30	\$5.29	\$23,389
2	Replaster walls	4.500	1,272.0	SY	1.00	\$34.50	\$43,884
3	Replaster ceilings	4.500	366.0	SY	1.00	\$46.00	\$16,836
4	Paint Walls 2 coats	4.520	11,448.0	SF	1.00	\$0.93	\$10,647
5	Paint Ceilings 2 coats	4.520	3,290.0	SF	1.00	\$0.93	\$3,060
6	Sanding & Finishing wood flooring	4.552	2,795.0	SF	1.00	\$4.01	\$11,208
7	Carpet	4.570	2,795.0	SF	1.00	\$4.11	\$11,487





	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
8	Ceramic tile flooring	4.580	495.0	SF	1.00	\$10.31	\$5,103
9	Ceramic tile walls	4.580	495.0	SF	1.00	\$10.31	\$5,103
Maximum Allowable Construction Cost							\$130,718
Total Project Cost							\$175,162



Facility Building F	ID 706	Project Number
Category 4. Facility Renew al	Type 1 05. Refurbishing	
Type 2 C06.1. Doors	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 1: Readily Achievable		
Project Name		
Boarding up Doors, Windows and Other Penetrations		

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Boarding up exterior openings	0.000	11.0	SF	1.00	\$2.35	\$26
Maximum Allowable Construction Cost					\$26		
Total Project Cost						\$35	



Facility B	uilding F	ID	706	Project Number	706.14
Category	4. Facility Renewal	vpe 1 09. Repla	ıcement		
Type 2	8. Energy P/	3. 4-5 years			
Difficulty:	Difficulty Level 2: More Difficult to Achieve				
Project Nan	ne				
Install new En	ergy Efficient HVAC, Plumbing Fixtures				

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.000	1.0		1.00	\$246,695.05	\$246,695
Maximum Allowable Construction Cost							\$246,695
T	otal Project Cost					\$294,801	

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building F	ID 706	Project Number 706.15	
Category 3. Health/Safety	Type 1 05. Refurbishing		
Type 2 B02. Asbestos	P/T 3. 4-5 years		
Difficulty: Difficulty Level 3: Difficult Achieve			
Project Name			
General Abatement			

Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of asbestos containing materials	0.000	1.0	Per Building	1.00	\$29,700.00	\$29,700
Maximum Allowable Construction Cost							\$29,700
Total Project Cost							\$39,798

Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- Base plan and notes provided by the Owner from Integrated of Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.







General Notes

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
 SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.

 B. YISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW
 CONSTRUCTION PRIOR TO BID.
 C. VISIT SITE & MOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID,
 INCLUDE IN BID REWOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL &
 NEW CONSTRUCTION ZONES.
 C. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED
 IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING
 CONDITIONS THROUGH EXPLORATORY DEMOLITIONS DO NOT MATCH DRAWINS
 NOTIFY ARCHITECT/RECHINEET INMEDIATELY BEFORE PROCEEDING.
 E. WHERE REMOVAL OCCURS, WODIFY PER PLANS, IF NO WODIFICATIONS ARE
 INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
 F. SEE MECHANICAL, ARCHITECTURAL ELECTRICAL SHEETS FOR EXTENT OF
 DEWOLITIONS ASSOCIATED NEW MORK.

- DEWOLITION & ASSOCIATED NEW WORK.

 G. IF DEWOLITION/REMOVAL CAUSES DAWAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO WATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 H. CLEAN AND SANTIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE REPLACEMENT OR PATCHING, CLEAN AND SANTIZE ALL REUSED TILE.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

OKeyed Notes

- NOTES TO REMAIN, REPAIR AS NEEDED.

 1. SHOWER TO REMAIN, REPAIR AS NEEDED.

 2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.

 3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.

 4. FLOOR JOISTS NEEDED IN THIS AREA.

 5. FLOOR DECKING NEEDED IN THIS AREA.

 6. DOOR TO REMAIN, REFURBISH AND PAINT.

 7. DOOR TO BE REPLACED.

 8. BATHROOM SINK TO BE REMOVED.

 9. WAITER CLOSET TO BE REMOVED.

 10. VOT FLOORING TO BE REMOVED.

 11. COUNTER TO BE REMOVED.

 12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

Finish Schedule

FLOC	R		BETWEEN
F1	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3	CONCRETE WOOD SLATS	W10	PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS		BORDER
F5	TILE AND LINOLEUM	W11	
F6	PLYW00D	W12	CULTURED WARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
F8	BRICK		PANELING ABOVE
	QUARRY TILE	W14	
	TURQUOISE INLAID CONCRETE		
F11		W16	
BASE		W17	PLASTER OVER 1/4" GYPSUW
B1	CERAMIC TILE		BOARD
B2	WOOD		WOOD HORIZONTAL SLATS
B3	NONE		ING
B4	RUBBER	C1	ACOUSTIC CEILING TILE
B5	QUARRY TILE	C2	
WALL		C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	
W2	STUCCO	C5	
W3	PLASTER	C6	
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	
W6	WOOD PANELING	C9	
W7	CMU	C10	
W8	EXPOSED STUDS WITH PLASTER		VIGAS

Legend

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





KEY PLAN

NTS

IDA-11-10-P





Albuquerque, New Mexic

PROJECT ARCHITECT Project #: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING F

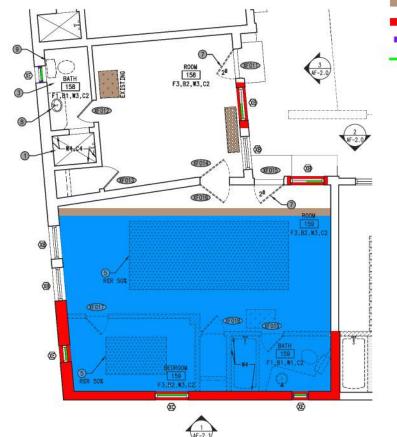
(AF-0.0) DEMO FLOOR PLANS BLDG F.DWG AF-0.0

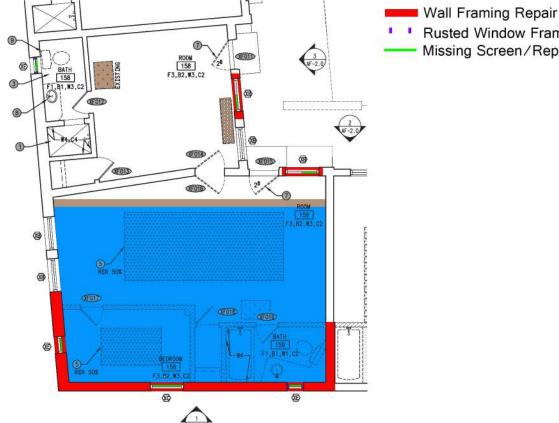
Structural Notes:

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- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

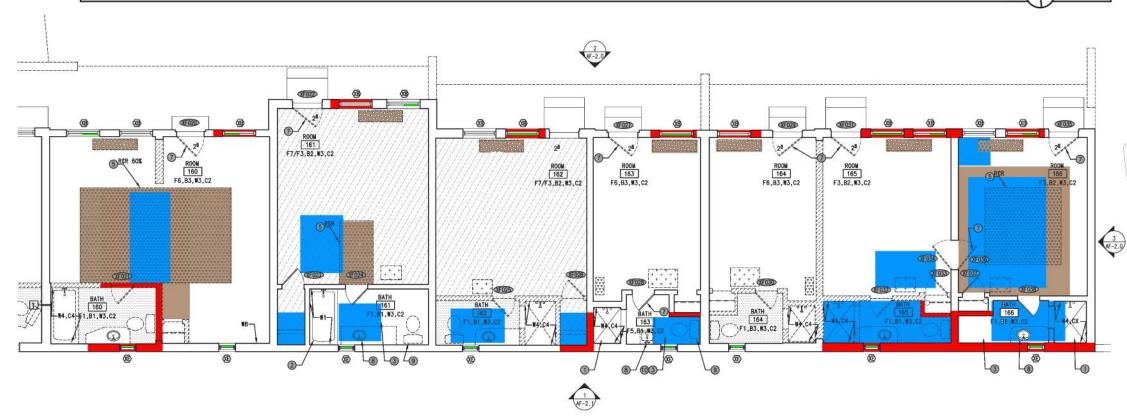
General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
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- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.





EXISTING/DEMOLITION FLOOR PLAN - BUILDING F - MIDDLE



EXISTING/DEMOLITION FLOOR PLAN - BUILDING F - SOUTH



General Notes

Apparent Roof Leaks, Moisture Damage

Floor Patch/Repair

Missing Screen/Replace

Rusted Window Frame/Repair

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
 SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
 FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
 REINSTALLATION WITH ARCHITECT.
- VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
- B. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.

 C. VISIT SITE & NOTE ALL SUBFACES, INTERIOR & EXTERIOR, PRIOR TO BID, INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.

 D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING CONDITIONS HOOVED EXPLORATION DEMOLITION OF OBSERVATION, PRIOR TO CONMENCEMENT OF MORK, IF EXISTING CONDITIONS DO NOT MAICH ORANINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.

 WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MAICH ADJACENT FINISH MATERIAL.

 SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.

 IF DEMOLITON/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER OF FLOOR TO CEILING, IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

 CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REWOYAL. SALVAGE ALL TILE IDENTIFIED FOR REWOYAL FOR REVEN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REWOYAL.

 I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REWOYAL FOR REWOYAL.

OKeyed Notes

- SHOWER TO REMAIN, REPAIR AS NEEDED.
 TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
 TLUE FLOOR TO REMAIN, REPAIR AS NEEDED.
 FLOOR JOISTS NEEDED IN THIS AREA.
 FLOOR DECKLING NEEDED IN THIS AREA.
 DOOR TO REMAIN, REFURBISH AND PAINT.
 DOOR TO BE REPLACED.
 BATHROON SINK TO BE REMOVED.
 VCT FLOORING TO BE REMOVED.
 VCT FLOORING TO BE REMOVED.

- 11. COUNTER TO BE REMOVED.
 12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

FLOC	IR.		BETWEEN
	TILE	W9	EXPOSED STUDS WITH
F2	CONCRETE		HORIZONTAL SLATS
F3		W10	PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS		BORDER
F5	TILE AND LINOLEUM	W11	BRICK
F6		W12	
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
F8	BRICK		PANELING ABOVE
F9	QUARRY TILE	W14	FRP
F10	QUARRY TILE TURQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BOARD
F11	SHEET VINYL	W16	LINOLEUM
BASE		W17	PLASTER OVER 1/4" GYPSUM
B1	CERAMIC TILE		BOARD
B2	WOOD	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	ING
B4		C1	
85	QUARRY TILE	C2	PLASTER
WALL		C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" O.C.	C8	
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CMU		EXPOSED WOOD SLATS WITH
WB .	EXPOSED STUDS WITH PLASTER		VIGAS

Legend

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

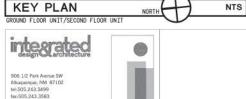
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HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.





DE ANZA COURTYARD HOMES

PROJECT ARCHITECT: BOB HALL, AIA

Project #: IDA-11-10-P

DEMO FLOOR PLAN - BUILDING F

(AF-0.0) DEMO FLOOR PLANS BLDG F DWG AF-0.1



CIP List of Projects for 707 Building \mathbf{G}

Proj. No.	Code	Project Name	MACC	Total Project Budget		
A. Stabiliza	tion					
<u>707.1</u>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$33,091	\$44,342		
<u>707.2</u>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$20,053	\$26,872		
<u>707.3</u>	3.09.D04.1.	Entire Building Re-roof	\$204,754	\$244,681		
<u>707.6</u>	4.05.C05.1.1.	Interior Remediation	\$51,626	\$69,178		
<u>707.10</u>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$39,981	\$47,778		
<u>707.13</u>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$71	\$94		
707.15 3.05.B02.3. General Abatement		General Abatement	\$14,150	\$18,961		
Total Budget for A. Stabilization						
B. Exterior	Envelope / Historic	Improvements				
<u>707.4</u>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$211,314	\$283,161		
<u>707.5</u>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$38,144	\$51,113		
<u>707.7</u>	4.05.D02.2.	Renew Exterior Finishes	\$109,016	\$138,333		
Total Budget for B. Ext. Env./Hist. Imp.						
C. Improvements for Occupancy						
<u>707.8</u>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030		
<u>707.9</u>	1004.A08.3.	Energy Efficiency	\$241,596	\$323,738		



C. Improvements for Occupancy

<u>707.11</u>	4.05.C06.1.3.	Replace Interior Doors and Frames	\$32,206	\$43,156
<u>707.12</u>	4.05.C05.1.3.	Interior Finishes Renewal	\$210,942	\$282,662
707.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures and Electrical	\$566,699	\$677,206

Total Budget for C. Improvements for Occupancy

\$1,352,792



De Anza Motor Lodge Evaluations

Building G and Cafe

4301 Central Ave. NE Albuquerque, NM 87108

Permanent building area: 6217 GSF

Date Facility Opened: Early to Mid 1950's and Cafe 1956









Participants:

COA - Chris Hyer, CSR - Tina Reames, Steve Mora, Rebekah Bellum; UE - Charles Stubbs, Steve Bauer, Tammi Head, Jeff Head; AEG - Pat Sedillo, Michelle Damon; AC Engineering Enterprises - Billy Tapia; DC Environmental – David Charlesworth, Michael Nieman



Summary Notes and Comments

Existing Site Condition:

Building G at the DeAnza Motor Lodge was built in the third wave of buildings built in the late 1950's. It is located on the southwest corner of the lot near the intersection of Central Avenue SE and Washington Street NE. It is a long rectangular building.

It originally started out as two separate buildings, but was later connected by adding a Storage Room. The Café was added in 1956. The front façade of the building is within the gated confines of the lodge property. The back façade is accessible to the public and abuts the streetscape.

Cats are prevalent on this site; cat food can be found surrounding the building in miscellaneous plastic dishes, fecal matter is seen throughout the planters and on rooftops. Cats were seen skirting into the openings under the building into the crawlspace beneath the unit floors during the site visit. There are many points of entry into the building for water, dirt, debris, wildlife and humans. These will need to be sealed up if the building is to be maintained.

There are typically two steps into the building from the east side. A small sidewalk abuts the asphalt parking area directly in front of each unit. There is a hole in the parking lot in front of Room 167.

Existing Building Condition:

Building G consists of sixteen units containing thirteen single guest rooms and three double guest rooms. There is also a small storage room, and the Turquoise Room Diner including dining room, kitchen, storage and two restrooms.

The building is one story constructed of both 2x wood construction and concrete masonry units (CMU) with a stucco finish on the exterior. Steel casement single pane windows and wood doors (deemed historically significant) in wood frames have been boarded up to protect the openings. However, some windows and doors are in poor condition with broken glazing or damaged door hardware. All existing historic openings must be retained, repaired and preserved.

Packaged terminal air conditioning (PTAC) units have been added beneath the front windows. Wall furnaces are present in the bedroom/living rooms.

The single rooms typically consist of a small bathroom with a toilet, sink and shower or tub; a small closet and large bedroom/living space. The rooms typically have a wood floor above a concrete foundation system, plaster, painted walls, plaster ceilings, and most with acoustical, 12 x 12 tiles applied to the ceiling. The bathrooms have a tank toilet, porcelain



sinks and/or laminate countertops, 4 x 4 tiled showers with 1 x 1 mosaic tiled floors (each room with a different color scheme and pattern).

The building exterior is stucco and is in moderately good condition in the vertical planes. The west façade has some painted advertising on the building as well as some graffiti. Some of the wood decorative grills are missing from the south façade of room 178. Metal grill work has been installed at the south side of the café with a portion of the wood grill still in place.

It is not certain how old the roof is, however, several areas show signs of patching. Mineral cap sheets were laid over the roof to cover holes. It is not certain if the cap sheet was fastened in any way, because it can be readily peeled back from the roof by hand.

There is a large crack at the exterior wall between Room 182 and the Café. The parapets show signs of deterioration with large cracks and flaking stucco allowing moisture to penetrate at every parapet wall. The roofs slope to the west and the scuppers are blocked in some areas creating ponding areas along the building perimeter wall directly above the restrooms. All roof flashing has disintegrated and water is allowed to find its way into the structure. Some areas of the roof are cracked, caved in, or exposing the structure beneath. The soffits at the porches show signs of moisture and will need to be rebuilt based on the roofing condition.

Room 167

This room has a raised floor and crawl space for underfloor piping. The windows have been spray painted and are missing screens. The closet ceiling and walls show signs of a roof leak. The bathroom walls are peeling paint.

Room 168

This single room has a raised floor and crawl space. The floor and ceiling surfaces are missing exposing the structure in the bedroom/living room. The bathroom retains its finishes

Room 169

This single room has a plywood floor and is missing ceiling and wall finishes. The roof structure is exposed and daylight can be seen through the roof. The wall furnace is still present. Windows are broken and rusted.

Room 170

This single room has a wood floor with glued-on acoustic ceiling tile. No signs of leaks. The bathroom walls and counter are tile. Some tile is missing or broken. The window has been painted. The closet window is broken.

Room 171

This single room adjoins Room 170. Some of the windows have been painted over. The bathroom back wall and ceiling have severe moisture damage. The window is rusted. The tiled counter is missing tiles.

Room 172

This single room has a roof leak in the bedroom/living and bath rooms. The walls and floor are damaged. There is a fan coil unit in this room. The bathroom has a faux marble counter.



Room 173

Same as Room 172, but with a plywood floor.

Room 174

This single room is missing some window screens. The bathroom back wall has severe water damage. The tiled counter is missing tiles. The ceiling has collapsed and the wall finishes are deteriorating, removed and the wall surface has mold. The ceiling and floor in the bedroom/living room show signs of moisture damage.

Room 175

This is a single room with a large roof leak in the bathroom. The bathroom window is rusted and two of the front window screens are missing and a window pane is broken.

Room 176

This single room shows some signs of moisture damage in the bedroom/living room and bathroom. The ceiling has some peeling paint and water damage around the supply vent. The floor is spongy. The bathroom floor is linoleum over wood. The wood is rotting.

Storage 176

This room was locked and was not assessed.

Room 177

This double room has a severe roof leak in the bedroom/living room area, the bathroom and the extra bedroom. The 12"x 12" glued-on ceiling tiles, plaster ceiling and insulation have collapsed and are hanging from the ceiling. The roof structure shows signs of water damage. The floor was not stable. The walls have wood paneling. Windows were rusted.

Room 178

This double room has roof leaks in the northwest corner of the living room. Walls have wood paneling. Windows have broken panes. The bathroom window is rusted. The bathroom flooring is linoleum. The bedroom closet has a roof leak and the wall and flooring is damaged. There is an old ice bin in the room.

Room 179

This single room is in relatively good condition. The windows are missing screens. The bathroom window is rusted and painted.

Room 180 / Mechanical Room

This double room has been subdivided into four smaller spaces. The ceiling structure is exposed in the west rooms and daylight is visible through the roof. The front rooms have finishes that are damaged by moisture. Windows are broken.

Room 181

This single room has a roof leak in the bathroom damaging the ceiling and walls. One bathroom window is rusted. Windows are missing screens. There is a hole cut into the floor in two locations in the bedroom/living room.

Room 182

This single room has a roof leak in the bathroom damaging the ceiling and walls. One bathroom window is rusted. Windows are missing screens. There are signs of a roof leak. Water stains in the ceiling tile in the bedroom/living room.











Café – Turquoise Room

The floor in the café (Turquoise Room) is terrazzo with turquoise inlaid. There used to be silver kokopellis, but have since been removed leaving scars in the floor. The terrazzo will need to be repaired and cleaned. There is evidence of a roof leak where standing water ponded on the floor in the main dining room. The lay-in ceiling has been removed in one area revealing the moisture damaged roof deck and joists. The windows are aluminum storefront with metal bars on the exterior.

Kitchen

The floor in the kitchen is quarry tile. The walls are painted CMU and stainless steel. There is a large hood hanging from the ceiling with a portion of it near the floor. No kitchen cooking equipment is left in place, only stainless steel shelves on the walls. There is a pass-thru window in the wall between the dining room and the kitchen.

Back Storage Room

The floor in the storage room is quarry tile. Floor drains are present, but clogged from roofing debris. The walls are painted CMU. The north wall has some stair-step cracking at the joints. The ceiling is open to the structure with insulation hanging down. The steel casement windows have metal mesh screens on the interior.

Ancillary Spaces

There are some open framed walls where the restrooms would have been. The steel



casement windows are rusted.

The Main Capital Investment Areas:

The CIP Projects for this building are organized in a way that first, stabilizes the building; second, improves the exterior; and third improves the building for occupancy.

Stabilization:

Deteriorated portions of an historic building or complex may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural repair, structural reinforcement, abatement, weatherization and correcting noticeable unsafe conditions. The goal of stabilization is to reduce the occurrence of further damage to the building, while focusing on health and safety.

Exterior Cosmetic Improvements:

Upon the completion of stabilization, a decision must be made regarding the future plans for the building or complex. Exterior cosmetic improvements are not mandatory, however, the completion of items such as refurbishing or replacing windows and doors, renewing exterior finishes, and site improvements will give the property better curb appeal and potentially make the property much more desirable to a developer from an investment standpoint while adhering to the National Park Service's (NPS) Conditions for rehabilitation as described in the Historic Preservation certification Application and meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Improvements for Occupancy:

Prior to the occupancy of the building or complex, improvements must be completed to assure that the building is inhabitable. These improvements include mechanical, plumbing, and electrical system upgrades, renewal of interior partitions, doors, frames equipment, fixtures and finishes and lastly, any additions or modifications to any other building elements to ensure complete code compliance such as ADA ramps and accessible egress. Final design details for the features that may affect the historic character of the property will need to be reviewed and approved by both the Landmarks and Urban Conservation Commission (LUCC), New Mexico State Historic Preservation Office (NM SHPO), and NPS to ensure conformance with the Standards.



CIP List of Projects for Building G

Option	Project No.	Code	Project Name	MACC	Project Budget
A	707.1	3.05.C02.1.	Re-deck floor, repair joists	\$33,091	\$44,342
A	707.2	3.05.C03.1.	Repair/Reframe Walls	\$20,053	\$26,872
A	707.3	3.09.D04.1.	Re-roof	\$204,754	\$244,681
В	707.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$211,314	\$283,161
В	707.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$38,144	\$51,113
A	707.6	4.05.C05.1.1.	Interior Remediation	\$51,626	\$69,178
В	707.7	4.05.D02.2.	Renew Exterior Finishes	\$109,016	\$138,333
C	707.8	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
C	707.9	1004.A08.3.	Energy Efficiency	\$241,596	\$323,738
A	707.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$39,981	\$47,778
C	707.11	4.05.C06.1.3.	Replace Interior Doors and Frames	\$32,206	\$43,156
C	707.12	4.05.C05.1.3.	Interior Finishes Renewal	\$210,942	\$282,662
A	707.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$71	\$94
C	707.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures and Electrical	\$566,699	\$677,206
A	707.15	3.05.B02.3.	General Abatement	\$14,150	\$18,961
			Total of Project Budgets	\$1,793,068	\$2,277,305



Facility Building G	ID 707	Project Number 707.1
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 C02. Floors	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 2: More Difficult to A	Achieve	
Project Name		
Re-deck floor, repair joists		

Project Description

In most rooms, large square openings have been cut into the floor for access for the crawl space. Copper thieves used these to gain access to each locked room. The floor joists, subfloor decking and floor decking were cut. Joists will need to be repaired, sub-floor replaced, finish floor decking patched and repaired as needed. Other floor areas have received water damage and are spongy to walk on or are none existent due to fire damage or previous removal. These areas will need to be replaced. It is not certain if structural members are compromised. The figures below assume complete replacement including termite proofing and dumpster fees. (Floor areas shown in BROWN on Key Plan)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/replace wood floor joists and decking	4.550	1,858.0	SF	1.00	\$17.81	\$33,091
Maximum Allowable Construction Cost						\$33,091	
Total Project Cost						\$44,342	

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building G	ID 707	Project Number
Category 3. Health/Safety	Type 1 05. Refurbishing	
Type 2 C03. Walls	P/T 1. Immediate (Year 1)	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Repair/Reframe Walls		

Project Description

The AC Units added in the 50's were cut into the walls, through the studs, beneath the windows. The units have been removed since then and the walls left unrepaired. The stability of the structure in this area is compromised. Other areas include roof leak damage and wall studs will need to be replaced. Still other areas are open and unfinished and will need to be treated for mold/mildew, vermin and animal scat. (Wall areas shown in RED on Key Plan)

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Repair/reframe walls at AC units under windows	4.510	160.0	SF	1.00	\$13.36	\$2,138
2	Repair/reframe walls for roof leaks	4.510	1,341.0	SF	1.00	\$13.36	\$17,916
Maximum Allowable Construction Cost							\$20,053
Total Project Cost							\$26,872

^{*}This work is required prior to Re-Roof, to provide structural stability



Facility [Building G		ID	707	Project Number	707.3
Category Type 2	3. Health/Safety 14. Roofs	Type 1 P/T 1. h	09. Repla			
Difficulty: Project Na	Difficulty Level 3: Difficult Achieve					
Re-roof						

Project Description

The existing roof is in poor condition and requires immediate replacement. The roof flashing has failed, parapet caps are non-existent, the stucco finish is cracked and removed in some areas. A partial abatement of asbestos roofing materials was done at lap joints, but the removed portion of laps was not covered. Water has been allowed to enter the building at regular intervals along the parapet (Ceiling areas where roof leaks are apparent are shown in BLUE on the Key Plan). The roof and wall structural members are compromised. Remove, abate other roofing materials, replace entire roof, repair/replace joists, re-deck, insulate, add parapet caps and provide new 80 mil TPO standard to COA. Replace deteriorated wooden scuppers, cover with metal caps. Repair/replace downspouts. See project 707.2 for work to be done along with this project.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove, replace roof - re-deck, repair joists	7.203	6,217.0	SF	1.00	\$19.95	\$124,029
2	Remove/replace wooden scuppers	7.300	15.0	Each	1.00	\$15.00	\$225
3	Asbestos abatement at roof	0.000	11,500.0	SF	1.00	\$7.00	\$80,500
M	aximum Allowable Construction C	Cost					\$204,754
T	otal Project Cost						\$244,681

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building G	ID 707	Project Number
Category 4. Facility Renew al	Type 1 05. Refurbishing	
Type 2 C06.2. Windows	P/T 2. 2-3 years	
Difficulty: Difficulty Level 2: More Difficult to Achie	eve	
Project Name		_
Refurbish/replace steel casement windows		

Project Description

The steel casement windows are historically significant and will need to be refurbished. In order to protect them from vandalism in the meantime, they will need to be boarded up. Some of the single pane glazing has been broken or removed. Some operating mechanisms will need to be replaced. Some windows have been burned or melted and will need to be replaced (shown in PURPLE on Key Plan). Some windows are missing screens (shown in GREEN on Key Plan). See 707.13 for window boarding.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove/refurbish/replace windows	4.785	87.0	Each	1.62	\$1,239.04	\$174,630
2	Replace damaged glazing	4.782	6.0	SF	1.00	\$39.33	\$236
3	Replace missing screens	4.787	192.0	SF	1.00	\$4.94	\$948
4	Replace entire window	4.785	17.0	Each	1.62	\$1,239.04	\$34,123
5	Weather strip around window	4.784	87.0	Each	1.00	\$15.82	\$1,376
M	aximum Allowable Construction	n Cost					\$211,314
T	otal Project Cost						\$283,161

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

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Facility Building G	ID 707	Project Number	707.5
Category 4. Facility Renew al	Type 1 05. Refurbishing		
Type 2 C06.1. Doors	P/T 2. 2-3 years		
Difficulty: Difficulty Level 1: Readily Achievable			
Project Name			
Replace Exterior Doors and Frames			

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. It is more important to provide secure access to each room. See 707.13 for window boarding.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove and replace exterior wood/metal doors and frames	4.720	350.0	SF	1.00	\$6.45	\$2,258
2	Remove/replace exterior door hardware	4.760	20.0	Each	1.00	\$1,794.31	\$35,886
M	aximum Allowable Construction	Cost					\$38,144
T	otal Project Cost						\$51,113

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility E	Building G		ID	707	Project Number	707.6
Category	4. Facility Renewal	Type 1	05. Refur	bishing		
Type 2	5.1. Finishes	P/T 1.	Immediate (Year 1)		
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Nai	ne					
Interior Reme	diation					

Project Description

The interior wall finishes are a mix of painted gypsum board, or painted plaster in the living spaces. Some walls have coved ceiling connections. There are multiple tile designs for restroom walls and floors. The hard ceilings are plaster or acoustical panel 12" x 12" tiles glued directly/applied to the ceilings. The floor finishes range from deteriorated carpet due to moisture, mold, vermin or animal scat in the living spaces, to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be removed, replaced and/or renewed (tile). The café terrazzo floor needs to be repaired and cleaned. See project 707.12 for new finishes.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Remove existing wall finishes/abate or clean mold	4.415	18,279.0	SF of room	1.00	\$1.73	\$31,623
2	Remove surfaces from floor	4.414	5,491.0	SF	1.00	\$1.29	\$7,083
3	Remove finishes from ceiling	4.415	5,491.0	SF of room	1.00	\$1.73	\$9,499
4	Repair cafe terrazzo floor	4.581	40.0	LF	1.00	\$24.28	\$971
5	Clean cafe terrazzo floor	4.582	714.0	SF	1.00	\$3.43	\$2,449
M	aximum Allowable Construction	Cost					\$51,626
T	otal Project Cost						\$69,178



Facility Building G	ID [Project Number	707.7
Category 4. Facility Renewal	Type 1 05. Refur	bishing		
Type 2 D02. Surfaces	P/T 2. 2-3 years			
Difficulty: Difficulty Level 2: More Difficult to Achi	eve			
Project Name				
Renew Exterior Finishes				

Project Description

The exterior finishes show signs of weathering. Stucco cracks need to be repaired - after interior wall systems are reinforced. Provide new/refurbished wooden window grills. Repair stone work, power-wash and re-point as necessary.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Patch/repair - Restucco	7.311	8,674.0	SF	1.00	\$9.81	\$85,092
2	Rebuild/repair/refurbish wooden window grills	0.002	211.0	SF	1.00	\$108.00	\$22,788
3	Repair and power-wash stone work	4.537	400.0	SF	1.00	\$2.84	\$1,136
M	aximum Allowable Construction C	ost					\$109,016
T	otal Project Cost						\$138,333

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.



Facility Building G	ID 707	Project Number 707.8
Category 8. ADA Compliance	Type 1 04. Renovation	
Type 2 B03. Architectural Barriers	P/T 3. 4-5 years	
Difficulty: Difficulty Level 2: More Difficult to Achieve		
Project Name		
ADA Accessibility		

Project Description

As per the 2010 ADA Standards for Accessible Design (b) Alterations (including alterations in historic properties, path of travel, and primary function). Provide ramp to at least one room per building. Widen all doors to 3'-0" in the unit selected for ADA access. This includes 1 exterior door and 2 interior doors. Replace existing door hardware knobs with lever type handles. (Depending on the new occupancy, the building may require more than one ramp or accessible entry.)

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Add a ramp	10.072	20.0	LF	1.00	\$679.58	\$13,592
2	Widen doors into and inside the unit	10.312	3.0	Each	1.00	\$1,502.37	\$4,507
3	Replace existing door hardware	10.565	3.0	Each	1.00	\$442.23	\$1,327
M	aximum Allowable Construction	on Cost					\$19,425
T	otal Project Cost						\$26,030

^{*}Design of any improvements will have to be approved by the LUCC and the SHPO.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



Facility Building G	ID 707	Project Number
Category	Type 1 04. Renovation	
Type 2 A08. Energy	P/T 3. 4-5 years	
Difficulty: Difficulty Level 3: Difficult Achieve		
Project Name		
Energy Efficiency		

Project Description

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements. The buildings will need insulation installed in the walls and roof and under floor for energy efficiency. Walls will need to be furred out as necessary. The single pane steel casement windows will need to remain for historic significance, but will need backup windows (additional interior insulated windows) installed. Insulation will need to be applied below the roof so that the parapet heights are not affected.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Furr-out exterior walls to insulate and expand for backup windows	4.511	9,140.0	SF	1.00	\$8.47	\$77,416
2	Insulate under roof	7.830	7,807.0	SF	1.00	\$4.24	\$33,102
3	Insulate under floor	7.830	5,491.0	SF	1.00	\$4.24	\$23,282
4	Install backup windows	4.785	87.0	Each	1.00	\$1,239.04	\$107,796
Maximum Allowable Construction Cost					\$241,596		
Total Project Cost \$32							\$323,738



Facility Building G	ID 707	Project Number 707.10	
Category 4. Facility Renewal	Type 1 09. Replacement		
Type 2 A08. Energy	P/T 1. Immediate (Year 1)		
Difficulty: Difficulty Level 2: More Difficult to Ach	hieve		
Project Name			
Remove Mechanical, Plumbing, Electrical			

Project Description

This estimate reflects the following: Mechanical - demolition of existing PTAC's, and Toilet Exhaust Fans. Plumbing - complete demolition of plumbing systems, fixtures and associated piping, domestic hot water system, site utilities, domestic water, sanitary and natural gas. Electrical - demolition of lighting system, power system, and special systems. See project 707.14 for new systems installation.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Removal	0.000	1.0		1.00	\$39,981.29	\$39,981
M	aximum Allowable Construction	on Cost					\$39,981
T	otal Project Cost						\$47,778



Facility Building G	ID 707	Project Number 707.11
Category 4. Facility Renewal C06.1. Doors	Type 1 05. Refurbishing 3. 4-5 years	
Type 2 Difficulty: Difficulty Level 1: Readily Achievable	P/T	
Project Name Replace Interior Doors and Frames		

Project Description

The building doors and frames have been damaged with the building being locked and boarded up. Replace frames and doors as needed. Door hardware is historic and not ADA accessible. A decision needs to be made regarding keeping it. Door widths are not ADA accessible either. Some doors will need to be widened for access. A certain percentage will be determined when the building use is determined. See project 707.8 for interior doors to be widened.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Remove and replace interior door hardware	4.730	21.0	Per door	1.00	\$1,420.73	\$29,835
2 Remove and Replace doors and frames	4.720	367.5	SF	1.00	\$6.45	\$2,370
Maximum Allowable Construct	ion Cost					\$32,206
Total Project Cost \$43					\$43,156	

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Facility Building G	ID 707	Number 707.12
Category 4. Facility Renewal	Type 1 05. Refurbishing	
Type 2 C05.1. Finishes	P/T 3. 4-5 years	
Difficulty: Difficulty Level 1: Readily Ach	ievable	
Project Name		_
Interior Finishes Renewal		

Project Description

The interior wall finishes are a mix of plaster coved wall to ceiling connections, multiple tile designs for restrooms. The hard ceilings are plaster or acoustical panel directly glued/applied to the ceilings. The floor finishes range from highly deteriorated carpet, mold, vermin and animal scat saturated in some areas to vinyl flooring and 1" x 1" mosaic tile in the bathrooms. All finishes need to be heavily cleaned, removed, replaced and/or renewed. It is expected that 100% of the gypsum board walls and ceilings will have to be replaced.

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace gyp. brd. at walls and ceilings	4.543	23,770.0	SF	0.30	\$5.29	\$37,723
2	Replaster walls	4.500	2,031.0	SY	1.00	\$34.50	\$70,070
3	Replaster ceilings	4.500	611.0	SY	1.00	\$46.00	\$28,106
4	Paint Walls 2 coats	4.520	18,279.0	SF	1.00	\$0.93	\$16,999
5	Paint Ceilings 2 coats	4.520	5,491.0	SF	1.00	\$0.93	\$5,107
6	Sanding & Finishing wood flooring	4.552	4,823.0	SF	1.00	\$4.01	\$19,340
7	Carpet	4.570	4,823.0	SF	1.00	\$4.11	\$19,823

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	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
8	Ceramic tile flooring	4.580	668.0	SF	1.00	\$10.31	\$6,887
9	Ceramic tile walls	4.580	668.0	SF	1.00	\$10.31	\$6,887
Maximum Allowable Construction Cost							\$210,942
To	otal Project Cost						\$282,662



Facility E	Building G		ID	707	Project Number	707.13
Category	4. Facility Renew al	Type 1	05. Refu	bishing		
Type 2	6.1. Doors	P/T 1.	Immediate (Year 1)		
Difficulty:	Difficulty Level 1: Readily Achievable					
Project Na	me					
Boarding up I	Doors, Windows and Other Penetrations					

Project Description

In order to protect the interior spaces from vandalism, the windows and doors have been boarded up. The plywood appears to be holding up in these locations. There are also exterior openings under the building to the crawlspace that should be closed.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Boarding up exterior openings	0.000	30.0	SF	1.00	\$2.35	\$71
Maximum Allowable Construction	Cost					\$71
Total Project Cost						\$94



Facility Building G	ID	707	Project Number	707.14
Category 4. Facility Renewal	Type 1 09. Rep	lacement		
Type 2 A08. Energy	P/T 3. 4-5 years			
Difficulty: Difficulty Level 2: More Difficult to Achie	ve			
Project Name				
Install new Energy Efficient HVAC, Plumbing Fixtures ar	nd Electrical			

Project Description

This estimate reflects the following: Mechanical - new room PTAC's, and new Toilet Exhaust Fans. Plumbing - complete new plumbing systems, new fixtures and associated piping, new domestic hot water system, new site utilities, domestic water, sanitary and natural gas, and fire protection. Electrical - lighting system, power system, special systems (Fire Alarm, Telecom, Security).

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Mechanical, Electrical and Plumbing Upgrades	0.000	1.0		1.00	\$566,699.49	\$566,699
Maximum Allowable Construction Cost						\$566,699	
T	otal Project Cost						\$677,206

^{*}An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.



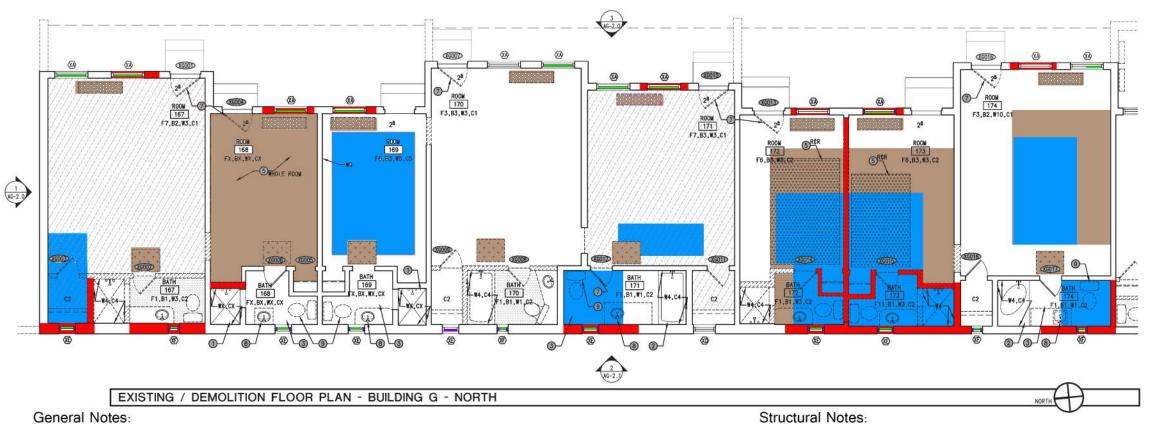
Facility Building G			ID 707	Project Number	707.15
Category 3. Health/	Safety	Type 1	05. Refurbishing		
Type 2 B02. Asbest	os	P/T 3. 4-	5 years		
Difficulty: Difficulty	y Level 3: Difficult Achieve				
Project Name				_	
General Abatement					

Project Description

Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper precautions for its abatement.

*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Removal of asbestos containing materials	0.000	1.0	Per Building	1.00	\$14,150.00	\$14,150
Maximum Allowable Construction Cost					\$14,150		
Total Project Cost					\$18,961		



BATH 2 178 FX,BX,WX,CX

3

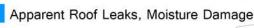
1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.

2. Plans are not to scale and are for reference only. 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.

4. Areas of damage are approximate and will require site verification as the building continues to age.

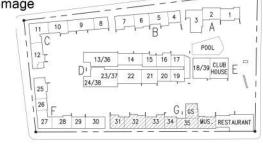
5. This document must be used in conjunction with the rest of the assessment report provided.

- by Unity Engineering April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.



Rusted Window Frame/Repair

Missing Screen/Replace



AREA WHERE FLOOR NEEDS PATCHING

General Notes

OKeyed Notes

Finish Schedule

WOOD SLATS
EXPOSED FLOOR JOISTS
TILE AND LINDLEUM
PLYWOOD
CARPET
BRICK
QUARRY TILE
TURQUOISE INLAID CONCRETE
SHEET VINYL

TILE WAINSCOT WITH PLASTER

EXPOSED STUDS, 16" O.C. WOOD PANELING

W6 WOOD PARELLIS W7 CMU W8 EXPOSED STUDS WITH PLASTER

CERAMIC TILE WOOD NONE RUBBER QUARRY TILE

STUCCO PLASTER TILE

Legend

A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
SALVAGE FOR REUSE, PATCH HOLES TO WATCH EXISTING ADJACENT WALL
FINISH. PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
REINSTALLATION WITH ARCHITECT.

FINISH, PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.

B. VISIT SITE & FIELD VERTEY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.

C. VISIT SITE & NOTE ALL SUBFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SUBFACES, INTERIOR SEQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.

D. EXISTING COMOLITIONS ARE DEFIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERTEY EXISTING CONDITIONS ON THROUGH EXPLORATION DEMOLITION & OBSERVATION. PRIOR TO COMMENCEMENT OF MORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENIGNEER IMMEDIATELY BEFORE PROCEEDING.

E. WHERE REMOVAL OCCURS, MODIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO WATCH ADJACENT FINISH MATERIAL.

S.ES MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.

G. F. DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER FOROUT COLLING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.

H. CLEAN AND SANITIZE ALL THE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL THE IDENTIFIED FOR REMOVAL. FOR REUS IN BATHROOMS NEEDING THE REPLACEMENT OR PACTINING. CLEAN AND SANITIZE ALL THE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL THE DEATH FLOOR REPORTS. AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

NOTES

1. SHOWER TO REMAIN, REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR DECKING NEEDED IN THIS AREA.
6. DOOR TO REMAIN, REPAIRSISH AND PAINT.
7. DOOR TO REMAIN, REPURSISH AND PAINT.
8. BATHROOM SINK TO BE REMOVED.
9. MATER CLOSET TO BE REMOVED.
10. VOT FLOORING TO BE REMOVED.
11. COUNTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

HORIZONTAL SLATS W10 PLASTER WITH WALLPAPER

W18 WOOD HORIZONTAL SLATS

REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED

INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.

BUTUEN
BRICK
CULTURED MARBLE
TILE WAINSCOT WITH WOOD
PAMELING ABOVE
FRP
STAINLESS OVER GYPSUM BOARD
LINDLEUW
PLASTER OVER 1/4" GYPSUM

W18 WOOD HORIZONTAL SLATS
CEILING
C1 ACOUSTIC CEILING TILE
C2 PLASTER
C3 CEMENTITIOUS WOOD FIBER
ACOUSTICAL PAWELS (TECTUM)
C4 TILE
C5 EXPOSED JOISTS
C6 LINDLEUM
C7 STUCCO
C1 CONCRETE
CULTURED WARBLE
CULTURED WARBLE
EXPOSED WOOD SLATS WITH
VIGAS



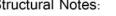
DE ANZA COURTYARD HOMES

Project #: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING G

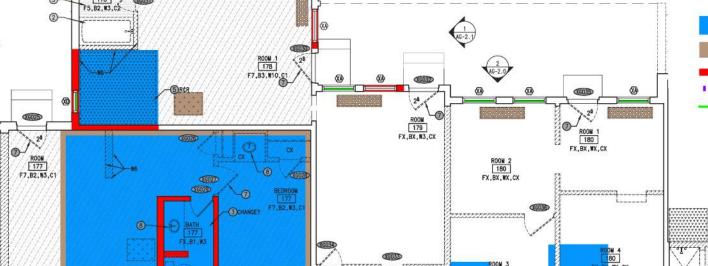
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IDA-11-10-P



- 1. This document should be used with the Structural Inspection Report generated
- reviewed after removal of finish materials to ensure they still have sufficient





EXISTING / DEMOLITION FLOOR PLAN - BUILDING G - MIDDLE

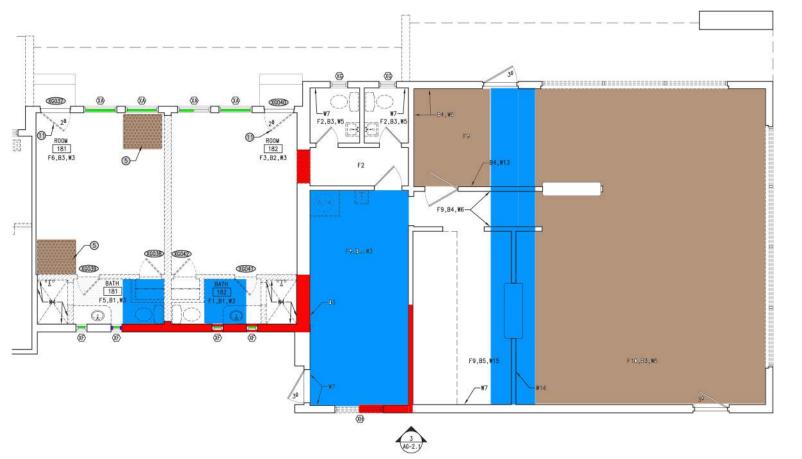


Structural Notes:

- 1. This document should be used with the Structural Inspection Report generated by Unity Engineering - April 29, 2014. This represents an observation summary of visual damage apparent at the time of review. Other damage may exist.
- 2. Structural members exposed to fire damage should be replaced in their entirety. Members is question should be reviewed by a licensed Professional Engineer.
- 3. Structural members and connections exposed to water damage should be reviewed after removal of finish materials to ensure they still have sufficient structural capacity.
- 4. Contractor is required to provide all shoring or bracing to maintain structural stability during selective demolition or repairs.

General Notes:

- 1. Base plan and notes provided by the Owner from Integrated Design & Architecture 2012 Condition Report.
- 2. Plans are not to scale and are for reference only.
- 3. Cherry/See/Reames Architects is not responsible for inaccuracies or omissions in the drawings.
- 4. Areas of damage are approximate and will require site verification as the building continues to age.
- 5. This document must be used in conjunction with the rest of the assessment report provided.





EXISTING / DEMOLITION FLOOR PLAN - BUILDING G - SOUTH

0

A. REMOVE ALL WALL WOUNTED EQUIPMENT (CLOTHES RACKS/RODS, HOOKS, ETC.)
SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL
FINISH, PREP WALLS FOR NEW FINISHES, COORDINATE LOCATION OF
REINSTALLATION WITH ARCHITECT.

B. VISIT SITE & FIELD VERIFY THE EXTENT OF REWOVAL IN AREA OF NEW
CONSTRUCTION PRIOR TO BY
CONSTRUCTION FRIOR TO BY
CONSTRUCTION SITE AND STATE AND STATE AND STATE AND STATE OF NEW
CONSTRUCTION FROM TO SUMFACE STRUCTURES AS REQUIRED IN REWOVAL &
NEW CONSTRUCTION SOMES.

D. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT WEASUREMENTS CONDUCTED
IN THE FIELD FOR GENERAL INFORMATION, FIELD VERIFY EXISTING
CONDITIONS THROUGH EXPLORATORY DEWOLITION & OBSERVATION, PRIOR TO
CONNEMEMENT OF MORK, IF EXISTING CONDITIONS DO NOT MAICH DRAWINGS
MOTIFY ARCHITECT/ENGINEER IMMEDIATELY SEFORE PROCEEDING.

E. HHERE REMOVAL OCCURS, WODIFY PER PLANS, IF NO MODIFICATIONS ARE
INDICATED ON BRAWTINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.

F. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF
DEWOLITION & ASSOCIATED NEW WORK.

G. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CELLING
REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH, RE-TEXTURE WALL FROM
CORNER TO CORNER OF LOOR TO CELLING, IF EXACT WATCH IS UNACHIEVABLE
ARCHITECT IS SOLE JUDGE OF THE QUALITY.

H. CLEAN AND SANTIZE ALL ITLIE NOT IDENTIFIED FOR REMOVAL, SALVAGE ALL
TILE IDENTIFIED FOR REMOVAL

OCCURRENT OR PATCHING, CLEAN AND SANTIZE ALL REUSED TILE.

ECHACEMENT OR PATCHING, CLEAN AND SANTIZE ALL REUSED TILE.

I. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT
IDENTIFIED FOR REMOVAL

OKeyed Notes

General Notes

SHOWER TO REMAIN, REPAIR AS NEEDED.
TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
THOR JOISTS NEEDED IN THIS AREA.
FLOOR DECKING NEEDED IN THIS AREA.
DOOR TO REMAIN, REFURSISH AND PAINT.
DOOR TO BE REPLACED.
BATHROON SINK TO BE REMOVED.
VOT FLOORING TO BE REMOVED.
VOT FLOORING TO BE REMOVED.
STEEL COLUMN TO BE REMOVED.
STEEL COLUMN TO BE REMOVED.

Finish Schedule

FL00	R	3.330	BETWEEN
F1	TILE	W9	
CO.	COMODETE		HORIZONTAL SLATS
F3	WOOD SLATS	W10	
F4	EXPOSED FLOOR JOISTS		BORDER
F5	TILE AND LINOLEUM PLYWOOD CARPET	W11	BRICK
F6	PLYW00D	W12	CULTURED MARBLE
F7	CARPET	W13	TILE WAINSCOT WITH WOOD
- 85	HRICK		PANELING ABOVE
F9	QUARRY TILE	W14	FRP
F10	TURQUOISE INLAID CONCRETE	W15	STAINLESS OVER GYPSUM BOARD
F11	SHEET VINYL	W16	LINOLEUM
BASE		W17	PLASTER OVER 1/4" GYPSUM
B1	CERAMIC TILE		BOARD
82	WOOD	W18	WOOD HORIZONTAL SLATS
B3	NONE	CEIL	ING
B4	RUBBER	C1	ACOUSTIC CEILING TILE
B5	QUARRY TILE	C2	PLASTER
WALL	protessor serves	C3	CEMENTITIOUS WOOD FIBER
W1	TILE WAINSCOT WITH PLASTER		ACOUSTICAL PANELS (TECTUM)
	ABOVE	C4	TILE
W2	STUCCO	C5	EXPOSED JOISTS
W3	PLASTER	C6	LINOLEUM
W4	TILE	C7	STUCCO
W5	EXPOSED STUDS, 16" 0.C.		CONCRETE
W6	WOOD PANELING	C9	CULTURED MARBLE
W7	CMU	C10	
WB	EXPOSED STUDS WITH PLASTER		VIGAS

Legend

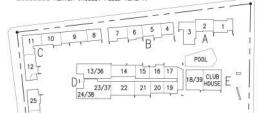
REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAWAGED SUBFLOOR.

REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.

HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.

AREA WHERE FLOOR NEEDS PATCHING

INDICATES POSSIBLE FLOOR PATCH, LOCATION OF PREVIOUS FLOOR HEATER GRILLE, FIELD VERIFY.









G, GS

DE ANZA COURTYARD HOMES

PROJECT ARCHITECT: BOB HALL, AIA

Project #:

DEMO FLOOR PLAN - BUILDING G.

(AG-0.0) DEMO FLOOR PLANS BLDG G.DWG AG-0.1



APPENDIX

Table of Contents

ARSED – Mechanical / Electrical Report

UNITY – Structural Report

Buildings A-G Photographs





DE ANZA FACILITY ALBUQUERQUE, NEW MEXICO

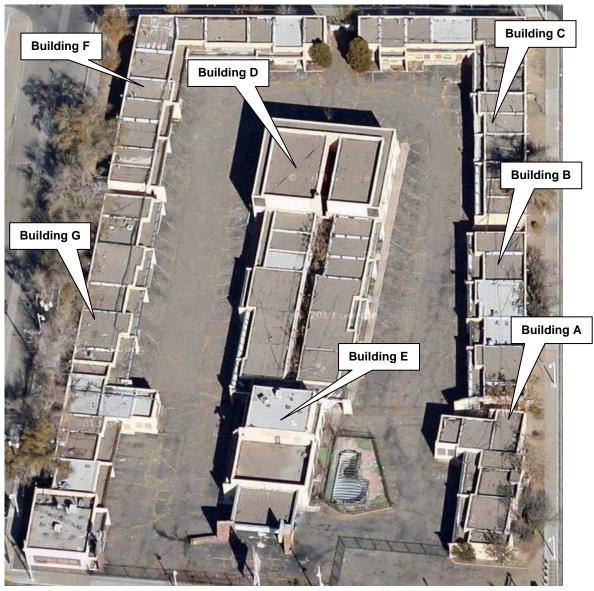
PREPARED BY

ARSED ENGINEERING GROUP LLC 4700 LINCOLN RD NE ALBUQUERQUE, NEW MEXICO

March 26, 2014

GENERAL

This report is a professional opinion based on field surveys, accessible features of the building, review of the available construction drawings and interviews with available personnel. Any recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs are provided for the various recommendations. The costs are only intended to provide an order of magnitude for budget considerations. Contractors should be contacted for exact quotations. This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use. The following is a general site plan indicated the buildings that were inspected.



Existing Site Plan



GENERAL ENVIRONMENTAL ISSUES

LEAD PIPING AND LEAD IN WATER

Lead is a natural element that can be highly toxic to the human body. Most exposure to lead occurs from inhalation or direct contact with substances containing high levels of lead; however, lead can also enter the body through drinking water. Treated water contains minerals that can act as corrosive agents on the pipes that deliver water to the distribution system; this can cause a harmful release of lead from any parts of the water delivery system that contain lead products.

Common sources of lead in the water in older facilities:

- 1. Copper or brass pipe. Often joined with lead-based solder.
- 2. Service connections, some public service connections installed before 1930 used lead piping.
- 3. Many facilities built before the mid-1940s and some as late as 1960 have galvanized steel/iron water supply pipes.

In facilities with pipes that are joined using lead solder, it is likely that water streamed through the pipes after a long period of non-use will pose the greatest threat of lead contamination.

Normally, we recommend that the domestic water distribution system should be tested for lead contamination. Test results should indicate levels less than the 15 ppb, the EPA action limit.

Galvanized steel pipes are the most common water supply piping systems originally installed in older facilities. These are joined with threaded fittings and occasional large union joints. Galvanizing involves applying molten zinc. This creates a corrosion resistant coating on the interior and exterior of the pipes. Generally, this has been found to limit rust for about 45-65 years, although there have been inferior pipes that have failed earlier. Once the protection is gone, the corrosion begins. As steel corrodes, the rust expands, resulting in the interior dimension of the pipes being reduced. This restricts flow to the point that the pipe no longer delivers adequate flow to the plumbing fixtures and equipment being supplied.

ADDITIONAL PIPING ISSUES

There can also be corrosion on the exterior of the pipes. This typically occurs on pipes in wet or damp locations or in the ground. Many water pipes connecting the facility to the main are/were galvanized steel. Rust can also occur where galvanized pipes are directly connected to copper. This corrosion forms where the two dissimilar metals meet, unless specific fittings were used.

Brass water supply pipes are occasionally found to be still in use in some old buildings. They look similar to copper when tarnished from age. They are thicker walled than copper and not bendable. They also are usually joined with threaded fittings, like galvanized pipes. The life expectancy of brass water piping seems to be similar to copper. It can depend on the corrosively



of the water and the quality/thickness of the pipe. They can become clogged over time if there is excess lime in the water.

MECHANICAL SYSTEMS

The buildings are served by several different mechanical systems, as part of different construction phases and different mechanical replacement systems options. Without actual construction documents it is difficult to develop an actual sequence of the current mechanical system development. The assessment of the systems is not based on the evolution of the mechanical systems but of the final installed systems.

The following is a possible outline sequence of the current installation:

The original motel lobby area, including the second level residence and a small portion of the some of the motel rooms were/are is heated with cast iron vertical steam radiators. The original source of steam was from a steam boiler located in the area of current pool heating equipment, since it appears that the original flue location remains. The original steam boiler

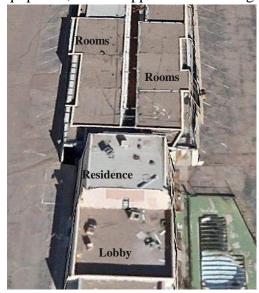


Figure 1-Areas Served with Steam Boiler chilled/hot water system. The heat exchanger was part of the design to use steam to heat water for the new water based heating system. Based on our survey we observed water source fan coil units in Buildings B, C, D and F. At some point the water source system was abandoned and wall PTAC's (Packaged Terminal Air Conditioner) were added to provide room heating and cooling (electric

and associated equipment were removed and replaced with a new steam system when the north two story addition (Building D) was added in 1956. This addition included a basement mechanical equipment room. It appears that the design included a new steam boiler, condensate pump, water cooled water chiller (with remote cooling tower), steam to hot water heat exchanger and system water circulation pump. The new mechanical system was designed to supply steam to the existing heating system (lobby, some motel rooms and the second floor residence) and provide a water source heating/cooling system for the new additions.

The new mechanical system was a two pipe



Figure 2 - Typical Steam Radiator with Manual ControlPage 3



refrigeration/electric heat). Boiler inspection records indicate the boiler was operating in 1993.

The current installed steam boiler is a replacement boiler that was installed in the early 1990's since the first entry on City of Albuquerque boiler inspection tag is dated December 16, 1992. The last City of Albuquerque Boiler inspection was dated August 5, 1993. Since there is no other entry inspection dates we can only assume that boiler system was no longer used or used without proper City of Albuquerque inspections. There is documentation that the building was at least partially occupied until 2003.

The installed boiler was used at another location, prior to the current location, as noted on the boiler inspection tag. One other important factor, the gas meter was removed at some point after 2003. The only heat available in areas would be from any remaining PTAC's and the electric heating convectors in the Lobby area. We have no information when the gas meter assemblies were removed.



Figure 3 - Site Boiler Inspection Tag

The steam boiler serves steam type radiators (original lobby, room areas of Building D, including the Bathroom Areas and the upstairs apartment), as well as the heating hot water for other areas of the facility, Buildings B, C, D and F. It appears that the original mechanical system consisted of a steam boiler located in the original Building E (as described earlier) which was removed with the construction of Building D. Building D was provided with a new steam boiler, steam to hot water heat exchanger, condensate pump assembly, water cooled reciprocating water chiller, exterior water cooling tower, and associated circulation pumps. The distribution system consisted of a two pipe chilled water/hot water system that served Buildings B, C, D. The system supplied chilled water or hot water to wall mounted fan coil units located in some of the motel rooms. No outside air was provided for the units. Very few of the room fan coil units remain, and these units have been abandoned. Steam is distributed to the original steam radiators in Building E and to a steam to hot water converter that generates hot water for heating. Two pipe heating and cooling





systems were very common in the 1950's and provided an economical installation approach for temperature control. The main disadvantage of this system is that heating and cooling cannot be provided at the same time. This is a problem in the spring and fall seasons when one area of the facility may require heating and one area of the facility may require cooling. Typically the system is switched to heating in the fall and cooling in the spring. The system cannot be quickly switched from one mode to the other because of the risk to damage to either the water chiller system or the boiler system.





Steam Condensate Pump



Steam To Hot Water Heat Exchanger



System Water Chiller



Water Chiller Cooling Tower





System Distribution Pump



Room Steam Radiator - Manual Control



Room Steam Radiator - Manual Control



Building D Bath Room Steam Radiator



Room Chilled/Hot Water Fan Coil Unit



Room Chilled/Hot Water Fan Coil Unit

The two pipe fan coil units were located on interior walls. Piping to the various fan coils was/is through underfloor chases or crawl spaces. It appears that some of the new phases of construction



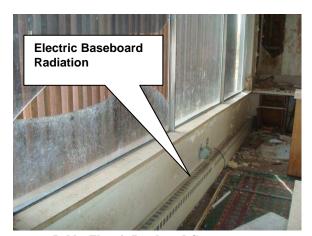
were not part of the central heating/cooling system but were provided with wall furnaces for heating. The wall furnace were incorporated in the floor layout and do not appear that the units were added. Over time as the water source cooling/heating fan coil units failed, wall PTAC (Package Terminal Air Conditioner) units were installed. At some point, after the building was abandoned the majority of the wall PTAC's were removed. The outside wall openings are now covered and sealed with plywood.

Building E

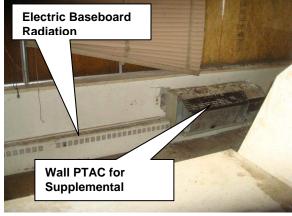
Building E is provided with electric base board convectors for heating. One roof mounted evaporative cooler is provided for cooling with a duct distribution system. A PTAC unit was added for additional cooling. It is not a good practice to mix refrigerated air systems with evaporative cooling systems. The evaporative cooling system increases the latent cooling load to the refrigerated air system, which will reduce the output capacity of the refrigerated air system.



Abandoned Evaporative Cooler for Lobby



Lobby Electric Baseboard Convector



Lobby PTAC for Supplemental Cooling



Abandoned Roof Opening for Evaporative Cooler Serving Lobby



Page 7



Lobby Electric Baseboard Convector



Lobby PTAC for Supplemental Cooling



Removed PTAC units with Plywood Cover



Removed PTAC units without Plywood Cover



PTAC units with Plywood Cover





Undated Photo Showing PTAC units installed



Typical Location of Removed PTAC



Typical Gas Fired Wall Furnace



Typical Gas Fired Wall Furnace

Building 'A' is provided with an independent heating/cooling system, natural gas heating and DX cooling. It appears that the heating system uses a downflow air distribution system, and the



cooling system uses an upflow air distribution system. A wall mounted evaporative cooler was added to serve the area.



Building 'A' Heating/Cooling System



Building 'A' Heating/Cooling System



Building 'A' Ceiling Diffuser



Building 'A' Floor Register

Roof mounted evaporative cooler also serve areas of Building 'E' and areas of Building 'G'. Wall mounted evaporative were also added to Buildings 'G' and 'F'.



Added Building 'A' Evaporative Cooler

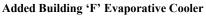


Added Building 'G' Evaporative Cooler



Page 10







Restaurant Evaporative Cooler

Controls

The HVAC controls are mostly electric. The steam radiators are controlled manually.

General Exhaust Systems

Room toilet and public toilets are not provided with a power exhaust fans. Operable windows are used in lieu of exhaust, which complied with code requirements at the time of construction. The mechanical room is provided a wall ventilation fan. The Kitchen area is provided with a range hood and associated exhaust system. A chemical fire protection system is provided for the range hood. The equipment is abandoned.



Kitchen Range Hood



Kitchen Range Hood Fire Protection



Mechanical Room Ventilation



PLUMBING

General Fire Protection System

The buildings are not provided with a fire sprinkler protection system.

ROOF DRAINS

Scuppers and gutters are used for draining all roof areas. The landings of the two story building are provided with a grate cover and drain, one for each side. It appears that the drainage system on both sides of the stairs have been modified. A channel has been improvised against the wall to help with the area draining. This appears to be ineffective.



Eastside Landing Drainage



Westside Landing Drainage



Roof Drainage



Roof Drainage



Roof Drainage Lobby West End



Roof Drainage Lobby East End



SWIMMING POOL

The facility is provided with an outdoor swimming pool and support mechanical equipment.





Swimming Pool Natural Gas Boiler

Swimming Pool Support Equipment

LAUNDRY ROOM

The facility is provided with a Laundry Room Facility. The two compartment sink has been removed from the sanitary system and an open trench drain remains.



Laundry Room Open Trench Drain



Abandoned Laundry Sink

PLUMBING

The facility is provided with tank type water closets. By the style of the water closet it appears that many of the original water closets have been replaced with low water usage type units. Lavatories vary depending on the phase of construction and replacement units. Domestic hot water is provided from both central and area specific natural gas water heaters. Domestic hot water is distributed from these locations to the various plumbing fixtures. Other fixtures include showers, bath tubs, and work sink.



Natural gas piping is extended from two meter locations on the west side of the facility, one meter assembly for the Kitchen Area and the second meter location for the remainder of the facility. Natural gas piping is routed both below grade and across the roof.



Missing Kitchen Natural Gas Assembly



Missing Building Natural Gas Assembly



Poorly Supported Natural Gas Piping Between Bldgs F & G



Plumbing Piping Below Floor in Typical Room



Natural Gas Central Domestic Water Heaters

We did not find a backflow preventer for the main domestic water system or a grease trap for the Kitchen area. The water piping for the plumbing system is galvanized steel pipe. The piping appears in poor condition. Since the buildings were not heated there is a very good possibility that the piping is damaged due to freezing conditions. The heating system piping shows signs of corrosion.





Central Domestic Water Storage Tank



Natural Gas Kitchen Domestic Water Heater



Typical Tank Type Water Closet



Typical Tank Type Water Closet



Typical Tank Type Water Closet



Missing Plumbing Fixtures, Water Closet and Lavatory







Typical Lavatory

Typical Lavatory



Typical Lavatory



Typical Lavatory



Water Closet and Lavatory





Typical Lavatory



Typical Lavatory



Stand Alone Shower - Not Typical Condition



Stand Alone Shower – Not Typical Condition



Typical Bath Tub



Second Floor Residence Bath Tub







Typical Shower

Storage Area Work Sink

EXISTING BUILDING ASSESSMENT

General

This facility is unique in terms of historic preservation, age, construction phasing, condition and occupancy. Our field survey provided a general understanding of the systems and how the systems evolved. The buildings have not been occupied since 2003. The lack of occupancy is the most important factor. This has resulted in the complete failure of the remaining mechanical and plumbing system. The buildings have no heat (or the mechanical equipment to supply heat) and the gas meters have been removed. Without heat during the winter months, the water systems (mechanical and plumbing) have been compromised and are no longer functional.

The buildings do not meet current energy guidelines (2009 IECC) in terms of the envelope insulation and minimum ventilation requirements.

MECHANICAL

The mechanical systems are not salvageable and should be removed and replaced with appropriate heating/cooling systems to support the new use of the facility. These systems include the following:

- 1. The steam heating system serving the back portion of the Lobby, first, Building D bathrooms and second floor of Building F should be removed.
- 2. The replacement steam heating system and the associated two heating/cooling systems, including the few remaining room fan coil units, boiler pumps, etc. should be removed.
- 3. The majority of replacement PTAC's have been removed. A few nonoperational PTAC's remain and should be removed.
- 4. The ducted heating cooling system for Building A is not repairable and should be removed.



Page 18

- 5. The electric base board convectors serving the Lobby area are not operational and should be removed.
- 6. The remaining evaporative coolers are in poor condition and are not operational. The units should be removed.
- 7. The existing range hood, fire protection system, ductwork and exhaust system should be removed complete.
- 8. If the current Building G restaurant area is to remain a restaurant, the mechanical systems need to be upgraded to support the designated function, including heating, cooling, range hoods, associated range hood exhaust and make-up air considerations.
- 9. The steam piping and condensate pipe insulation for the original area of Buildings E and D should be checked for asbestos. At the time of the construction asbestos was used for insulating piping systems.
- 10. Power exhaust fan should be added to all toilet/bathroom areas, public and private.
- 11. The refrigerant for the water chiller should be recovered and removed from the facility.
- 12. The Laundry venting system should be removed and replaced to support new requirements.

PLUMBING

The complete plumbing systems, including the domestic water distribution, domestic hot water, natural gas and sanitary should be replaced. The systems are in deplorable condition, typical of an abandoned building.

- We assume that plumbing system work will require access to the crawl space. Before any
 work is started, the feral cats need to be removed and all crawl spaces made
 environmentally safe.
- 2. The buildings have no heat for freeze protection. We can only assume that there is significant freeze damage to all piping systems and equipment.
- 3. The domestic hot water piping is not insulated.
- 4. Existing water heaters are not connected and not operational.
- 5. The domestic hot water re-circulation system does not exist.
- 6. The majority of the plumbing fixtures are either damage or missing. New plumbing fixtures will be required to meet the final configuration of the facility. Also new water fixture would be specified low flow for water conservation.
- 7. The site utilities are original and we found no information that the systems have been replaced in the past. New site distribution utilities, domestic water, domestic hot water, sanitary, natural gas and possible fire protection need to be provided. This includes the installation of new backflow preventers for the domestic water line and for the fire protection.
- 8. The existing facility is not provided with a wet fire protection system. Depending on the final use of the building a fire line maybe required.
- 9. The existing Laundry area should be secured and Trench Drain system sealed.



- 10. If the existing restaurant in Building G is to remain a restaurant, the domestic hot water system needs to be upgraded to comply with current standards. A grease trap will be required.
- 11. The complete natural gas system needs to be replaced with a system that meets the final occupancy requirements of the facility.

COST ESTIMATE

This estimate reflects the following:

Mechanical

- 1. New room PTAC's.
- 2. New Toilet Exhaust Fans.
- 3. Package refrigeration units for the restaurant, Lobby, Residence, and Conference Room.
- 4. Mechanical Equipment to support Restaurant.
- 5. Demolition

Plumbing

- 1. Complete new plumbing systems, new fixtures and associated piping.
- 2. New Domestic Hot Water System.
- 3. Pool equipment.
- 4. New site utilities, domestic water, sanitary and natural gas.
- 5. Fire Protection.
- 6. Kitchen support including new grease trap.
- 7. Demolition

Opinion of Mechanical Costs (No Inflation or New Mexico Taxes included)

Building A	\$181,235.00
Building B	\$201,142.00
Building C	\$316,902.00
Building D	\$785,302.00
Building E	\$250,788.00
Building F	\$210,016.00
Building G	\$487,586.00



Revised Mechanical Breakout

Building	Demo	Construction	Total		
Bldg A	\$14,861.06	\$ 166,374.72	\$181,235.77		
Bldg B	\$16,493.35	\$ 184,648.78	\$201,142.13		
Bldg C	\$25,985.54	\$ 290,917.23	\$316,902.78		
Bldg D	\$64,393.54	\$ 720,908.17	\$785,301.71		
Bldg E	\$20,564.24	\$ 230,223.86	\$250,788.10		
Bldg F	\$17,220.99	\$ 192,795.05	\$210,016.04		
Bldg G	\$39,981.29	\$ 447,604.49	\$487,585.78		
Total	\$199,500.00	\$2,233,472.30	\$2,432,972.30		

4301 Central Ave. NE Albuquerque, NM 87108

DE ANZA MOTOR HOTEL

Electrical Assessment

1. FINDINGS AND RECOMMENDATIONS ELECTRICAL

1.1. Electrical Assessment – De Anza Motor Hotel

1.1.1 Power Distribution: The building electrical service is rated 120/208 volt, three phase, four wire, 800 ampere, with metering/ct service entrance equipment located on the west side of the building "G" exterior wall. The electrical service is fed from (3) PNM 50 KVA pole mounted transformers located approximately 24 feet to the West of Building "G" with (2) 3" conduits underground to the meter/ct can. All feeders are disconnected/cut and removed from pole mounted transformers to the meter/ct cabinet. The meter/ct cabinet is gutted and the aluminum feeders are cut and abandoned in place from the meter/ct can in (2) 3" C. are routed up the west wall above roof to East side of Building "G".



PNM Service Riser to Meter/Can Equipment - Exterior West Building "G"

De Anza Electrical Assessment Date: 01/16/14

4301 Central Ave. NE Albuquerque, NM 87108



Four Fused Disconnects at East Exterior Wall Of Building "G"

- 1.1.2 There is a 10" x 10" weather proof gutter/wireway connected to a total of four fused disconnect switches rated at 240V, 200A-3 Phase, 4 wire located at the East exterior wall of Building "G" and 2.5" conduit is routed underground to Sub-Panels with-out feeders as follows:
 - A. Left side first disconnect switch is routed to Sub-Panel "O" in the back office hallway (Bldg. E), shown below.



Sub-Panel Located In Hall Of Office Building "E"

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B. Sub-Panel below is vintage 1938, abandoned in place in the back office North hallway wall, shown below.



Sub-Panel Located In Hall Of Office Building "E"

C. Second disconnect switch is routed to a 240V, 200A disconnect switch to (2) Sub-Panels "E" (EAST) for Rms. 100-129 (Building's A & B) and the other routed to Panel in Building "C" mounted at south exterior wall of Bldg. "B", shown below.



Two Sub-Panels Located At South Exterior Wall Building "B"

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D. Third disconnect switch is routed to 240V, 200A disconnect switch mounted on West exterior wall of Building "D" routed to Sub-Panel "C" (CENTER) for Rms. 141-153/183-188 (Building's D).



Disconnect Switch Located At West Exterior Wall Building "D"



Two Section Sub-Panels Located At South Exterior Wall Building "G"

- E. Panel "W" (WEST) for Rms. 154-182 (Building's F & G) each with 2.5" Conduit abandoned in place (Feeders are all removed from disconnects to Panels).
- F. There is not any branch circuit conductors from all panels feeding the respective areas in any of the branch circuit conduits from all the panels. The majority of the power distribution system equipment in the De Anza Motor Hotel is in extremely not in usable condition. Grouped Disconnect's are located on the East side of the building "G" and are vintage 1983's. All Dead front panel covers, bus, breakers, complete interiors, including wiring of panel boards have been removed or vandalized and are vintage 1983's. Panels located in the office are load center type, vintage 1939's, and there are numerous electrical code violations relative to grounding and clearance throughout all of the Buildings. All feeders from the disconnect switches to all the subpanels and branch circuits to all guest rooms have been vandalized at some point.

1.1.3 Sub-Panels: Vintage 1939 Sub-Panels "E1" have been used as a pull box when new Service was installed.



Building "B" - Sub Panel "E1" Mounted On The South Exterior Wall Of Bldg. "B"



Building "B" – West Exterior Wall Of Bldg. "B"

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1.1.4 Sub-Panels: Vintage 1939 Sub-Panels "E2" have been used as a pull box when new Service was installed.



Building "B" – Sub Panel "E1" Mounted On The South Exterior Wall Of Bldg. "B"



Telephone Terminal Cabinet At South Exterior Wall Of Bldg "B"

1.2 Telephone Terminal Cabinet Entrance: The Telephone extend to the guest rooms with two twisted pair telephone cable that is stapled to the wall and other building components. The telephone jacks are surface mounted to the walls and jacks and cable are not in usable condition.



Guest Room Telephone Line and Telephone Jack Connector

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Motel Guest Room Incandescent Surface Mount Fixture

1.3 Lighting: The majority of the Hotel Guest Room interior lighting consists of two lamp incandescent ceiling surface mounted fixtures, and the bathrooms with incandescent surface wall mount fixtures with asbestos type wire to all branch circuits.



Guest Room Bathroom Incandescent Lighting Fixture and Exposed Conduit



All Hotel Guest Rooms Lighting Controlled With Toggle Switch located at door entrance



Non-Grounded Receptacle Through-out the Facility-Bldg's A, B, C, D, E, F & G

1.3.1 Lighting: The majority of the Hotel Guest Room interior lighting consists of two lamp incandescent ceiling surface mounted fixtures, and the bathrooms with incandescent surface wall mount fixtures.

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Guest Room Side Wall Heating/Cooling Unit Receptacle With Surface Mount J-Box



Guest Room Exposed Octagon Junction Box For Lighting At Majority Of Guest Rooms



Guest Room Exposed Handy Box For Receptacles At Majority Of Guest Rooms

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Office light fixtures at Building "E"

1.3.2 The fixtures in Building "E", consist of industrial fluorescent, wraparound fluorescent type, square recessed incandescent type and pendant type light fixtures that have been vandalized at some point in the office. There are multiple code violations including no exit lights and emergency lights for path of Egress. All the lighting, switches and conductors in all areas of the site are not energy efficient, in code violations and life safety code concerns.



Office Entrance Lobby Area

4301 Central Ave. NE Albuquerque, NM 87108



De Anza Entry To Office Lobby with HID Surface Mount Fixtures

1.3.3 The fixtures at exterior of Building "E", consist of HID type fixtures, wraparound fluorescent type, square recessed incandescent type and wall mount HPS with broken lenses that have been vandalized at some point.



Exterior Incandescent Light Fixtures At Canopy Entrance

4301 Central Ave. NE Albuquerque, NM 87108

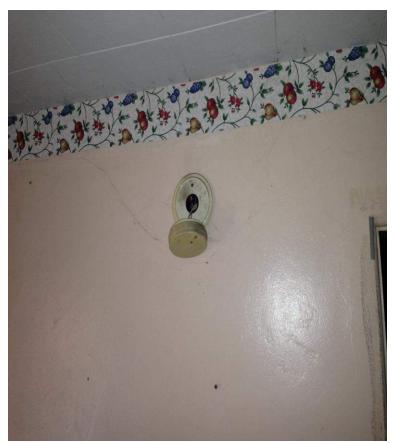


Exterior HID Surface Mount At Various Places On Site



Exterior HID Wall Surface At Various Places On Site

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Guest Room Fire Alarm Smoke Detector

1.4 Fire Alarm System: Located Smoke Detectors, Fire Alarm panel system for the building could not be Located.

4301 Central Ave. NE Albuquerque, NM 87108

1.5 Electrical Assessment – De Anza Motor Hotel

RECOMMENDATIONS:

- 1.5.1 Lighting System: There are numerous NEC violations regarding illegal use of wiring for the all, including exposed junction boxes, lighting with broken lenses, branch circuits wiring running exposed along open walls and ceilings without physical protection. There are no exit lights and/or emergency egress lighting through-out facility. The exterior lighting under the canopy consists of inexpensive period type light fixtures surface mounted to the bottom of the canopy with incandescent lamps. Lantern period type fixtures are bracket mounted to the exterior on the west & east side of the canopy and Guest room are old period. Large, Bulky Incandescent PAR lamp flood lights are located on the east and west side of the building "D" & "E" parapets, as well as east of Bldg. "F" & "G" and west on Building "A", "B" are not in working conditions. There are several lights located in and through-out the facility, of which all has been vandalized and the glass cover's are broken. Several pedestrian type fixtures with period type lantern luminaires are located at the office entry wires are exposed. All lighting in the entire premises is not in working condition. There is no green wire equipment grounding conductor in any of the branch circuits. It is recommended to provide an entire lighting system through-out the facility, including new lighting fixtures, occupancy sensor switches, toggle switches, dimmer switches, conduit, equipment grounding conductors and branch circuit wiring to comply with the latest addition of the National Electrical Code.
- 1.5.2 Fire Alarm System: Fire Alarm system for the entire facility wiring is exposed cracked and brittle, is not routed in conduit and smoke detectors are outdated and burned. For the purpose of property and building protection it is recommended to provide an entire fire alarm system for the building, consisting of manual pull stations at required exits, horn/strobes in all spaces, and automatic fire/smoke detection, conduit and wire through-out the facility installed at a minimum of one per every 900 square feet. It is recommended to provide a new fire alarm system that meets current Life Safety Codes.
- 1.5.3 Power System: The electrical service entrance equipment is not in good working condition. All the feeders from the Service Entrance Distribution to the Sub-Panels and branch circuits have been removed or vandalized. There will be new receptacle circuits routed in conduit as required in all of the new guest rooms, offices and through-out the entire facility. Our recommendation, would be to install New Service Entrance Distribution for the calculated load and individual panels for each building "A", "B", "C", "D", "E", "F" & "G" and extend branch circuits to the respective panels.

De Anza Electrical Assessment Date: 01/16/14

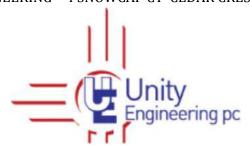
4301 Central Ave. NE Albuquerque, NM 87108

- 1.5.4 Branch Circuit Wiring: Even though it is not a code violation to have green wire equipment grounding conductors in the lighting and power branch circuits, it is recommended to replace all lighting and receptacle branch circuits and to provide green wire equipment grounds in all the conduits. It also recommended to replace all non-grounding type receptacles with grounding type receptacle through-out the entire Facility.
- 1.5.5 Telephone System: The Telephone system is not in good working conditions, it is recommended to replace all telephone system for all the entire Facility. Install new plywood telephone terminal backboard, including ground bar with #6 ground to bonding to main grounding System, device back box & cover plates, RJ45 jacks and 4 #22 conductor twisted pair to terminal board.
- 1.5.6 Cable Television System: There is not a cable television system in the entire Facility. It is recommended that a cable television system be installed if the owner requires, including back boxes, receptacle outlets, coax cable, cable connectors to split system cable connectors.

De Anza Electrical Assessment
Date: 01/16/14

Building "A" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "A" Interior Lighting System Power System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "B" Interior Sub-Total Building "B" Interior Lighting System Special Systems Power System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Lighting System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior	UNIT	PER UNIT	ABOR TOTAL \$4,775.00	X - M PER UNIT	NO DESIGN CO PRELIMIARY DE FINAL DESIGN ATERIAL TOTAL	
SUMMARY: Electrical Conditions Assessment NO. UNITS M Building "A" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "A" Interior Lighting System Power System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "B" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Lighting "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior	UNIT MEAS. LS LS LS LS LS	PER UNIT	TOTAL \$4,775.00	PER		
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Sub-Total Building "A" Interior Building "B" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "B" Interior Lighting "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Sub-Total Building "C" Interior Lighting System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Fower System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior	LS	-	\$5,990.00	-	\$8,875.00	\$14,865.00
Building "B" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "B" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior			\$3,740.00	-	\$6,145.00	\$9,885.00
Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "B" Interior Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "C" Interior Building "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "C" Interior Special System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "D" Interior Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "D" Interior	10	-	\$14,505.00	-	\$23,445.00	\$37,950.00
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Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "B" Interior Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "C" Interior Building "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security)	LJ	-	\$3,345.00	-	\$6,695.00	\$10,040.00
Sub-Total Buidling "B" Interior Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Buidling "C" Interior Lighting System - Power System - Special Systems - Special Systems Special Systems - Special Systems - Special Systems - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Buidling "D" Interior - Sub-Total Buidling "D" Interior - - - - - - - - - - - - -	LS	-	\$4,990.00	-	\$9,797.00	\$14,787.00
Building "C" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Building "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior	LS		\$2,944.00		\$5,720.00	\$8,664.00
Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Building "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior - Sub-Total Building "D" Interior - - - - - - - - - - - - -	LS	-	\$11,279.00		\$22,212.00	\$33,491.00
Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Building "C" Interior - Building "D" Interior Lighting System - Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Building "D" Interior -						
Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "C" Interior Building "D" Interior Lighting System Power System Special Systems (Fire Alarm, Telecom, Security) Sub-Total Building "D" Interior -	LS	-	\$6,220.00	-	\$11,715.00	\$17,935.00
Sub-Total Buidling "C" Interior - Building "D" Interior - Lighting System - Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Buidling "D" Interior -	LS	-	\$8,090.00	-	\$15,775.00	\$23,865.00
Building "D" Interior Lighting System - Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Building "D" Interior -	LS		\$4,140.00		\$8,130.00	\$12,270.00
Lighting System - Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Buidling "D" Interior -	LS	-	\$18,450.00		\$35,620.00	\$54,070.00
Power System - Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Buidling "D" Interior -						
Special Systems (Fire Alarm, Telecom, Security) - Sub-Total Buidling "D" Interior -	LS	-	\$12,550.00	-	\$24,440.00	\$36,990.00
Sub-Total Buidling "D" Interior -	LS	-	\$18,490.00	-	\$34,490.00	\$52,980.00
	LS		\$10,480.00		\$22,570.00	\$33,050.00
	LS	-	\$41,520.00		\$81,500.00	\$123,020.00
Building "E" Interior						
Lighting System -	LS	-	\$4,140.00	-	\$8,090.00	\$12,230.00
Power System -	LS	-	\$5,335.00	-	\$8,650.00	\$13,985.00
Special Systems (Fire Alarm, Telecom, Security) -	LS		\$3,240.00		\$5,880.00	\$9,120.00
Sub-Total Buidling "E" Interior -	LS	-	\$12,715.00		\$22,620.00	\$35,335.00
Building "F" Interior						
Lighting System -	LS	-	\$6,225.00	-	\$11,650.00	\$17,875.00
Power System -	LS	-	\$8,045.00	-	\$15,620.00	\$23,665.00
Special Systems (Fire Alarm, Telecom, Security) -	LS		\$4,120.00		\$8,240.00	\$12,360.00
Sub-Total Buidling "F" Interior -	LS	-	\$18,390.00		\$35,510.00	\$53,900.00
Building "G" Interior						
-	LS	-	\$12,390.00	-	\$24,010.00	\$36,400.00
 	LS	-	\$18,245.00	-	\$33,115.00	\$51,360.00
·	LS		\$9,890.00		\$21,445.00	\$31,335.00
 	LS	_	\$40,525.00		\$78,570.00	\$119,095.00
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PROJECT:	De Anza Building Assessment - Page 2 of 2						BASIS FOR ESTIMATE:					
JOB NUMBER: ESTIMATOR: CHECKED BY:	FJT FJT	DATE: DATE:	04/11/14 04/11/14						NO DESIGN C PRELIMIARY I FINAL DESIGN			
				QUAI	NTITY		_ABOR	M	ATERIAL			
SUMMARY: Electrical C	Conditions	Assessment		NO. UNITS	UNIT MEAS.	PER UNIT	TOTAL	PER UNIT	TOTAL	TOTAL COST		
Site Electrical												
Site Power Distr	ribution			-	LS	1	\$8,890.00	-	\$16,395.00	\$25,285.00		
Site Telephone				-	LS	-	\$3,140.00	-	\$5,595.00	\$8,735.00		
Site Lighting				-	LS		\$9,495.00		\$16,665.00	\$26,160.00		
Sub-Total Site E	Electrica			-	LS	1	\$21,525.00		\$38,655.00	\$60,180.00		
TOTAL							\$178,909.00		\$282,957.00	\$517,041.00		
15% OVERHEAD A	AND PR	OFIT					\$32,203.62		\$50,932.26	\$93,067.38		
TOTAL ELECTRIC	CAL COS	ST (BLDGS	S + SITE)				\$211,112.62		\$333,889.26	\$545,001.88		



STRUCTURAL INSPECTION REPORT

DE ANZA MOTOR LODGE

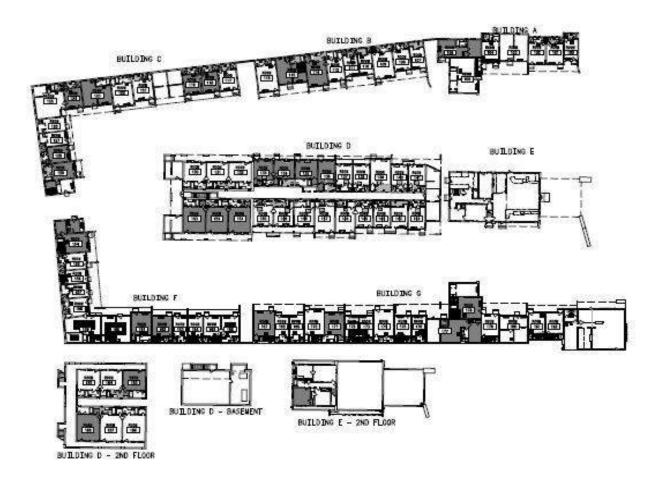
Steve Bauer, PE Charles Stubbs, PE Jeff Head, PE Tammi Head, PE 4/29/2014



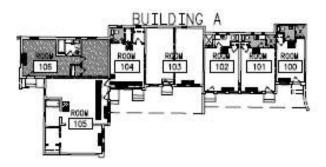
Executive Summary

The following report describes what was observed during a series of structural inspections of the De Anza Motor Lodge at 4301 Central Avenue NE in Albuquerque, New Mexico. The scope of this investigation was limited to review of visual structural components and how the overall condition of the facility contributes to the building integrity. The structural inspections were performed on March 2, 2014 and March 13, 2014.

For the purpose of this evaluation, the facility is broken into seven structural areas. The building floorplan is shown below.



	Key Observations & Recommendations
Building A	Major Roof Damage and Water Infiltration
Motor Lodge	Partial Floor Damage
Rooms	Fire Damage
	Recommendation: The majority of the structure will require extensive rehabilitation as described in Cherry See Reames Architecture remediation report.
Building B	Major Roof Damage and Water Infiltration
Motor Lodge	Partial Floor Damage
Rooms	Recommendation: The majority of the structure will require extensive
	rehabilitation as described in Cherry See Reames Architecture remediation
	report.
Building C	Major Roof Damage and Water Infiltration
Motor Lodge	Partial Structural Collapse
Rooms	Partial Floor Damage
	Major Fire Damage
	Recommendation: The majority of the structure will require extensive
	rehabilitation as described in Cherry See Reames Architecture remediation
D '11' D	report.
Building D	Major Roof Damage and Water Infiltration at Single Story Building
Two Story	Partial Floor Damage at Single Story Building
Structure, Motor Lodge	Fire Damage in Two-story Building Recommendation: The structure is in fair condition and will require selective
Rooms,	rehabilitation as described in Cherry See Reames Architecture remediation
Basement	report. Selective demolition and reconstruction of two story structure may be
Dascinent	possible to preserve historic basement murals.
Building E	Limited Roof Damage and Water Infiltration
Lobby, Porte	Partial Floor Damage
Cochere	Recommendation: The structure is in fair condition and will require selective
	rehabilitation as described in Cherry See Reames Architecture remediation
	report.
Building F	Major Roof Damage and Water Infiltration
Motor Lodge	Partial Floor Damage
Rooms	Recommendation: The majority of the structure will require extensive
	rehabilitation as described in Cherry See Reames Architecture remediation
	report.
Building G	Major Roof Damage and Water Infiltration
Motor Lodge	Partial Structural Collapse
Rooms, Cafe	Partial Floor Damage
	Fire Damage
	Recommendation: The majority of the structure will require extensive
	rehabilitation as described in Cherry See Reames Architecture remediation
	report.



Building A Condition Summary

Building A consists of seven units with either slab on grade or wood flooring above a concrete foundation system. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Roof Deck: Very Poor numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement. Partial Fire Damage.
- Roof Structure: Poor A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access. Multiple exterior wall studs were cut in the majority of rooms (typical all buildings), which greatly reduces the integrity of the exterior walls. (See figure 15 Building B)
- Floor Deck: Poor Concrete slabs on grade are in good shape, however a large portion of floor decking will need to be replaced due to water infiltration or other physical damage.
- Floor Structure: Poor selective replacement required in many rooms.



Figure 1 - Building A Roof



Figure 2- Building A Room 102 Ceiling Collapse



Figure 3- Building A Room 103 – Fire Damaged Room



Figure 4- Building A Room 103 – Roof Deterioration



Figure 5- Building A Room 105 – Floor Water Damage



Figure 6- Building A Room 106 – Ceiling Collapse



Figure 7- Building A Room 106 - Ceiling Collapse - Exposed Structure

Building A Notes

<u>Unit 100</u>

South exit wall - double 2x4 @ 16" O.C.

North Demising wall - appears to be double 2x4 @ 16" O.C.

N-S spanning roof joists - 2x6 @16" O.C.

Ceiling Joists- 2x6 @ 16" O.C.

- For both N-S spanning roof joists and ceiling joists, access from below due to collapsed ceiling
- Metal bridging "X" @ mid span of ceiling joists

Spongy plywood floor with no exposed floor joists

Concrete steps in good shape (typical)

Unit 101

Flooring- 1x on 1x decking

N-S spanning roof- 2x6 trusses @ 16" O.C.

North Wall- 2x3 studs @ 16" O.C.

Concrete good

Floor- stiff

Unit 102

Flooring- 1x on 1x decking

N-S spanning roof- 2x6 trusses @ 16" O.C.

East wall- 2x4 @ 16" O.C. w/ 1x6 Horizontal Sheathing

<u>Unit 103</u>

Concrete slab on grade

2x4 partition wall @ 16" O.C.

West Exit wall 2x6 @ 16" O.C.

Roof Framing - Valley @ demising wall with numerous holes

2x6 @ 16" O.C. Each side bearing on valley at demising wall

Unit 104

No ceiling access

Floor- 1x6 Diag. Sheathing Below 1x3 Deck

2x6 @ 16" O.C. Floor joists spanning E-W

Unit 105

Floor- 1x6 Diag. Sheathing Below 1x3 Deck

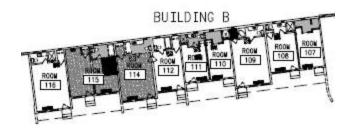
- Floor joist span N-S

Unit 106

Larger Floor plan

- Bags of trash in unit
- Soggy/saturated floor deck
- Spongy/Corroded trusses
- CMU- east wall @ restroom and others

Floor Framing Damaged



Building B Condition Summary

Building B consists of nine units with wood flooring above a crawl space and concrete foundation system. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Roof Deck: Very Poor numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement.
- Roof Structure: Poor A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access.
- Floor Deck: Poor A large percentage of floor decking will need to be replaced due to water infiltration or physical damage.
- Floor Structure: Poor selective replacement required in many rooms.



Figure 8- Building B Roof Deterioration on West Canopy



Figure 9- Building B Roof Deterioration at Partial Collapse



Figure 10- Building B Envelope Deterioration at CMU Wall



Figure 11- Building B Room 107 Exposed Floor System on Concrete Foundation



Figure 12- Building B Room 107 Fire Damaged Room



Figure 13- Building B Room 107 Floor Bearing Detail



Figure 14-Building B Room 111 Exposed Roof Structure



Figure 15- Building B Room 110 - Cut Exterior Studs



Figure 16- Building B Room 115 Floor Damage

Building B Notes

<u>Unit 107</u>

No floor deck

Fire damage

Wood Stud walls all around- west wall CMU

<u>Unit 108</u>

No fire damage

No ceiling access

No floor joists exposed

Stiff floor

<u>Unit 109</u>

Similar to 108

Cut floor joist @ NE corner of closet

CMU wing wall does not continue between units

<u>Unit 110</u>

Plywood flooring- spongy

Exposed floor/roof/wall framing

<u>Unit 111</u>

Same as 110

Shared access through wall

<u>Unit 112</u>

Clean w/ no floor/ceiling/wall access

<u>Unit 114</u>

Clean w/ no floor/ceiling/wall access

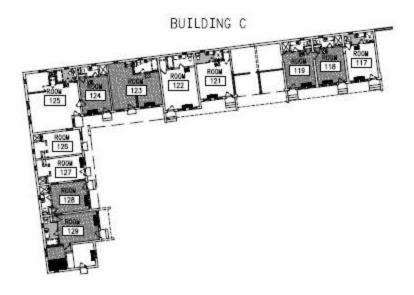
<u>Unit 115</u>

Plywood sheathing @ floor Floor framing exposed No ceiling access

<u>Unit 116</u>

Ceiling access to roof truss

No floor access



Building C Condition Summary

Building C consists of twelve units and an additional mechanical room with wood flooring above a concrete foundation system. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Roof Deck: Very Poor numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement.
- Roof Structure: Very Poor A significant number of members would need to be replaced due to water and/or fire damage. Access should be prohibited at mechanical room due to imminent life safety hazard at the partially collapsed roof structure.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access.
- Floor Deck/Structure: Poor A large portion of floor decking will need to be replaced due to water infiltration or other physical damage.



Figure 17- Building C Partially Collapsed Roof Structure



Figure 18- Building C Partially Collapsed Roof Structure



Figure 19- Building C Room 119 Ceiling Collapse at Water Damage



Figure 20- Building C Room 119 Roof Structure Deterioration



Figure 21- Building C Room 119 Fire Damage – Unsupported Roof Beam



Figure 22- Building C Room 123 Damaged Roof Structure



Figure 23-Building C Room 127 Exposed Structure at Partially Demolished Room

Building C Notes

<u>Unit 117</u>

No issues

<u>Unit 118</u>

No ceiling access

Soggy floor deck

Unit 119

Bad ceiling from leaks

Roof joists/trusses no good

Floor wet/soggy

Mech. Room

Beam failure at east wall connection

Concrete slab on grade

<u>Unit 121</u>

Leaky ceiling

Stiff floors

<u>Unit 122</u>

Cracks in ceiling
Walls covered
Floor covered wet 1x decking

<u>Unit 123</u>

Failed ceiling - saturated 1x deck, also wet, carpet pad

Unit 124

Failed ceiling
Wet Carpet pad
Plaster cracks in north wall

Unit 126

Plywood damp and spongy East and North CMU wall South Wall 2x6 @ 16" O.C. West Wall 2x4 @ 16" O.C.

Unit 127

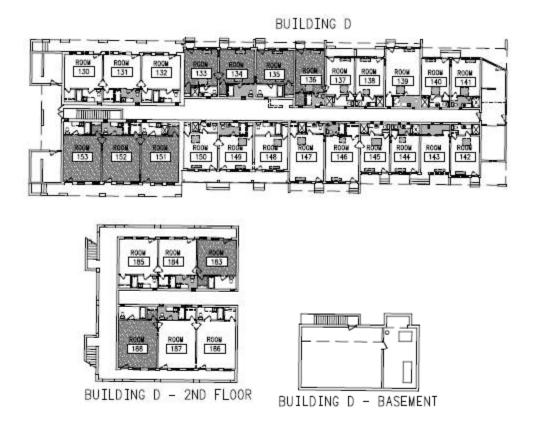
Plywood damp and spongy East and North CMU wall South Wall 2x6 @ 16" O.C. West Wall 2x4 @ 16" O.C.

Unit 128

Clean w/ no ceiling access Stiff floor

<u>Unit 129</u>

Clean w/ no ceiling access Stiff floor



Building D Condition Summary

Building D has two primary structures. The first is a single-story, 18 unit, wood and masonry structure similar to the building type of the majority of the facility. The second structure is a two-story steel and concrete structure with a poured concrete basement.

Two Story Structure

- Basement good condition overall, minor concrete cracking. Water damage to nonstructural components.
- Building Structure Major fire damage in units 130-132. Significant water damage and corrosion of metal deck. Structural components exposed to fire would need to be replaced due to heat damage and potential embrittlement.

Single Story Structure

• Roof Deck: Very Poor – total disrepair. Massive water intrusion along all perimeter walls, particularly poor condition along alleyway between buildings. Any potential building modifications would mandate a total roof deck replacement.

- Roof Structure: Poor A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access.
- Floor Deck/Structure: Poor A large portion of floor decking will need to be replaced due to water infiltration or other physical damage.



Figure 24- Building D Room 145 Water Damage



Figure 25- Building D Basement



Figure 26- Building D Room 131 Corroded Deck



Figure 27-Building D Roof Damage



Figure 28- Building D Utility Area Roof



Figure 29- Building D Roof Damage



Figure 30- Building D Room 131 Fire Damage



Figure 31- Building D Room 132 Fire Damage



Figure 32- Building D Room 137 Floor Opening

Building D Notes

Unit 141

1x deck

Ceiling damage

Carpet soggy

Studs on all sides

2x6 16 floor joists

Unit 140

Damage to ceiling

Similar framing to 141

Unit 139

Ceiling OK, Walls OK, Floor OK

Unit 138

Similar to 139

Wall settling/ separating in shower

<u>Unit 137</u>

Similar to 139 - Clean Ceiling

Cut floor joist

<u>Unit 136</u>

Same as 137

Unit 135

Mainly Clean ceiling- no leaks, one crack

Bouncy floor- 1x deck- floor joist framing N-S (opp of others)

(3) 2x6 beam- floor- supporting 2x6 @16

Bath ceiling damage

Unit 134

Same framing as 135

Ceiling leaks in bath

CMU walls

Unit 133

Same as 135

Hole in Ceiling

Unit 132

Burn damage

Concrete Slab

South wall appears to be red clay brick

Corrugated floor deck

Ceiling is hat channels and wire lath

10" bar joists @ 24 spanning east to west, floor framing above

Unit 131

Same fire damage

<u>Unit 130</u>

Same fire damage

NE Mech. Room

Red brick walls

CIP Concrete floor above

NW Mech. Room

Mirror image of NE Mech. Room

Unit 153

Concrete floor/ raised

Brick walls

Demising wall is 1" C's and wire lath, peeling paint

Unit 152

Same as 153

Unit 142

Cut floor joist

Water damage in bathroom

Unit 143

Total ceiling collapse

Fire damage

2 x3 @ 16" demising studs

<u>Unit 144</u>

Settlement/ wall crumbling

<u>Unit 145</u>

Adjoins 146

2 Joists cut

Some Bathroom damage

<u>Unit 146</u>

Half of ceiling gone Portion of wall gone

2 x4 ceiling joist

2 x6 roof joists

<u>Unit 147</u>

Ceiling damage

Cut floor joists

<u>Unit 148</u>

Floor joists running N-S, one cut

Bathroom water damage

Unit 149

Same as 148

Unit 183

Settlement Crack in Wall In closet

<u>Units 186-188</u>

Peeling paint, sturdy floor

Basement

Slab on grade looks good- minor cracking

West wall concrete has small cracks (retaining)

Mech. Wall (South) is 8" CMU

Ceiling/ soft damage

Concrete steps to basement in good shape

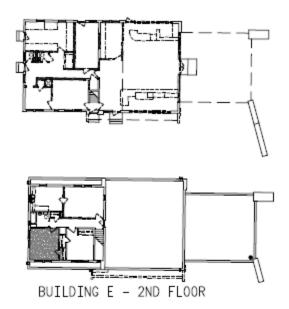
Alleyway

8" CMU walls – some minor
Both sides transition to wood stud after 3 bathroom windows from the north
Roof scuppers drain to this alley-way

Laundry Room

Lay-in brick flooring/partial slab on grade Roof 2x6 @ 16" O.C. – framing N-S span Ceiling damage Stud walls

BUILDING E



Building E Condition Summary

Building E consists of a two story structure with the original lobby and service area. The second floor contains a residence area and office space. The structure is primarily 2x construction with steel joists in some areas. The first floor is 2x construction over a crawl space.

- Roof Deck: Poor Significant water infiltration at perimeter.
- Roof Structure: Fair, some water damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access.
- Floor Deck: Fair, water damage in select areas.
- Floor Structure: Fair.



Figure 33- Building E-Lobby - First Floor Ceiling



Figure 34-Building E Kitchen Water Infiltration



Figure 35- Building \mathbf{E} – Roof Setback



Figure 36- Building E 2^{nd} Floor Water Infiltration



Figure 37- Building E Porte Cochere

Building E Notes:

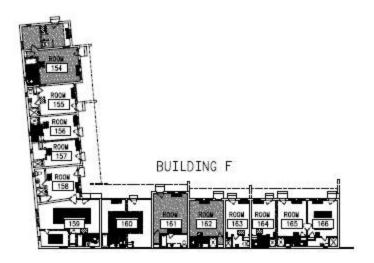
Front Lobby

Wood vigas (8" Diam) @ 36" O.C. and 12" deep bar joists @ 36" O.C. (spanning N-S)

Wood stud walls (exposed) @ SE corner

Raised floor

Porte Cochere - framing unknown



Building F Condition Summary

Building F consists of thirteen units with wood flooring above a crawl space and concrete foundation system. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Roof Deck: Very Poor numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement.
- Roof Structure: Poor A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access.
- Floor Deck/Structure: Poor A large portion of floor decking will need to be replaced due to water infiltration or other physical damage.



Figure 38- Building F Roof – Missing Flashing



Figure 39- Building F Roof Deterioration



Figure 40 – Building F Distortion at Unit 159



Figure 41- Building F Room 159 Water Damage

Building F Notes

<u>Unit 154</u>

Leaks in ceiling

Soggy 1x deck

CMU north wall, all ext. walls and E&W portions

Unit 155

Cracks in ceiling

CMU ext walls and E&W

1x deck/ stiff

Unit 156

East and north CMU

South and West stud 2x6, 2x4

Exposed roof 2x6 @16 ceiling and roof

Unit 157

Mirror of 156

Plywood floor in both

<u>Unit 158</u>

1x deck

Sagging floor @ stud demising walls

Unit 159

Leaky/collapsed ceiling

Soggy 1x decking

Unit 160

Plywood flooring

Roof/ ceiling sagging and leaking

CMU- 3 sides- Front/East wall stud

<u>Unit 161</u>

1x deck w/ carpet pad

Floor damp at bathroom entrance

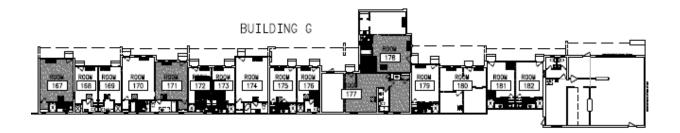
Leaky/ collapsed ceiling in bathroom

<u>Unit 162</u>

Similar to 161

<u>Unit 163</u>

Plywood floor - poor at closet and bath Ceiling good CMU walls



Building G Condition Summary

Building G consists of sixteen units with wood flooring above a crawl space and concrete foundation system. Building G also includes a restaurant with slab on grade construction. Walls are either 2x construction or CMU. The roof structure consists of either 2x beams with a secondary 2x layer for ceiling support, or 2x trusses.

- Restaurant Area is in better shape than much of the facility. Minor water infiltration and damage only.
- Roof Deck: Very Poor numerous holes open to daylight with extensive water infiltration. Any potential building modifications would mandate a total roof deck replacement.
- Roof Structure: Very Poor Several collapsed areas. A significant number of members would need to be replaced due to water and/or fire damage.
- Walls: Fair The extent of damage due to water intrusion is unknown in many locations due to lack of access. Significant mold throughout.
- Floor Deck/Structure: Poor A large portion of floor decking will need to be replaced due to water infiltration or other physical damage.



Figure 42- Building G Room 171 Water Damage



Figure 43- Building G Room 174 Water Damage



Figure 44- Building G Room 177 Ceiling Collapse



Figure 45- Building G



Figure 46- Building G Roof Failure



Figure 47-Building G Roof Structure Deterioration

Building G Notes

<u>Unit 182</u>

HW floor

Significant mold in bathroom

Bathroom ceiling collapsed

Significant cracking at large exterior wall

Unit 181

Ceiling in bathroom collapsing and moldy Ceiling in unit is good

Unit 180

Mech. Room

Ceiling/structure collapsed

Totally open to elements

<u>Units 179-178 (Suite)</u>

HW floor and carpet

Bathroom ceiling damage

Unit 177

2x6 @ 16" ceiling and roof

Massive water damage

CMU east wall

Unit 176

Exposed ceiling

2 x6 floor joist 16"

<u>Unit 175</u>

Hardwood over hardwood

Ceiling caved in over bathroom

<u>Unit 174</u>

Water damage in Bathroom

Hardwood over hardwood

Unit 173

Plywood on floor

Collapsed ceiling

Unit 172

Badly degraded plywood floor

<u>Unit 171</u>

Ceiling fair

<u>Unit 170</u>

Same hardwood floor

<u>Unit 169</u>

No ceiling 2x6 @ 16" ceiling 2 x 4 @ 16 demising wall Plywood floor

<u>Unit 168</u>

½ floor missing
Much of ceiling missing

<u>Unit 167</u>

Ceiling falling out in closet Asphalt hole in lot outside unit

<u>Unit 166</u>

HW floor- very moldy bathroom Plaster ceiling badly degraded





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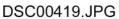


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BUILDING A ROOF



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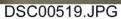














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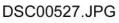


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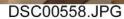


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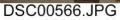


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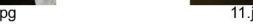
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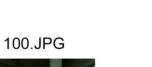


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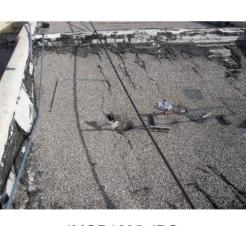








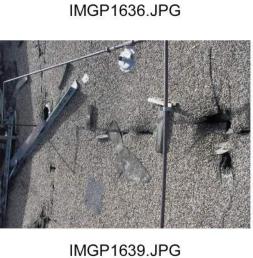






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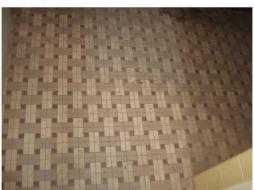
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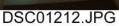


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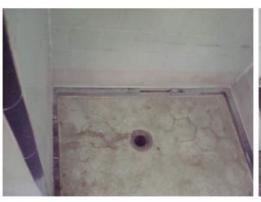
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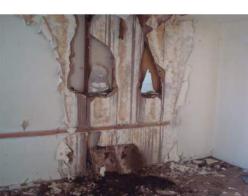
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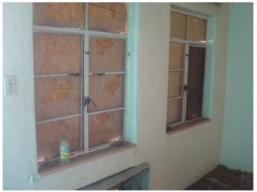




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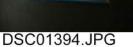


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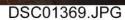


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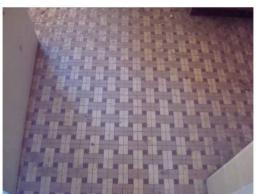


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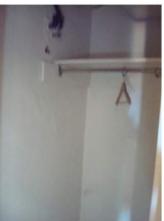
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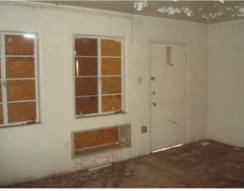
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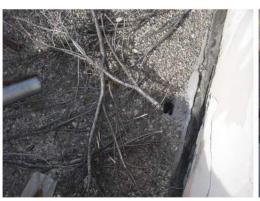




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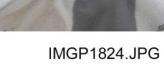
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BUILDING G TURQUOISE ROOM





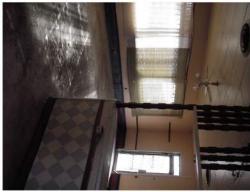


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