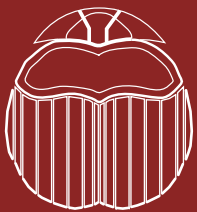
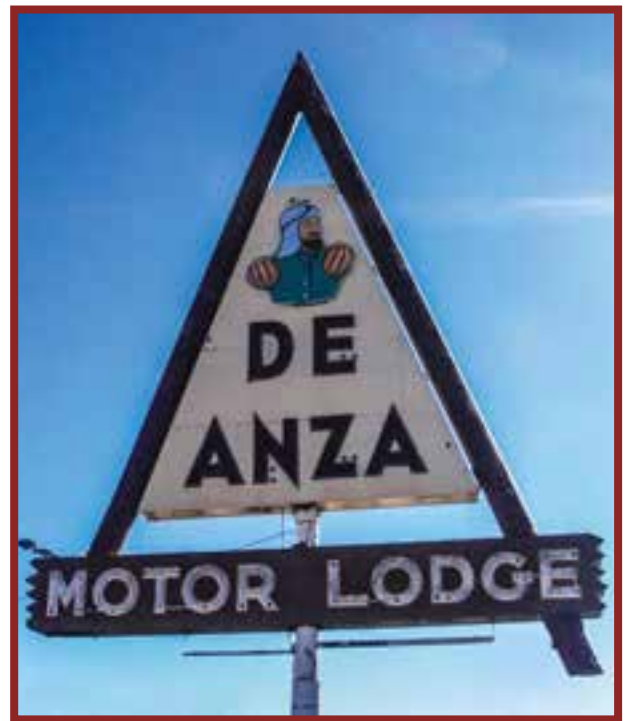


City of Albuquerque  
Facility Condition Assessment  
De Anza Motor Lodge

2014 REPORT



CHERRY/SEE/REAMES ARCHITECTS, PC

220 GOLD AVE SW, ALBUQUERQUE, NM  
505.842.1278

August 05, 2014

[www.cherryseereames.com](http://www.cherryseereames.com)

# **Acknowledgements**

## **COA Facility Condition Assessments**

Rebecca Velarde, Metropolitan Redevelopment Manager  
Christopher Hyer, Senior Planner, City of Albuquerque Planning Department  
Maryellen Hennessy, Senior Planner, Landmarks & Urban Conservation, City Planning  
Department  
Jim Hamel, COA DMD, Project Manager  
Michael Riordan DMD, Director

## **Cherry/See/Reames Architects, PC**

Tina M. Reames, AIA, RLA, LEED AP, CDT, President - Principal  
Edith Cherry, FAIA – Historic Architect Advisor  
Stephen Mora, Intern Architect - Field Evaluator, Report Assistant  
Rebekah Bellum, Intern Architect – Field Evaluator, Report Assistant

## **Arsed Engineering Group, LLC**

Patrick M. Sedillo, PE – Mechanical, Principal  
Michelle Damon, PE – Mechanical, Senior Project Manager  
Fred J. (Bud) Telck, PE – Electrical, Principal, AC Engineering Enterprises, LLC  
Billy Tapia, Senior Electrical Designer, Field Evaluator, AC Engineering Enterprises,  
LLC

## **Unity Engineering**

Charles Stubbs, PE – Structural Engineer, Principal  
Steve Bauer, PE – Structural Engineer, Project Manager  
Tammi Head, PE – Structural Engineer, Field Evaluator  
Jeff Head, PE – Structural Engineer, Field Evaluator

## **INTERA (separate COA Contract)**

Joseph J. Tracy – Principal Geologist/Project Manager  
David Charlesworth – Certified Industrial Hygienist, President, AEIH dba DC  
Environmental  
Michael Nieman – Field Evaluator, DC Environmental



## 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-20<sup>th</sup> 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;





- 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               | • Exterior Repairs and Finishes               |
| • Interior Walls                | • Accessibility                               |
| • Exterior Walls                | • Energy Efficiency                           |
| • Roof and Parapet              | • Mechanical, Plumbing and Electrical Systems |
| • Interior Doors                | • Structural Elements                         |
| • Exterior Doors & Windows      | • Site & Landscape                            |
| • Interior Remediation          |   |
| • Interior Repairs and Finishes |   |



### 1.4 Capital Improvements Projects Total

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

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:

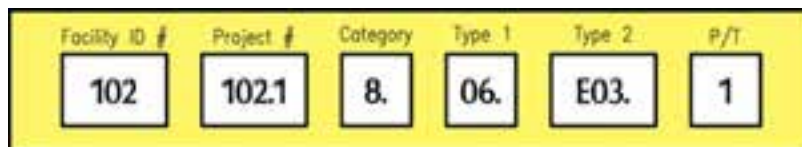
- Type of project (categorized according to project types such as parking and ramping, exterior door, restrooms, signs, etc.)
- Level of difficulty of making the improvement
- Priority/Timing (a building's level of decline and public use)

### 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           | 6. Code Compliance |
| 3. Health/Safety    | 7. Maintenance     |
| 4. Facility Renewal | 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.”

- |                       |                    |                    |
|-----------------------|--------------------|--------------------|
| <b>A. Systems</b>     | <b>C. Interior</b> | 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     | <b>E. Site</b>     |
| A04 Plumbing          | C04.2 Lighting     | E01 General        |
| A05 Security          | C05.1 Finishes     | E02 Landscaping    |
| A06 Technology        | C05.2 Painting     | E03 Paving/Parking |
| A07 Other             | C06.1 Doors        | E04.1 Walls        |
| A08 Energy            | C06.2 Windows      | E04.2 Fences       |
| A09 Emergency (Fire)  | C07 Furnishings    | E05 Drainage       |
| <b>B. Code Issues</b> | C08 Hardware       | E06 Playgrounds    |
| B01 General           | C09 Restrooms      | E07 Site Utilities |
| B02 Asbestos          | C10 Fixtures       | E09 Other          |
| B03 Arch. Barriers    | <b>D. Exterior</b> |                    |
| 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

<b>Difficulty Level 1</b>	<ul style="list-style-type: none"> <li>• Readily Achievable</li> <li>• Not difficult to implement</li> <li>• Relatively inexpensive - low unit cost</li> <li>• In-house labor possible</li> <li>• Relatively short schedule (generally no architectural / engineering required)</li> </ul>
<b>Difficulty Level 2</b>	<ul style="list-style-type: none"> <li>• More difficult to achieve</li> <li>• Relatively expensive - medium unit cost</li> <li>• Requires skilled labor</li> <li>• Does not require major alteration / structural modification</li> <li>• Not quick to implement - may require architectural / engineering</li> </ul>
<b>Difficulty Level 3</b>	<ul style="list-style-type: none"> <li>• Difficult to achieve</li> <li>• Expensive - high unit cost</li> <li>• Requires highly skilled labor</li> <li>• Requires major alteration / structural modifications</li> <li>• Not quick to implement - requires architectural / engineering</li> </ul>

## 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

cherry / see / reames architects PC

**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$44,342</b>

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

Figure 1



**CIP List of Projects for 700 DeAnza Site**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">700.3</a>	4.05.E04.2.2.	Fencing	\$31,591	\$42,332
<a href="#">700.4</a>	4.05.E05.1.	Civil Work/ Grading Near Building D	\$14,887	\$19,949
<b>Total Budget for A. Stabilization</b>				<b>\$62,281</b>
<b>B. Exterior Envelope / Historic Improvements</b>				
<a href="#">700.5</a>	3.05.E09.2.	Refurbish Pool	\$62,357	\$83,558
<b>Total Budget for B. Ext. Env./Hist. Imp.</b>				<b>\$83,558</b>
<b>C. Improvements for Occupancy</b>				
<a href="#">700.1</a>	4.06.E03.3.	Asphalt Paving	\$45,267	\$57,715
<a href="#">700.2</a>	4.06.E02.2.	Landscaping	\$51,952	\$66,238
<b>Total Budget for C. Improvements for Occupancy</b>				<b>\$123,953</b>





## 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**

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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

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

\*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.

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
<b>Total Project Cost</b>						<b>\$57,715</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Clean, grub, planters - re-landscape	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
<b>Total Project Cost</b>						<b>\$66,238</b>



**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

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						\$31,591
<b>Total Project Cost</b>						<b>\$42,332</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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						\$14,887
<b>Total Project Cost</b>						<b>\$19,949</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

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

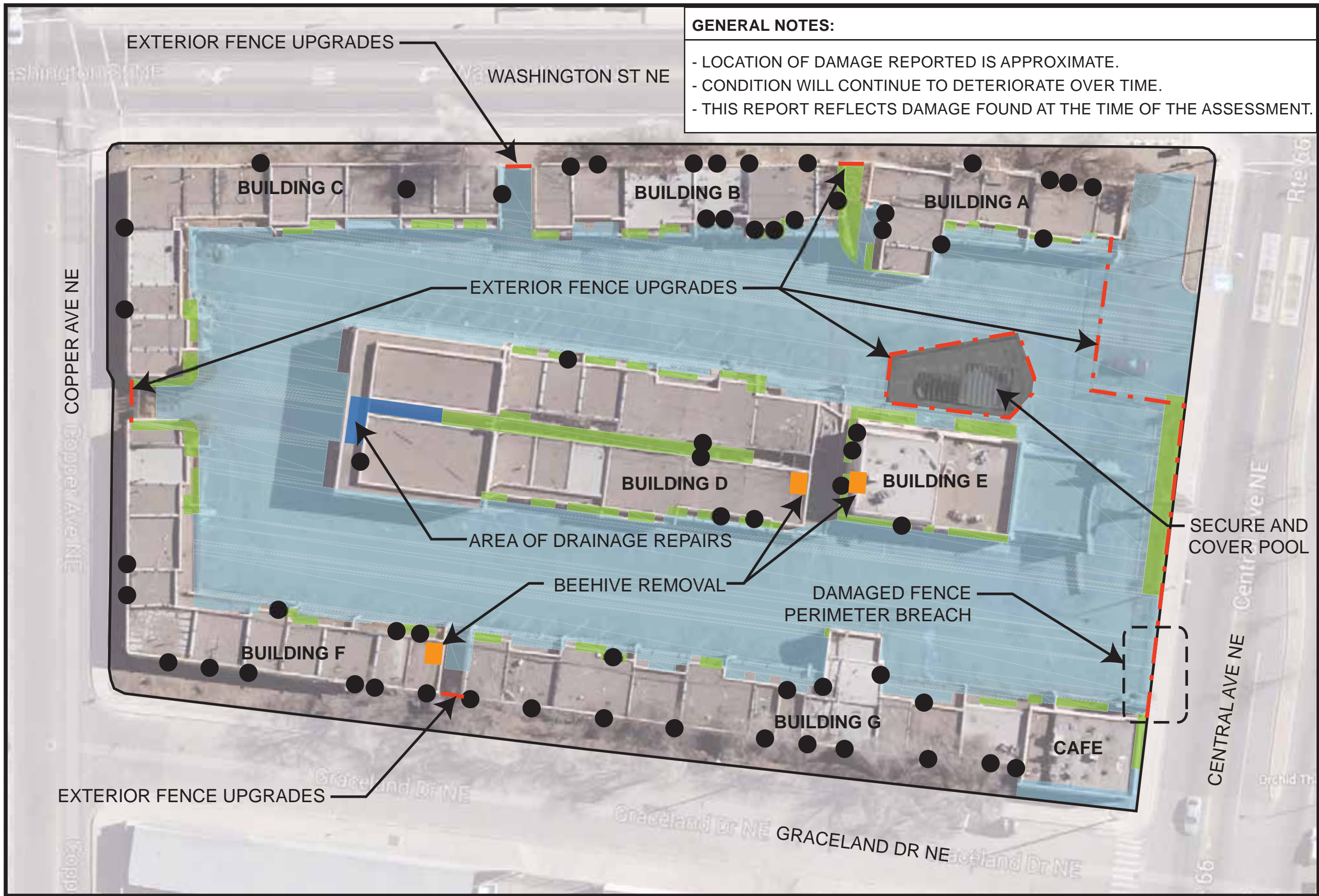
\*An inflation factor of 4.0% per year should be added to calculate the Total Project Cost.

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						\$62,357
<b>Total Project Cost</b>						<b>\$83,558</b>

**CIP List of Projects for DeAnza Motor Lodge****2014 Total CIP**

<b>Facility ID</b>	<b>Name of Facility</b>	<b>Total Project Budget</b>
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
	<b>Total for Project</b>	<b>\$12,134,035</b>





**GENERAL NOTES:**

- LOCATION OF DAMAGE REPORTED IS APPROXIMATE.
- CONDITION WILL CONTINUE TO DETERIORATE OVER TIME.
- THIS REPORT REFLECTS DAMAGE FOUND AT THE TIME OF THE ASSESSMENT.

**CHERRY/SEE/REAMES ARCHITECTS, PC**  
 220 gold avenue sw albuquerque, nm 87102  
 505 - 842 - 1278 fax 505 - 766 - 9269

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

**LEGEND**

- FENCE REPAIR
- BUILDING BREACH
- POOL AREA
- ASPHALT REPAIR
- PLANTER AREAS
- DRAINAGE ISSUES
- BEEHIVE LOCATION

AERIAL MAP

**DEANZA MOTOR LODGE**

NOT TO SCALE

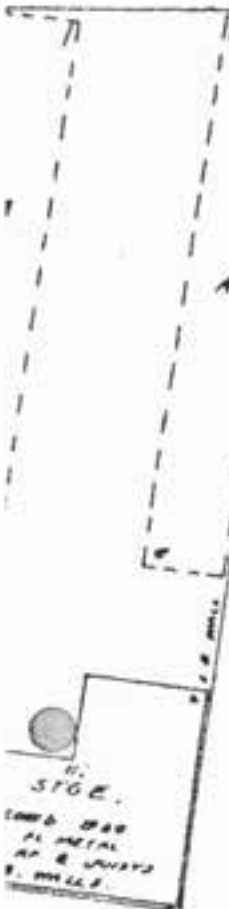


COPPER AV. N. E.

60'

20' W P

60' 20' W P



GRACELAND DR. N. E.



- 1939
- Late 1940's
- Early to Mid 1950's
- 1956
- 1958

WASHINGTON N. E.

AV. E.

1957

20'

12'





**CIP List of Projects for 701 Building A**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">701.1</a>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$7,462	\$10,000
	3.05.C03.1.	Repair/Reframe Exterior Walls	\$14,803	\$19,836
<a href="#">701.2</a>				
<a href="#">701.3</a>	3.09.D04.1.	Re-roof	\$88,306	\$105,526
<a href="#">701.6</a>	4.05.C05.1.1.	Interior Remediation	\$17,943	\$24,044
<a href="#">701.10</a>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$14,861	\$17,759
<a href="#">701.13</a>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$38	\$50
<a href="#">701.15</a>	3.05.B02.3.	General Abatement	\$4,650	\$6,231
<b>Total Budget for A. Stabilization</b>				<b>\$183,446</b>
<b>B. Exterior Envelope / Historic Improvements</b>				
<a href="#">701.4</a>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$103,585	\$138,804
<a href="#">701.5</a>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$13,350	\$17,889
<a href="#">701.7</a>	4.05.D02.2.	Renew Exterior Finishes	\$46,959	\$62,925
<b>Total Budget for B. Ext. Env./Hist. Imp.</b>				<b>\$219,618</b>



**C. Improvements for Occupancy**

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

**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 under-floor ductwork.

**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**

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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*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	419.0	SF	1.00	\$17.81	\$7,462
Maximum Allowable Construction Cost						\$7,462
<b>Total Project Cost</b>						<b>\$10,000</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability.

\*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
<b>Total Project Cost</b>						<b>\$19,836</b>



**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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
<b>Total Project Cost</b>						<b>\$105,526</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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						\$103,585
<b>Total Project Cost</b>						<b>\$138,804</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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						\$13,350
<b>Total Project Cost</b>						<b>\$17,889</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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 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
<b>Total Project Cost</b>						<b>\$24,044</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$62,925</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.)

- \*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.

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
<b>Total Project Cost</b>						<b>\$26,030</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	3,397.0	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
<b>Total Project Cost</b>						<b>\$141,206</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$14,861
<b>Total Project Cost</b>						<b>\$17,759</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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	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
<b>Total Project Cost</b>						<b>\$26,715</b>



**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**Difficulty:**

**Project Name**

**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



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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	16.0	SF	1.00	\$2.35	\$38
Maximum Allowable Construction Cost						\$38
<b>Total Project Cost</b>						<b>\$50</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$244,168</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$6,231</b>

**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 in 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. REMOVE ALL WALL MOUNTED EQUIPMENT (SHOWER RACKS/ROCKS, HOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. EXISTING CONDITIONS ARE DERIVED FROM 40-BULLET 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLANS. IF NO VERIFY CONDITIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIALS. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. 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 CEILING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL. FOR REUSE IN BATHROOMS REPAIR TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REMOVED TILE. CLEAN, SANITIZE, REFINISH, AND PREP FOR NEW FINISH FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

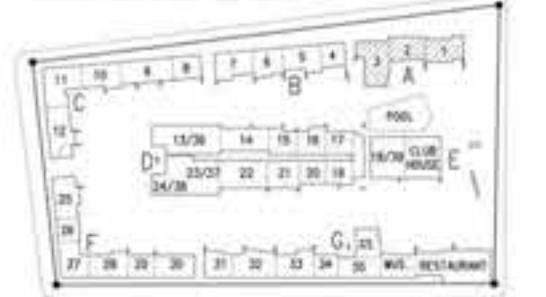
1. SHOWER TO REMAIN, REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR DECKING NEEDED IN THIS AREA.
6. DOOR TO REMAIN, REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SHW TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. KIT FLOORING TO BE REMOVED.
11. QUONSET TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SANITONE FIN WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	BETWEEN
F1 TILE	R0 EXPOSED STUDS WITH HORIZONTAL SLATS
F3 CONCRETE	R10 PLASTER WITH WALLPAPER
F3 WOOD SLATS	R11 BRICK
F4 EXPOSED FLOOR JOISTS	R12 CULTURED MARBLE
F5 TILE AND LINOLEUM	R13 TILE W/SHOOTS WITH WOOD
F6 PLASTER	R14 FINISH PANELING ABOVE
F7 CARPET	R15 FINISH STACKS OVER GYPSON BOARD
F8 BRICK	R16 LINOLEUM
F9 GARBAGE TILE	R17 PLASTER OVER 1/2" GYPSON BOARD
F10 TURQUOISE ENLARGED CONCRETE	R18 WOOD HORIZONTAL SLATS (CEILING)
F11 SHEET VINYL	R19 ACUSTIC CEILING TILE
SIDE CERAMIC TILE	R2 PLASTER WITH WOOD FINISH
S2 WOOD	R3 ACUSTICAL PANELS (CEILING)
S3 NONE	R4 TILE
S4 RUBBER	R5 EXPOSED JOISTS
S5 GARBAGE TILE	R6 LINOLEUM
WALL	R7 STUCCO
W1 TILE W/SHOOTS WITH PLASTER ABOVE	R8 EXPOSED STUDS, 16" O.C.
W2 STUCCO	R9 WOOD PANELING
W3 PLASTER	R10 EXPOSED WOOD SLATS WITH V-GRA
W4 TILE	
W5 EXPOSED STUDS, 16" O.C.	
W6 WOOD PANELING	
W7 DW	
W8 EXPOSED STUDS WITH PLASTER	

**Legend**

- REMOVE WALL ENTIRELY
- REMOVE TILE/LINOLEUM DOWN TO SURFLOOR. REPLACE ANY DAMAGED SURFLOOR.
- REMOVE CARPET & PAD DOWN TO SURFLOOR. REPLACE ANY DAMAGED SURFLOOR.
- HOLE TO BE CUT OUT OF SURFLOOR FOR PLUMBING ACCESS.
- AREA WHERE FLOOR NEEDS PATCHING.
- INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.



**KEY PLAN**

integrated design & architecture

300 US Park Avenue  
Alhambra, CA 91801  
Tel: 626-244-4000  
www.integrateddesignarch.com

DE ANZA COURTYARD HOMES

PROJECT ARCHITECT  
BOB HALL, AIA

Project # 04-11-1047  
Date APRIL 16, 2012

DEMO FLOOR PLAN - BUILDING A

By: [Signature] HIG, MBL, CJC  
File: 04-11-1047-FLOOR PLANS BUILDING A.DWG  
Plot Date: 4/24/2012 11:01:17 AM

Sheet of  
**AA-0.0**



EXISTING/DEMOLITION FLOOR PLAN - BUILDING A





**CIP List of Projects for 702 Building B**

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



**C. Improvements for Occupancy**

<a href="#">702.11</a>	4.05.C06.1.3.	Replace Interior Doors and Frames	<b>\$26,071</b>	<b>\$34,936</b>
<a href="#">702.12</a>	4.05.C05.1.3.	Interior Finishes Renewal	<b>\$87,291</b>	<b>\$116,969</b>
<a href="#">702.14</a>	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures, Electrical	<b>\$218,140</b>	<b>\$260,677</b>
<b>Total Budget for C. Improvements for Occupancy</b>				<b>\$591,947</b>





## 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**

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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$7,320
<b>Total Project Cost</b>						<b>\$9,809</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability.

\*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						\$23,233
<b>Total Project Cost</b>						<b>\$31,132</b>



**Facility**  **ID**  **Project Number**   
**Category**  **Type 1**   
**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Remove, replace roof - re-deck, repair joists	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 downspout	7.307	12.0	LF	1.00	\$16.62	\$199
4 Asbestos abatement at roof	0.000	3,800.0	SF	1.00	\$7.00	\$26,600
Maximum Allowable Construction Cost						\$90,844
<b>Total Project Cost</b>						<b>\$108,559</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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						\$133,268
<b>Total Project Cost</b>						<b>\$178,579</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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						\$13,350
<b>Total Project Cost</b>						<b>\$17,889</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$19,808
<b>Total Project Cost</b>						<b>\$26,542</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

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

\*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.

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
<b>Total Project Cost</b>						<b>\$50,584</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.)

\*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.

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
<b>Total Project Cost</b>						<b>\$26,030</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

<b>Description</b>	<b>Cost Code</b>	<b>Quantity</b>	<b>Unit</b>	<b>Severity</b>	<b>Cost</b>	<b>Subtotal Cost</b>
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
<b>Maximum Allowable Construction Cost</b>						<b>\$114,429</b>
<b>Total Project Cost</b>						<b>\$153,335</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$19,710</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$26,071
<b>Total Project Cost</b>						<b>\$34,936</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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



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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$76</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$260,677</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$22,713</b>



EXISTING/DEMOLITION FLOOR PLAN - BUILDING B - SOUTH



EXISTING/DEMOLITION FLOOR PLAN - BUILDING B - NORTH

**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 in 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.

- 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**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES BASKETS, HOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINTEGRATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/REPLACE TO MATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/REPLACE TO MATCH 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.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE ON BATHROOMS. MISSING TILE REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.
8. CLEAN, SAND, REPAIR/REPLACE, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

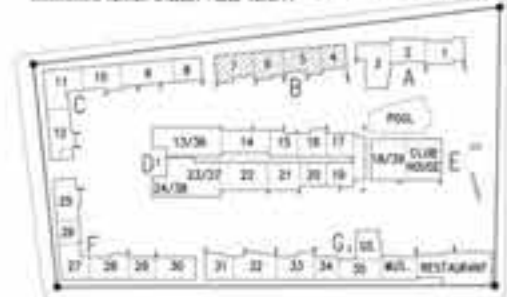
1. SHOWER TO REMAIN. REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN. REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR JOISTS NEEDED IN THIS AREA.
6. DOOR TO REMAIN. RE-FRESH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.
9.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

**Finish Schedule**

FLOOR	ITEM	DETAIL
F1	TILE	W9 EXPOSED STUDS WITH HORIZONTAL SLATS
F2	CONCRETE	W10 PLASTER WITH WALLPAPER BORDER
F3	WOOD SLATS	W11 BRICK
F4	EXPOSED FLOOR JOISTS	W12 CULTURED MARBLE
F5	TILE AND LINOLEUM	W13 TILE WAINSCOT WITH WOOD PANELING ABOVE
F6	FLYWOOD	W14 FIB
F7	CARPET	W15 STAINLESS STEEL OVER GYPSON BOARD
F8	BRICK	W16 LINOLEUM
F9	QUARRY TILE	W17 PLASTER OVER 1/4" GYPSON BOARD
F10	TURQUOISE ENLASH CONCRETE	W18 WOOD HORIZONTAL SLATS
F11	SHEET METAL	W19 CEILING
WALL	CERAMIC TILE	C1 ROCKETIC CEILING TILE
W2	WOOD	C2 PLASTER
W3	NOSE	C3 GYPSUM STUDS WOOD FIBER BOARD
W4	RUBBER	C4 TILE
W5	QUARRY TILE	C5 EXPOSED JOISTS
W6	TILE WAINSCOT WITH PLASTER ABOVE	C6 LINOLEUM
W7	STUCCO	C7 STUCCO
W8	PLASTER	C8 CONCRETE
W9	EXPOSED STUDS, 14" O.C.	C9 CULTURED MARBLE
W10	WOOD PANELING	C10 EXPOSED WOOD SLATS WITH FIBER
W11	CMU	
W12	EXPOSED STUDS WITH PLASTER	

**Legend**

- REMOVE WALL ENTIRELY
- REMOVE TILE/LINOLEUM DOWN TO SURFLOOR. REPLACE ANY DAMAGED SURFLOOR.
- REMOVE CARPET & PAD DOWN TO SURFLOOR. REPLACE ANY DAMAGED SURFLOOR.
- HOLE TO BE CUT OUT OF SURFLOOR FOR PLUMBING ACCESS.
- AREA WHERE FLOOR NEEDS PATCHING.
- INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.



KEY PLAN

**integrated**  
DESIGN & ARCHITECTURE

300 S. 1st Avenue  
Alhambra, CA 91801  
Tel: 626-255-1000  
Fax: 626-255-1001  
www.integrateddesign.com

DE ANZA COURTYARD HOMES

PROJECT ARCHITECT  
BOB HALL, AIA

PROJECT # 09-11-004P  
Date: APRIL 18, 2017

DEMO FLOOR PLAN - BUILDING B

By: [Signature] BIL W. CH  
File: 09-11-004P DEMO FLOOR PLANS BLDG B DEMO  
Plot Date: 4/24/2017 11:59:51 AM

Sheet # of  
**AB-0.0**



**CIP List of Projects for 703 Building C**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">703.1</a>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$13,322	\$17,851
<a href="#">703.2</a>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$29,432	\$39,439
<a href="#">703.3</a>	3.09.D04.1.	Entire Building Re-roof	\$142,684	\$170,507
<a href="#">703.6</a>	4.05.C05.1.1.	Interior Remediation	\$31,341	\$41,997
<a href="#">703.10</a>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$25,986	\$31,053
<a href="#">703.13</a>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$24	\$31
<a href="#">703.15</a>	3.05.B02.3.	General Abatement	\$27,700	\$37,118
<b>Total Budget for A. Stabilization</b>				<b>\$337,996</b>
<b>B. Exterior Envelope / Historic Improvements</b>				
<a href="#">703.4</a>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$185,052	\$247,970
<a href="#">703.5</a>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	\$35,779
<a href="#">703.7</a>	4.05.D02.2.	Renew Exterior Finishes	\$58,281	\$78,097
<b>Total Budget for B. Ext. Env./Hist. Imp.</b>				<b>\$361,845</b>
<b>C. Improvements for Occupancy</b>				
<a href="#">703.8</a>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030



**C. Improvements for Occupancy**

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

**Total Budget for C. Improvements for Occupancy**

**\$909,740**





## De Anza Motor Lodge Evaluations

---

### **Building 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	<b>\$17,851</b>
A	703.2	3.05.C03.1.	Repair/Reframe Walls	\$29,432	<b>\$39,439</b>
A	703.3	3.09.D04.1.	Re-roof	\$142,684	<b>\$170,507</b>
B	703.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$185,052	<b>\$247,970</b>
B	703.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$26,701	<b>\$35,779</b>
A	703.6	4.05.C05.1.1.	Interior Remediation	\$31,341	<b>\$41,997</b>
B	703.7	4.05.D02.2.	Renew Exterior Finishes	\$59,901	<b>\$80,268</b>
C	703.8	8.04.B03.3.	ADA Accessibility	\$19,425	<b>\$26,030</b>
C	703.9	1004.A08.3.	Energy Efficiency	\$171,781	<b>\$230,186</b>
A	703.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$25,986	<b>\$31,053</b>
C	703.11	4.04.C06.1.3.	Replace Interior Doors and Frames	\$42,941	<b>\$57,541</b>
C	703.12	4.05.C05.1.3.	Interior Finishes Renewal	\$137,107	<b>\$183,723</b>
A	703.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$24	<b>\$31</b>
C	703.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures	\$344,987	<b>\$412,260</b>
A	703.15	3.05.B02.3.	General Abatement	\$27,700	<b>\$37,118</b>
<b>Total of Project Budgets</b>				<b>\$1,258,382</b>	<b>\$1,611,752</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$13,322
<b>Total Project Cost</b>						<b>\$17,851</b>



Facility  ID  Project Number

Category  Type 1

Type 2  P/T

Difficulty:

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability

\*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
<b>Total Project Cost</b>						<b>\$39,439</b>



Facility  ID  Project Number

Category  Type 1

Type 2  P/T

Difficulty:

Project Name

**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.

\*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.

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						\$142,684
<b>Total Project Cost</b>						<b>\$170,507</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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						\$185,052
<b>Total Project Cost</b>						<b>\$247,970</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$35,779</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$31,341
<b>Total Project Cost</b>						<b>\$41,997</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

---

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
<b>Total Project Cost</b>						<b>\$80,268</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.)

\*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.

---

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
<b>Total Project Cost</b>						<b>\$26,030</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$171,781
<b>Total Project Cost</b>						<b>\$230,186</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$31,053</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$57,541</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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



<b>Description</b>	<b>Cost Code</b>	<b>Quantity</b>	<b>Unit</b>	<b>Severity</b>	<b>Cost</b>	<b>Subtotal Cost</b>
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						\$137,107
<b>Total Project Cost</b>						<b>\$183,723</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$31</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$412,260</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$37,118</b>



EXISTING/DEMOLITION FLOOR PLAN - BUILDING C - SOUTH



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 in 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.

- 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**

1. REMOVE ALL WALL RELATED EQUIPMENT (SHOWER, RACKS, HOODS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS THROUGH EXPLORE/RY DEMOLITION & OBSERVATION. PRIOR TO COMMENCEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLANS. IF NO MODIFICATIONS ARE INDICATED OR DRAWINGS REPAIR/REPAIR TO MATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/REPAIR TO MATCH EXISTING ADJACENT FINISH. RE-FINISH WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE REMOVAL FOR REUSE OR BATHROOMS. REMOVE TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REMOVED TILE.
8. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

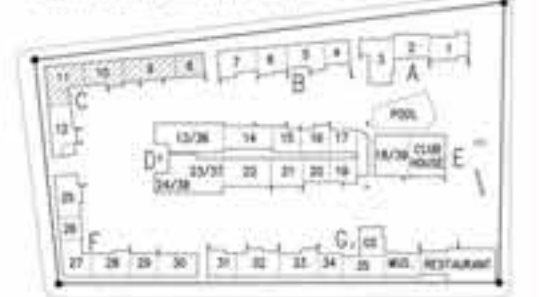
1. SHOWER TO REMAIN. REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN. REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR REPAIRS NEEDED IN THIS AREA.
6. DOOR TO REMAIN. REPAIR/REPAIR AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. KITCHEN FLOORING TO BE REMOVED.
11. COLUMNS TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SHEATHING FOR WALLS SURROUNDING IT.

**Finish Schedule**

ROOM	FINISH	DESCRIPTION
F1	TILE	BETWEEN EXPOSED STEEL WITH HORIZONTAL SLATS
F2	CONCRETE	WOOD SLATS WITH WALLPAPER
F3	WOOD SLATS	BORDER
F4	EXPOSED FLOOR JOISTS	#1 BRICK
F5	TILE AND LINOLEUM	#2 CULTURED MARBLE
F6	PLYWOOD	#3 TILE WAINSCOT WITH WOOD PANELING ABOVE
F7	CARPET	#4 FRP
F8	BRICK	#5 STAINLESS OVER GYPSUM BOARD
F9	PLYWOOD	#6 LINOLEUM
F10	PLYWOOD	#7 PLASTER OVER 1/2" GYPSUM BOARD
F11	PLYWOOD	#8 WOOD HORIZONTAL SLATS
F12	PLYWOOD	CEILING
F13	PLYWOOD	#9 ACUSTIC CEILING TILE
F14	PLYWOOD	#10 PLASTER
F15	PLYWOOD	#11 CEMENTitious WOOD FIBER
F16	PLYWOOD	ACUSTICAL PANELS (STUCCO)
F17	PLYWOOD	#12 TILE
F18	PLYWOOD	#13 EXPOSED JOISTS
F19	PLYWOOD	#14 LINOLEUM
F20	PLYWOOD	#15 STUCCO
F21	PLYWOOD	#16 CONCRETE
F22	PLYWOOD	#17 CULTURED MARBLE
F23	PLYWOOD	#18 EXPOSED WOOD SLATS WITH VENEER

**Legend**

- REMOVE WALL ENTIRELY.
- 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.



KEY PLAN

**integrated**  
ARCHITECTURE

1001 E. Palo Alto Blvd  
Hawthorne, CA 92343  
Tel: 951.241.0499  
Fax: 951.241.0498  
www.integratedarchitect.com

**DE ANZA COURTYARD HOMES**

Alhambra, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA

Project #: 09-11-10-P  
Date: APRIL 18, 2010

**DEMO FLOOR PLAN - BUILDING C**

By: JACOB BOND FLOOR PLANS & DEMO  
Date: APRIL 18, 2010

Sheet # **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 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 in 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.



EXISTING / DEMOLITION FLOOR PLAN - BUILDING C - WEST

**General Notes**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, PINKS, HOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF WORK IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE ON BID NEWWORK OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. EXISTING CONDITIONS ARE DERIVED FROM 45-BEVEL 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE WORK IS OCCURRING, VERIFY PER PLANS, IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
6. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
7. IF DEMOLITION/REPAIRING CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
8. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOM BEING TILE REPLACEMENT OR REPAIRING. CLEAN AND SANITIZE ALL REMOVED TILE. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

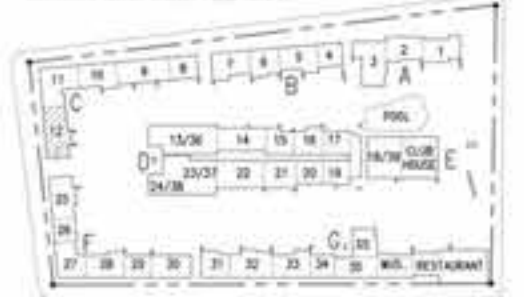
1. SHOWER TO REPAIR. REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMOVE. REPAIR AS NEEDED.
3. TILE FLOOR TO REMOVE. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR BECKING NEEDED IN THIS AREA.
6. DOOR TO REMOVE. REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. NET FLOORING TO BE REMOVED.
11. COUNTER TO BE REPAIRED.
12. STEEL COLUMN TO REMOVE. REMOVE SANDSTONE FOR WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	BETWEEN
F1 TILE	#0 EXPOSED STUDS WITH HORIZONTAL SLATS
F2 CONCRETE	#10 PLASTER WITH WALLPAPER BORDER
F3 WOOD SLATS	#11 BRICK
F4 EXPOSED FLOOR JOISTS	#12 CULTURED MARBLE
F5 TILE AND LINOLEUM	#13 TILE WAINSCOT WITH WOOD PANELING ABOVE
F6 PLASTER	#14 IMP.
F7 CARPET	#15 STAINLESS OVER GYPSON BOARD
F8 BRICK	#16 LINOLEUM
F9 DAMMY TILE	#17 PLASTER OVER 1/4" GYPSON BOARD
F10 TURQUOISE GLASS CONCRETE	#18 WOOD HORIZONTAL SLATS
F11 SHEET VINYL	#19 CEILING
S01 CERAMIC TILE	#20 ACOUSTIC CEILING TILE
S02 WOOD	#21 PLASTER
S03 NONE	#22 CEMENTitious WOOD FIBER
S04 RUBBER	#23 ACOUSTICAL PANELS (TEXTURE)
S05 DAMMY TILE	#24 TILE
W1 TILE WAINSCOT WITH PLASTER ABOVE	#25 EXPOSED JOISTS
W2 STUCCO	#26 LINOLEUM
W3 PLASTER	#27 STUCCO
W4 TILE	#28 CONCRETE
W5 EXPOSED STUDS, 16" O.C.	#29 CULTURED MARBLE
W6 WOOD PANELING	#30 CULTURED MARBLE WITH VENEER
W7 DW	
W8 EXPOSED STUDS WITH PLASTER	

**Legend**

- REMOVE WALL ENTIRELY
- REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SUBFLOOR.
- REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE AND 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**

BRAND FLOOR UNIT/ROOM FLOOR UNIT

400 11th Avenue SW  
 Vancouver, BC V7Y 1V6  
 604.681.4400  
 604.681.4400  
 www.integrateddesign.com

**DE ANZA COURTYARD HOMES**

PROJECT ARCHITECT: BOB HALL, AIA  
 PROJECT # : CA-11-1047  
 DATE: APRIL 18, 2012

**DEMO FLOOR PLAN - BUILDING C**

By: [Signature] Title: [Title]  
 File: [Filename]  
 Plot Date: 4/24/2012 11:04:13 AM  
 Sheet of: **AC-0.1**



**CIP List of Projects for 704 Building D**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">704.1</a>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$26,786	\$35,894
<a href="#">704.2</a>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$27,508	\$36,861
<a href="#">704.3</a>	3.09.D04.1.	Entire Building Re-roof	\$213,319	\$254,916
<a href="#">704.6</a>	4.05.C05.1.1.	Interior Remediation	\$77,911	\$104,401
<a href="#">704.10</a>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$64,394	\$64,394
<a href="#">704.13</a>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$28	\$38
<a href="#">704.15</a>	3.05.B02.3.	General Abatement	\$16,800	\$22,512
<b>Total Budget for A. Stabilization</b>				<b>\$519,015</b>
<b>B. Exterior Envelope/Historic Improvements</b>				
<a href="#">704.4</a>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$363,417	\$486,979
<a href="#">704.5</a>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$64,827	\$86,869
<a href="#">704.7</a>	4.05.D02.2.	Renew Exterior Finishes	\$115,719	\$155,063
<b>Total Budget for B. Ext. Env./Hist. Imp.</b>				<b>\$728,911</b>
<b>C. Improvements for Occupancy</b>				
<a href="#">704.8</a>	8.04.B03.3.	ADA Accessibility	\$174,068	\$233,251



**C. Improvements for Occupancy**

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

**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





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**

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



**Facility**  **ID**  **Project Number** 704.1

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	1,504.0	SF	1.00	\$17.81	\$26,786
Maximum Allowable Construction Cost						\$26,786
<b>Total Project Cost</b>						<b>\$35,894</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability

\*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
Maximum Allowable Construction Cost						\$27,508
<b>Total Project Cost</b>						<b>\$36,861</b>



**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**Difficulty:**

**Project Name**

**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..

\*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.

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
Maximum Allowable Construction Cost						\$213,319
<b>Total Project Cost</b>						<b>\$254,916</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

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
Maximum Allowable Construction Cost						\$363,417
<b>Total Project Cost</b>						<b>\$486,979</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

---

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 Cost						\$64,827
<b>Total Project Cost</b>						<b>\$86,869</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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	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
Maximum Allowable Construction Cost						\$77,911
<b>Total Project Cost</b>						<b>\$104,401</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$155,063</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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
Maximum Allowable Construction Cost						\$174,068
<b>Total Project Cost</b>						<b>\$233,251</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$547,344</b>





**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**MP CIP** 
**C.A.P.**

**Project Name**

**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.

\*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	0.002	1.0	each	1.00	\$64,393.54	\$64,394
Maximum Allowable Construction Cost						\$64,394
<b>Total Project Cost</b>						<b>\$64,394</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$111,953
<b>Total Project Cost</b>						<b>\$150,017</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

The interior wall finishes are a mix of plaster covered 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	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						\$344,099
<b>Total Project Cost</b>						<b>\$461,092</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	12.0	SF	1.00	\$2.35	\$28
Maximum Allowable Construction Cost						\$28
<b>Total Project Cost</b>						<b>\$38</b>



**Facility** 
**ID** 
**Project Number**

**Category** 
**Type 1**

**Type 2** 
**P/T**

**MP CIP** 
**C.A.P.**

**Project Name**

**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	0.002	1.0	each	1.00	\$843,928.17	\$843,928
Maximum Allowable Construction Cost						\$843,928
<b>Total Project Cost</b>						<b>\$843,928</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	\$16,800.00	\$16,800
Maximum Allowable Construction Cost						\$16,800
<b>Total Project Cost</b>						<b>\$22,512</b>



**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 in 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.

- 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**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, HOOKS, ETC) DAMAGE FOR REPAIR. PATCH HOLE TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL NEW CONSTRUCTION ZONES.
4. 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 DRAWING NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLAN. IF NO MODIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH WATER. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-TEXTURE WALL TO CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE & TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS NEEDING TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
8. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS TO BE IDENTIFIED FOR REMOVAL.

**Keyed Notes**

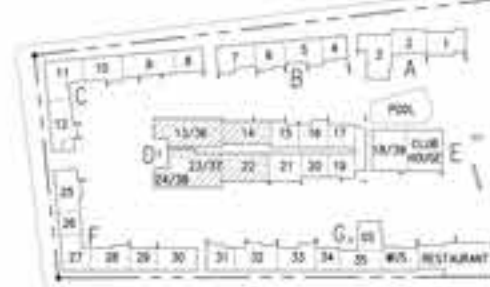
1. SHOWER TO REMAIN. REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN. REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR BOARDING NEEDED IN THIS AREA.
6. DOOR TO REMAIN. REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. VET FLOORING TO BE REMOVED.
11. QUARTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE TYPICAL WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR		
F1	TILE	W0 BETWEEN
F2	CONCRETE	W1 EXPOSED STUDS WITH HORIZONTAL SLATS
F3	WOOD SLATS	W10 PLASTER WITH WALLPAPER
F4	EXPOSED FLOOR JOISTS	W11 BRICK
F5	TILE AND LINOLEUM	W12 CULTURED MARBLE
F6	PLASTER	W13 TILE MANDOCET WITH WOOD PANELING ABOVE
F7	CARPET	W14 FPM
F8	BRICK	W15 STAINLESS OVER EPS/SM BOARD
F9	QUARRY TILE	W16 LINOLEUM
F10	TURQUOISE ENLAIN CONCRETE	W17 PLASTER OVER 1/4" EPS/SM BOARD
F11	SHEET VINYL	W18 WOOD HORIZONTAL SLATS
B1	CERAMIC TILE	C1 ACUSTIC CEILING TILE
B2	WOOD	C2 PLASTER
B3	RUBBER	C3 CEMENTITIOUS WOOD FIBER
B4	RUBBER	C4 ACUSTICAL PANELS (RECTANG)
B5	QUARRY TILE	C5 TILE
M1	TILE MANDOCET WITH PLASTER ABOVE	C6 EXPOSED JOISTS
M2	STUCCO	C7 LINOLEUM
M3	PLASTER	C8 STUCCO
M4	TILE	C9 CONCRETE
M5	EXPOSED STUDS, 16" O.C.	C10 CULTURED MARBLE
M6	WOOD PANELING	C11 EXPOSED WOOD SLATS WITH VIBRAS
M7	CMU	
M8	EXPOSED STUDS WITH PLASTER	

**Legend**

- REMOVE WALL ENTIRELY
- REMOVE TILE/LINOLEUM DOWN TO SURFLOOR. REPLACE ANY DAMAGE SURFLOOR.
- REMOVE CARPET & PAD DOWN TO SURFLOOR. REPLACE ANY DAMAGED SURFLOOR.
- HOLE TO BE CUT OUT OF SURFLOOR FOR PLUMBING ACCESS.
- AREA WHERE FLOOR NEEDS PATCHING.
- INDICATES POSSIBLE FLOOR PATCH. LOCATION OF PREVIOUS FLOOR HEATER W/ILE. FIELD VERIFY.



**KEY PLAN**  
GROUND FLOOR UNIT/SECOND FLOOR UNIT

**integrated**  
DESIGN & ARCHITECTURE

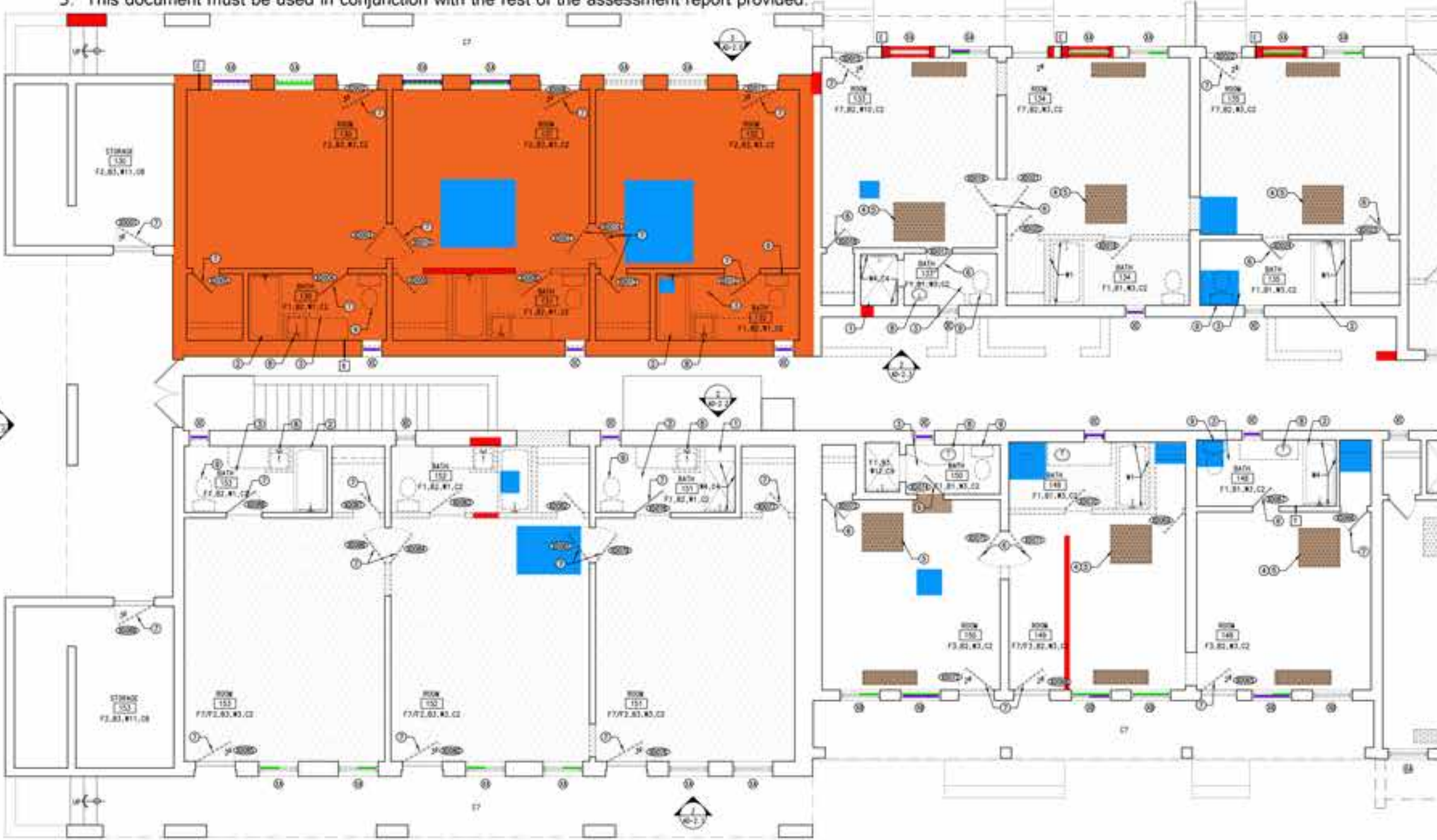
1000 S. 1st Street, Suite 100  
Tulsa, Oklahoma 74103  
Tel: 918.433.4444  
www.integrateddesignarch.com

**DE ANZA COURTYARD HOMES**

PROJECT ARCHITECT: BOB HALL, AIA  
Project #: DA-111  
Date: APRIL 16, 2014

**DEMO FLOOR PLAN - BUILDING D**

File: AD-00 DEMO FLOOR PLAN BLDG D.DWG  
Plot Date: 4/14/2014 11:02:50 AM  
Sheet of: 1  
**AD-00**



EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - NORTH





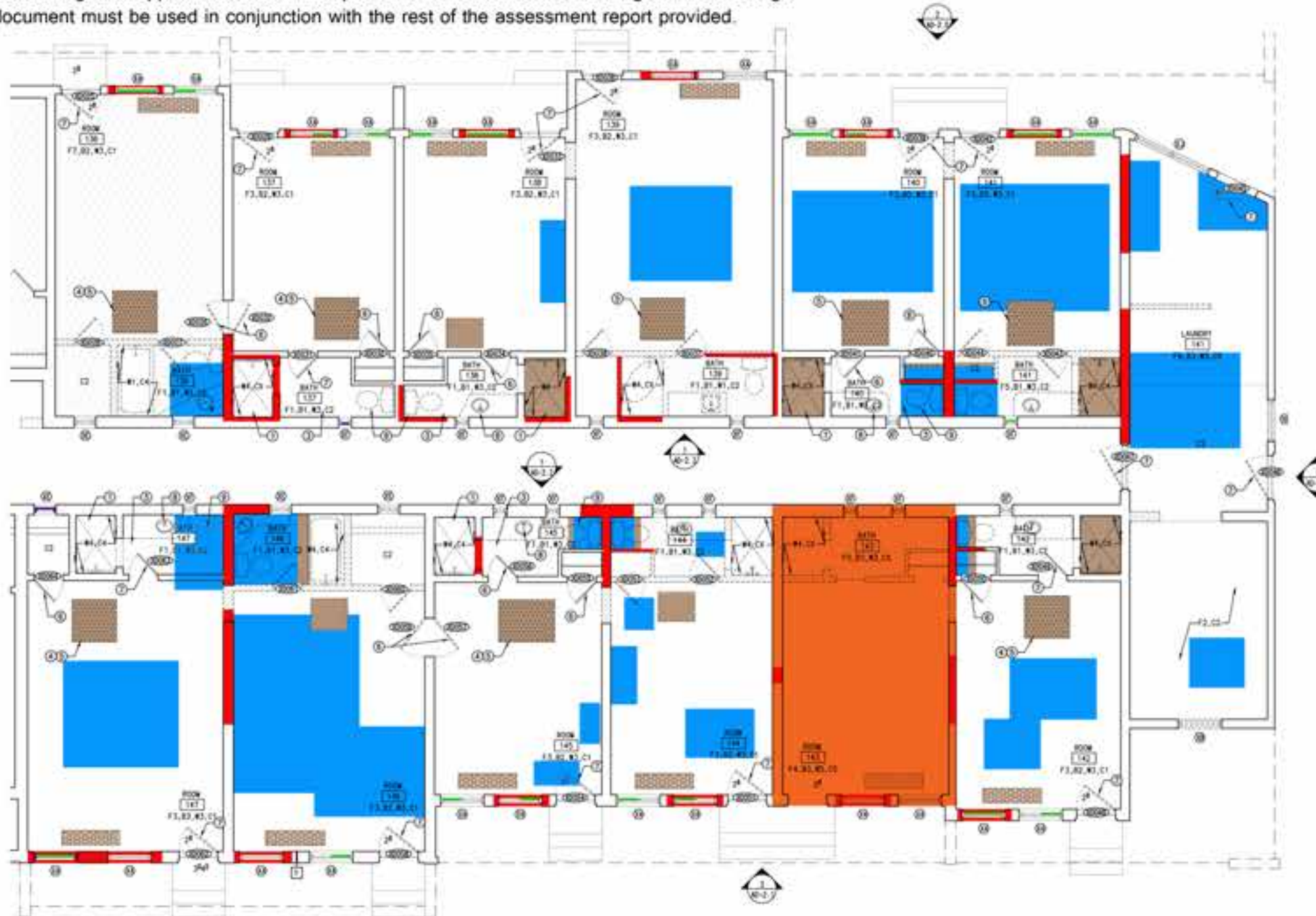
**Structural Notes:**

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 in 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.

- 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



EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - SOUTH

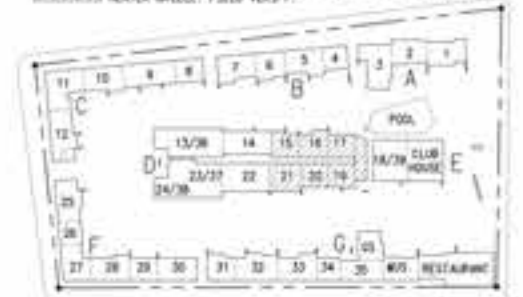
- GENERAL NOTES**
1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/ROCKS, HOOKS, ETC.) SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
  2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
  3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, FROM TO ADD. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
  4. 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
  5. WHERE REMOVAL SCOURS, VERIFY PER PLANS. IF NO NOTIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
  6. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
  7. 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 CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
  8. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE OR BATHROOM REPAIRING TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REMOVED TILE.
  9. CLEAN, SAND, REFURBISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

- Keyed 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 BEAMS 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. VCT FLOORING TO BE REMOVED.
  11. CORNER TO BE REMOVED.
  12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FOR WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	W9	RETIEF
F1 TILE	W9	EXPOSED STUDS WITH HORIZONTAL SLATS
F2 CONCRETE	W10	PLASTER WITH WALLPAPER
F3 WOOD SLATS	W11	BRICK
F4 EXPOSED FLOOR JOISTS	W12	CULTURED MARBLE
F5 TILE AND LINOLEUM	W13	TILE WAINCOT WITH WOOD PANELING ABOVE
F6 FLOORING	W14	TRP
F7 CARPET	W15	STAINLESS OVER GYPSON BOARD
F8 BRICK	W16	LINOLEUM
F9 TURBUOSE INLAD CONCRETE	W17	PLASTER OVER 1/2" GYPSON BOARD
F10 SHEET VINYL	W18	WOOD HORIZONTAL SLATS
BASE	W19	WOOD HORIZONTAL SLATS
B1 CERAMIC TILE	C1	ACOUSTIC CEILING TILE
B2 WOOD	C2	PLASTER
B3 ROSE	C3	CEMENTITIOUS WOOD FLOOR
B4 RUBBER	C4	ACCOUSTICAL PANELS (RECTANG)
B5 SUNNY TILE	C5	TILE
B6	C6	EXPOSED JOISTS
B7	C7	LINOLEUM
B8	C8	CONCRETE
B9	C9	CULTURED MARBLE
B10	C10	EXPOSED WOOD SLATS WITH BEAMS

- Legend**
- REMOVE WALL ENTIRELY
  - 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.



**KEY PLAN** NORTH NTS

ROAD FLOOR INT./SECOND FLOOR UNIT

**integrated**  
DESIGN & ARCHITECTURE

400 E. 15th Avenue Ste.  
Bloomington, MN 55102  
Tel: 612.441.0000  
Fax: 612.441.0000  
www.integrateddesign.com

**DE ANZA COURTYARD HOMES**

4th Avenue, New Mexico

PROJECT ARCHITECT  
BOB HALL, AIA

Project # SA-11-1047  
Date APRIL 16, 2012

**DEMO FLOOR PLAN - BUILDING D**

By: [Signature] NLS, WR, DC  
File: AD-0.0 DEMO FLOOR PLANS BUILDING D.DWG  
Plot Date: 4/24/2012 11:52:51 AM

Sheet # **AD-0.1**



**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 in 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.

- 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:**

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.

**General NOTES**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, BOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLANS, IF NO WOOD SCAFFOLDING ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PATCH TO MATCH EXISTING ADJACENT FINISH. RE-FINISH WALL FROM CORNER TO CORNER & FLOOR TO CEILING TO EXACT MATCH TO UNDOUBTABLE ARCHITECT TO SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS. REMOVE TILE. REPLACE OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.
8. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

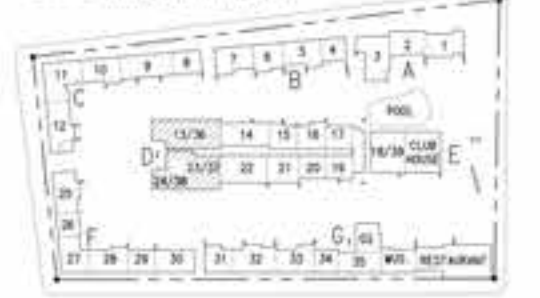
1. SHOWER TO REMAIN, REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN, REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN, REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR DECKING NEEDED IN THIS AREA.
6. DOOR TO REMAIN, REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.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

**Finish Schedule**

FLOOR	BETWEEN
F1 TILE	W9 EXPOSED STUDS WITH
F2 CONCRETE	W10 NON-CENTRAL SLATS
F3 WOOD SLATS	W11 BINDER
F4 EXPOSED FLOOR JOISTS	W12 BROCK
F5 TILE AND LINOLEUM	W13 CULTURED MARBLE
F6 PLYWOOD	W14 TILE MANDOCOT WITH WOOD
F7 CARPET	W15 PANELING ABOVE
F8 BRICK	W16 FFP
F9 QUARRY TILE	W17 STAINLESS OVER SIPRAN BOARD
F10 TURQUOISE ENLASH CONCRETE	W18 LINOLEUM
F11 SHEET VINYL	W19 PLASTER OVER 1/4" SIPRAN BOARD
BASE	W20 WOOD HORIZONTAL SLATS
B1 CERAMIC TILE	C1 ACUSTIC CEILING TILE
B2 WOOD	C2 PLASTER
B3 NONE	C3 CEMENTitious WOOD FIBER
B4 RUBBER	C4 ACUSTICAL PANELS (RECTANG)
B5 QUARRY TILE	C5 EXPOSED JOISTS
B6 TILE MANDOCOT WITH PLASTER	C6 LINOLEUM
B7 ABOVE	C7 STUCCO
B8 STUCCO	C8 CONCRETE
B9 PLASTER	C9 CULTURED MARBLE
B10 TILE	C10 EXPOSED WOOD SLATS WITH
B11 EXPOSED STUDS, 16" O.C.	C11 STUCCO
B12 WOOD PANELING	C12 CONCRETE
B13 OAK	C13 CULTURED MARBLE
B14 EXPOSED STUDS WITH PLASTER	C14 EXPOSED WOOD SLATS WITH
	C15 STUCCO

**Legend**

- REMOVE WALL ENTIRELY.
- 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.



**KEY PLAN**

GROUND FLOOR (EXISTING) FLOOR UNIT

**integrated**  
ARCHITECTURE & INTERIORS

800 337 Park Avenue SW  
Atlanta, GA 30309  
404.525.1000  
404.525.1000  
www.integratedarch.com

**DE ANZA COURTYARD HOMES**

Albuquerque, New Mexico

PROJECT ARCHITECT: BOS HALL, AIA

Project #: 09A-11-009  
Date: APRIL 10, 2013

**DEMO FLOOR PLAN - BUILDING D**

By: ASL, MB, CIC  
File: 10-13-13 DEMO FLOOR PLANS BLDG D.DWG  
Plot Date: 4/14/2013 11:52:12 AM

**EXISTING / DEMOLITION FLOOR PLAN - BUILDING D - SECOND FLOOR**



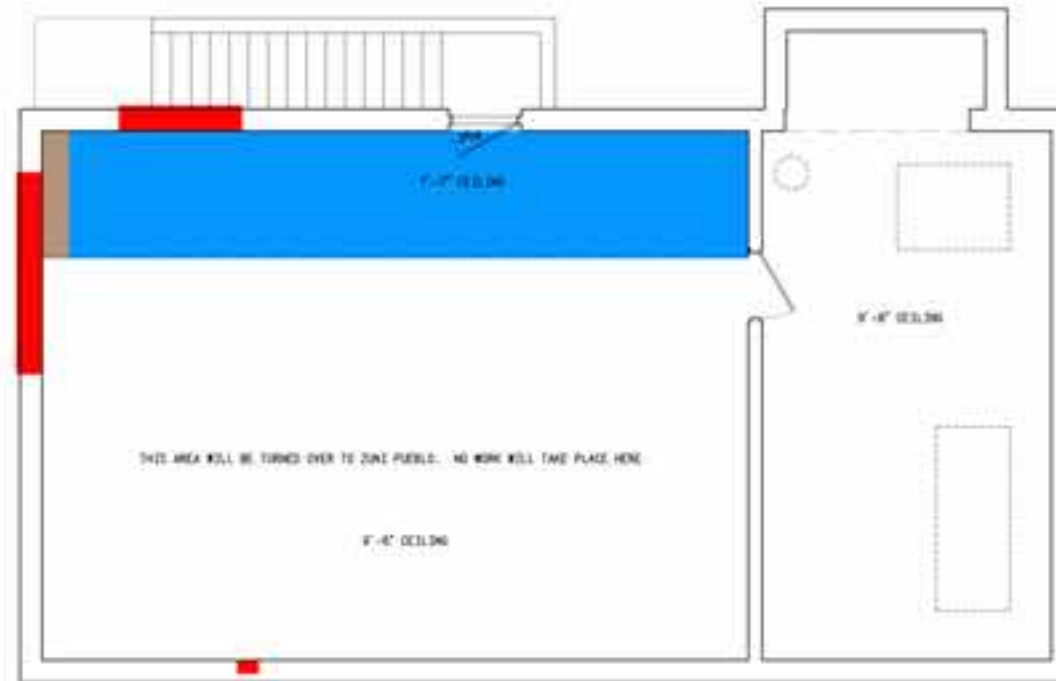
**Structural Notes:**

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 in 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.

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



**GENERAL NOTES**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, HOODS, ETC.) SALVAGE FOR REUSE, PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLANS, IF NO INDICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
6. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
7. 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 CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
8. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE. IN BATHROOMS, KEEPING TILE REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE.
9. CLEAN, SAND, REFINISH, AND PREP FOR NEW FINISH FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed 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 BEAMS NEEDED IN THIS AREA.
6. DOOR TO REMAIN, REFURBISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM DOOR TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. KITCHEN FLOORING TO BE REMOVED.
11. COUNTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN, REMOVE SANDSTONE FOR WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	FINISH	FINISH
F1	TILE	#9 BETWEEN EXPOSED STUDS WITH HORIZONTAL SLATS
F2	CONCRETE	#10 PLASTER WITH WALLPAPER BOARD
F3	WOOD SLATS	#11 BRICK
F4	EXPOSED FLOOR JOISTS	#12 CULTURED MARBLE
F5	TILE AND LINOLEUM	#13 TILE WAINSCOT WITH WOOD PANELING ABOVE
F6	PLYWOOD	#14 TRIP
F7	CARPET	#15 STAINLESS OVER GYPSON BOARD
F8	BRICK	#16 LINOLEUM
F9	QUARRY TILE	#17 PLASTER OVER 1/4\"/>

**Legend**

-  REMOVE WALL ENTIRELY
-  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.



**KEY PLAN** NORTH NTS

**integrated**  
DESIGN & ARCHITECTURE

100 S. 1st Street, Suite 100  
Phoenix, AZ 85001  
Tel: 602.252.2444  
Tel: 602.252.2000  
info@integratedaz.com  
www.integratedaz.com

**DE ANZA COURTYARD HOMES**

Prepared by: Bob Hall  
PROJECT ARCHITECT  
BOB HALL, AIA

Project # : 04-11-1547  
Date : APRIL 16, 2012

**DEMO FLOOR PLAN - BUILDING D**

By: NLS, RB, CC  
File: 40-0-0 DEMO FLOOR PLANS BLDG D.DWG  
Plot Date: 4/24/2012 11:02:29 AM

Sheet # of  
**AD-0.3**





**CIP List of Projects for 705 Building E**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">705.1</a>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$10,650	\$14,272
<a href="#">705.2</a>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$8,417	\$11,279
<a href="#">705.3</a>	3.09.D04.1.	Entire Building Re-roof	\$90,948	\$108,682
<a href="#">705.6</a>	4.05.C05.1.1.	Interior Remediation	\$20,561	\$27,552
<a href="#">705.10</a>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$20,564	\$24,574
<a href="#">705.14</a>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$19	\$25
<a href="#">705.16</a>	3.05.B02.3.	General Abatement	\$7,600	\$10,184
<b>Total Budget for A. Stabilization</b>				<b>\$197,141</b>
<b>B. Exterior Envelope/Historic Improvements</b>				
<a href="#">705.4</a>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$109,045	\$146,120
<a href="#">705.5</a>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$2,697	\$3,614
<a href="#">705.7</a>	4.05.D02.2.	Renew Exterior Finishes	\$64,513	\$86,447
<b>Total Budget for B. Ext. Env. /Hist. Imp.</b>				<b>\$236,182</b>
<b>C. Improvements for Occupancy</b>				
<a href="#">705.8</a>	8.04.B03.3.	ADA Accessibility	\$7,126	\$9,549



**C. Improvements for Occupancy**

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

**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-in-groove 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 x 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**

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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	598.0	SF	1.00	\$17.81	\$10,650
Maximum Allowable Construction Cost						\$10,650
<b>Total Project Cost</b>						<b>\$14,272</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*This work is required prior to Re-Roof, to provide structural stability

\*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						\$8,844
<b>Total Project Cost</b>						<b>\$11,851</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$108,682</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

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						\$109,045
<b>Total Project Cost</b>						<b>\$146,120</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

---

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
<b>Total Project Cost</b>						<b>\$3,614</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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	7,137.0	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
<b>Total Project Cost</b>						<b>\$27,552</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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 power-wash stone work.

\*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.

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						\$64,513
<b>Total Project Cost</b>						<b>\$86,447</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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
Maximum Allowable Construction Cost						\$7,126
<b>Total Project Cost</b>						<b>\$9,549</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$104,298
<b>Total Project Cost</b>						<b>\$139,760</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$24,574</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$10,209
<b>Total Project Cost</b>						<b>\$13,680</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$29,139
<b>Total Project Cost</b>						<b>\$39,046</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

The interior wall finishes are a mix of plaster covered 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
<b>Total Project Cost</b>						<b>\$119,452</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$25</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	\$265,558.86	\$265,559
Maximum Allowable Construction Cost						\$265,559
<b>Total Project Cost</b>						<b>\$317,343</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$7,600
<b>Total Project Cost</b>						<b>\$10,184</b>

**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 in 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.

**General Notes**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, HOSES, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & NOTE THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT IMMEDIATELY. VERIFY PROCEEDING.
5. WHERE NECESSARY, VERIFY PER PLAN. IF NO NOTIFICATIONS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
6. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
7. 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 CEILING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
8. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS. REPAIR TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
9. CLEAN, SAND, REFORMER, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

1. SHOWER TO REMAIN. REPAIR AS NEEDED.
2. TUB AND SHOWER TO REMAIN. REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR COOKING NEEDED IN THIS AREA.
6. DOOR TO REMAIN. REPAIR/REPLACE AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM TUB 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 SHEETROCK FOR WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	BETWEEN
F1 TILE	#9 EXPOSED STUDS WITH HORIZONTAL SLATS
F2 CONCRETE	#10 PLASTER WITH WALLPAPER BORDER
F3 WOOD SLATS	#11 BRICK
F4 EXPOSED FLOOR JOISTS	#12 CULTURED MARBLE
F5 TILE AND LINOLEUM	#13 TILE WADGET WITH WOOD PANELING ABOVE
F6 PLUMBOOD	#14 FFP
F7 CARPET	#15 STAINLESS STEEL STYPSUM BOARD
F8 BRICK	#16 LINOLEUM
F9 SHERRY TILE	#17 PLASTER OVER 1/4" STYPSUM BOARD
F10 TURQUOISE ENLASH CONCRETE	#18 WOOD HORIZONTAL SLATS
F11 SHEET VINYL	#19 CEILING
BASE	#20 ACUSTIC CEILING TILE
B1 CERAMIC TILE	#21 PLASTER
B2 WOOD	#22 CEMENTIOUS WOOD FIBER
B3 NONE	#23 ACUSTICAL PANELS (CEILING)
B4 RUBBER	#24 TILE
B5 SHERRY TILE	#25 EXPOSED JOISTS
WALL	#26 LINOLEUM
W1 TILE WADGET WITH PLASTER ABOVE	#27 STUCCO
W2 STUDS	#28 CONCRETE
W3 PLASTER	#29 CULTURED MARBLE
W4 TILE	#30 EXPOSED WOOD SLATS WITH VIBRO
W5 EXPOSED STUDS, 14" S.P.	
W6 WOOD PANELING	
W7 CMU	
W8 EXPOSED STUDS WITH PLASTER	

**Legend**

- REMOVE WALL ENTIRELY
- 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.



**KEY PLAN**

integrated  
ARCHITECTURE

405 West 6th Street  
Aurora, CO 80012  
303.241.1900  
www.integratedarch.com

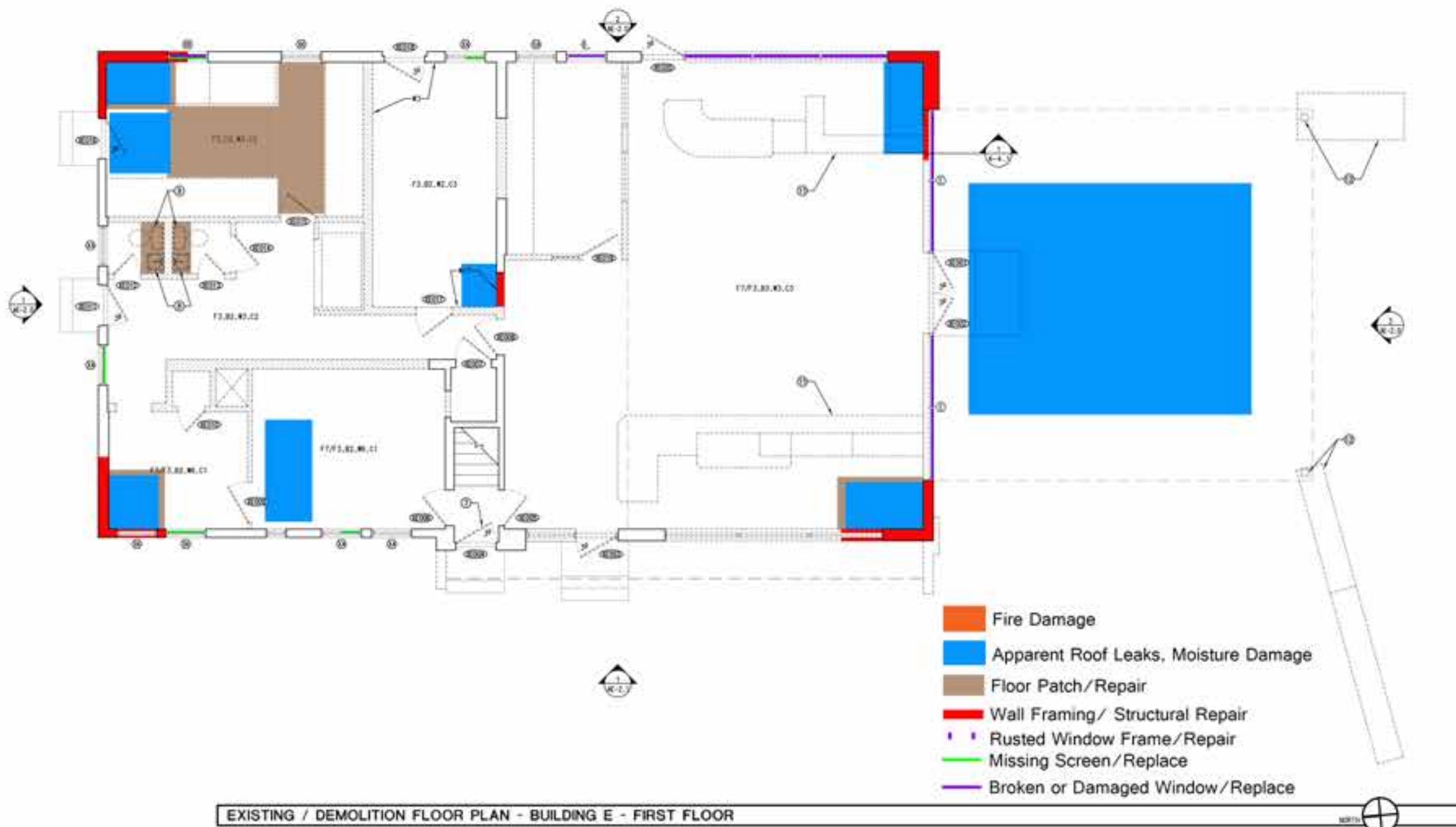
DE ANZA COURTYARD HOMES

PROJECT ARCHITECT  
BOB HALL, AIA

PROJECT # 2011.004  
DATE APRIL 18, 2012

By: A.E.S. / B.M.F. / P.L.S. / D.M.S.  
File: AE-0.0 DEMO FLOOR PLAN - BUILDING E.DWG  
Plot Date: 4/24/2012 1:01:52 PM

Scale: 1/8" = 1'-0"  
Sheet: AE-0.0



EXISTING / DEMOLITION FLOOR PLAN - BUILDING E - FIRST FLOOR

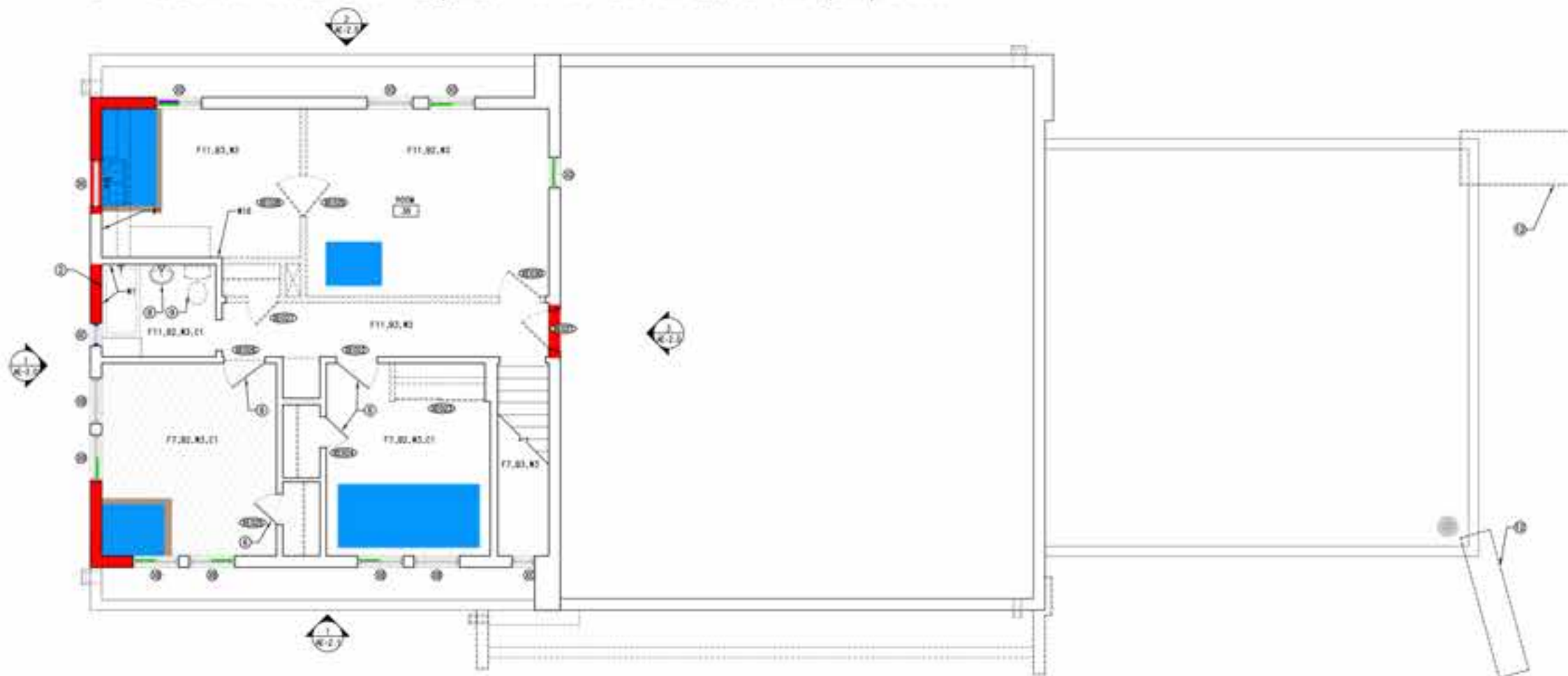


**Structural Notes:**

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 in 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.



- 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

EXISTING / DEMOLITION FLOOR PLAN - BUILDING E - SECOND FLOOR

**General Notes**

1. REMOVE ALL WALL MOUNTED LIGHTFIXTURES, CLOTHES RACKS, ETC. SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR. PRIOR TO BID, INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, VERIFY PER PLAN, 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.
6. 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 CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS. REPAIR TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
8. CLEAN, SAND, REPAIR/GRIND, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed 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, REFINISH AND PATCH.
7. DOOR TO BE REPLACED.
8. BATHROOM SHW TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. VET FLOORING TO BE REMOVED.
11. COUNTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

**Finish Schedule**

CL	CEILING	W9	EXPOSED STUDS WITH HORIZONTAL SLATS
F1	TILE	W10	PLASTER WITH WALLPAPER BORDER
F2	CONCRETE	W11	BRICK
F3	WOOD SLATS	W12	CULTURED MARBLE
F4	EXPOSED FLOOR JOISTS	W13	TILE WAINSCOT WITH WOOD PANELING ABOVE
F5	TILE AND LINOLEUM	W14	FRP
F6	PLYWOOD	W15	STAINLESS STEEL EPS/STAIN BOARD
F7	CARPET	W16	CONCRETE
F8	BRICK	W17	PLASTER OVER 1/4" EPS/STAIN BOARD
F9	QUARRY TILE	W18	WOOD HORIZONTAL SLATS
F10	TURQUOISE STAINED CONCRETE	W19	WOOD HORIZONTAL SLATS
F11	SHIRT FRONT	W20	CEILING
BASE		C1	ACOUSTIC CEILING TILE
B1	CERAMIC TILE	C2	PLASTER
B2	WOOD	C3	CEMENTitious WOOD FIBER
B3	NONE	C4	ACOUSTICAL PANELS (CEILING)
B4	RUBBER	C5	EXPOSED JOISTS
B5	QUARRY TILE	C6	CONCRETE
B6		C7	STUCCO
N1	TILE WAINSCOT WITH PLASTER ABOVE	C8	CONCRETE
N2	STUCCO	C9	CULTURED MARBLE
N3	PLASTER	C10	EXPOSED WOOD SLATS WITH VIGAS
N4	TILE		
N5	EXPOSED STUDS, 16" S.S.		
N6	WOOD PANELING		
N7	CMU		
N8	EXPOSED STUDS WITH PLASTER ABOVE		

**Legend**

- REMOVE WALL ENTIRELY
- 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.



**KEY PLAN** NORTH NTS

BRAND FLOOR UNIT/SECOND FLOOR UNIT

400 E. 10th Street, Suite 200  
 Ann Arbor, MI 48106  
 Tel: 734.244.4444  
 Fax: 734.244.4444  
 www.integrateddesign.com

**DE ANZA COURTYARD HOMES**

PROJECT ARCHITECT: BOB HALL, AIA  
 Date: 1/16/14

**DEMO FLOOR PLAN - BUILDING E**

File: AE-0.1  
 Date: 4/24/2014 11:18:37 AM



**CIP List of Projects for 706 Building F**

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



**C. Improvements for Occupancy**

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

**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**

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



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$16,528
<b>Total Project Cost</b>						<b>\$22,147</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability

\*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
<b>Total Project Cost</b>						<b>\$27,373</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$168,254</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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
<b>Total Project Cost</b>						<b>\$232,251</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$35,779</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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						\$29,741
<b>Total Project Cost</b>						<b>\$39,853</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
<b>Total Project Cost</b>						<b>\$73,654</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.)

\*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.

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
<b>Total Project Cost</b>						<b>\$26,030</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$169,228
<b>Total Project Cost</b>						<b>\$226,766</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$17,221
<b>Total Project Cost</b>						<b>\$20,579</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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 Construction Cost						\$39,874
<b>Total Project Cost</b>						<b>\$53,431</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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





<b>Description</b>	<b>Cost Code</b>	<b>Quantity</b>	<b>Unit</b>	<b>Severity</b>	<b>Cost</b>	<b>Subtotal Cost</b>
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
<b>Total Project Cost</b>						<b>\$175,162</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$35</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	\$246,695.05	\$246,695
Maximum Allowable Construction Cost						\$246,695
<b>Total Project Cost</b>						<b>\$294,801</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$39,798</b>

**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 in 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.



- Apparent Roof Leaks, Moisture Damage
- Floor Patch/Repair
- Wall Framing Repair
- Rusted Window Frame/Repair
- Missing Screen/Replace

EXISTING/DEMOLITION FLOOR PLAN - BUILDING F - EAST

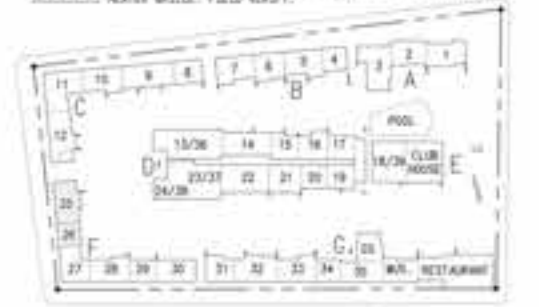
- General Notes**
1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS, PRODS, HOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
  2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
  3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
  4. 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, NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
  5. WHERE REMOVAL OCCURS, VERIFY PER PLANS. IF NO INDICATIONS ARE INDICATED ON DRAWINGS, REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL.
  6. SEE MECHANICAL ARCHITECTURAL ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
  7. 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 CEILING. IF EXACT MATCH IS UNOBTAINABLE, ARCHITECT IS SOLE JUDGE OF THE QUALITY.
  8. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL. FOR REUSE IN BATHROOMS, WELDING TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
  9. CLEAN, SAND, REPAIRS, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

- Keyed 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. RETOUCH AND PAINT.
  7. DOOR TO BE REPLACED.
  8. BATHROOM SINK TO BE REMOVED.
  9. WATER CLOSET TO BE REMOVED.
  10. VET FLOORING TO BE REMOVED.
  11. QUARTER TO BE REMOVED.
  12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FIN WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	REMOVE	REPLACE
F1 TILE	R11 BRICK	R12 OBTAINED MARBLE
F2 CONCRETE	R12 OBTAINED MARBLE	R13 TILE WAINSCOT WITH WOOD PANELING ABOVE
F3 WOOD SLATS	R13 TILE WAINSCOT WITH WOOD PANELING ABOVE	R14 TRIP
F4 EXPOSED FLOOR JOISTS	R14 TRIP	R15 STAINLESS OVER DIPSUM BOARD
F5 TILE AND LINOLEUM	R15 STAINLESS OVER DIPSUM BOARD	R16 LINOLEUM
F6 PLASTER	R16 LINOLEUM	R17 PLASTER OVER 1/4" DIPSUM BOARD
F7 CARPET	R17 PLASTER OVER 1/4" DIPSUM BOARD	R18 WOOD HORIZONTAL SLATS
F8 BRICK	R18 WOOD HORIZONTAL SLATS	R19 CEILING
F9 QUARRY TILE	R19 CEILING	R20 ADJUSTED CEILING TILE
F10 STAINLESS OVER CONCRETE	R20 ADJUSTED CEILING TILE	R21 PLASTER
F11 SHEET VINYL	R21 PLASTER	R22 CEMENTitious WOOD FIBER
BASE	R22 CEMENTitious WOOD FIBER	R23 ADJUSTED PANELS (TEXTURE)
B1 CERAMIC TILE	R23 ADJUSTED PANELS (TEXTURE)	R24 TILE
B2 WOOD	R24 TILE	R25 EXPOSED JOISTS
B3 NONE	R25 EXPOSED JOISTS	R26 LINOLEUM
B4 RUBBER	R26 LINOLEUM	R27 STUCCO
B5 QUARRY TILE	R27 STUCCO	R28 CONCRETE
B6 TILE WAINSCOT WITH PLASTER	R28 CONCRETE	R29 OBTAINED MARBLE
ABOVE	R29 OBTAINED MARBLE	R30 EXPOSED WOOD SLATS WITH VIBRAS
B7 STUCCO	R30 EXPOSED WOOD SLATS WITH VIBRAS	
B8 PLASTER		
B9 TILE		
B10 EXPOSED STUDS, 16" O.C.		
B11 WOOD PANELING		
B12 CW		
B13 EXPOSED STUDS WITH PLASTER		

- Legend**
- REMOVE WALL ENTIRELY
  - REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SURFLOOR.
  - REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SURFLOOR.
  - 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 NORTH NTS

**integrated**  
ARCHITECTURE

900 17th Avenue SW  
Albuquerque, NM 87102  
505.253.4444  
www.integratedarch.com

PROJECT ARCHITECT:  
BOB HALL, AIA

Project # : 04-11-104-P  
Date : APRIL 16, 2012

**DE ANZA COURTYARD HOMES**

Prepared: Tom Wenzel

**DEMO FLOOR PLAN - BUILDING F**

To: BOB HALL  
File: AF-0.0 DEMO FLOOR PLAN - BUILDING F.DWG  
Plot Date: 4/24/2012 11:50:28 AM

Sheet of  
**AF-0.0**



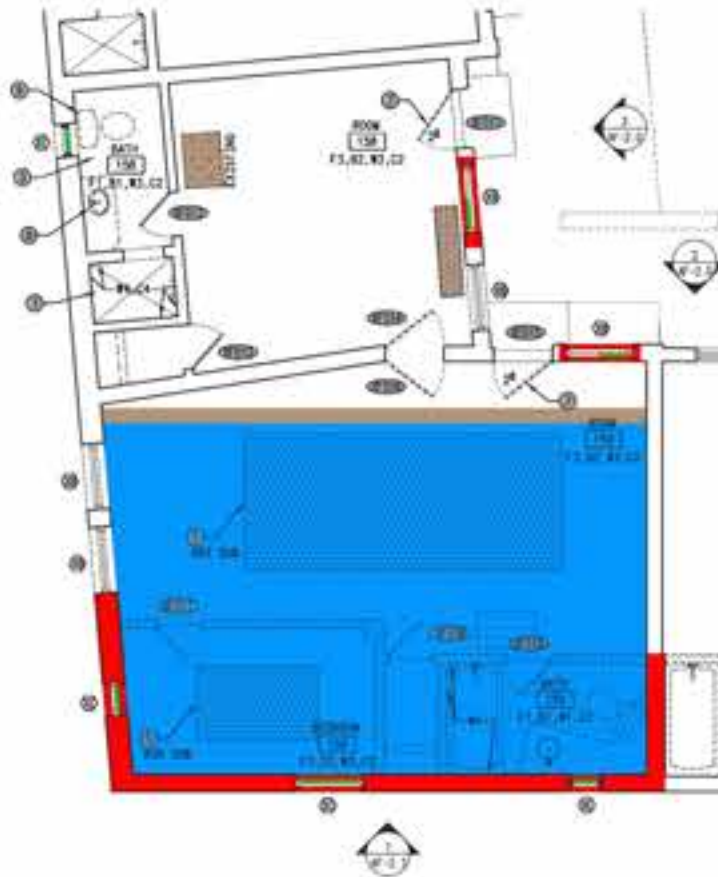
**Structural Notes:**

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 in 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.

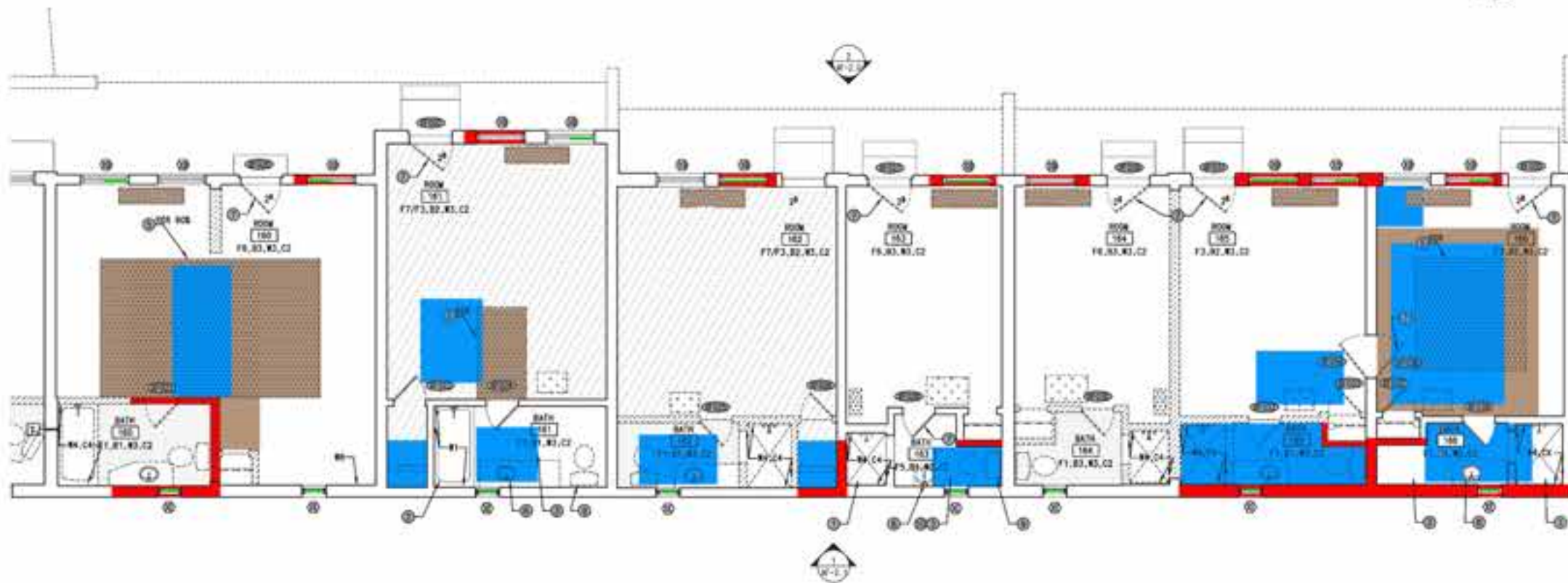
**General Notes:**

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.

- Apparent Roof Leaks, Moisture Damage
- Floor Patch/Repair
- Wall Framing Repair
- Rusted Window Frame/Repair
- Missing Screen/Replace



EXISTING/DEMOLITION FLOOR PLAN - BUILDING F - MIDDLE



EXISTING/DEMOLITION FLOOR PLAN - BUILDING F - SOUTH

**GENERAL NOTES**

1. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES RACKS/PODS, HOOKS, ETC.) SALVAGE FOR REUSE. PATCH HOLES TO MATCH EXISTING ADJACENT WALL FINISH. PREP WALLS FOR NEW FINISHES. COORDINATE LOCATION OF REINSTALLATION WITH ARCHITECT.
2. VERIFY SIZE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION PRIOR TO BID.
3. VERIFY SIZE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, PRIOR TO BID. INCLUDE IN BID REMOVAL OF SURFACE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
4. 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 NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING.
5. WHERE REMOVAL OCCURS, WOODY FIBER FLOORING, IF NO WOODY SCAFFOLDING ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
6. 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 CEILING. IF EXACT MATCH IS UNACHIEVABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE. IN BATHROOMS MISSING TILE REPLACEMENT OR PATCHING, CLEAN AND SANITIZE ALL REUSED TILE. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed 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 BEARING NEEDED IN THIS AREA.
6. DOOR TO REMAIN, REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM SINK TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. HIT FLOORING TO BE REMOVED.
11. COUNTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SHOOTING PEN WALL SURROUNDING IT.

**Finish Schedule**

FLOOR	W/B	BETWEEN
F1 TILE		EXPOSED STUDS WITH
F2 CONCRETE		HORIZONTAL SLATS
F3 WOOD SLATS		W/10 PLASTER WITH WALLPAPER
F4 EXPOSED FLOOR JOISTS		BORDER
F5 TILE AND LINOLEUM		W/11 BRICK
F6 PLUMB		W/12 CULTURED MARBLE
F7 CARPET		W/13 TILE WADGET WITH WOOD
F8 BRICK		PANELLING ABOVE
F9 QUARRY TILE		W/14 FXP
F10 TURBOGISE, SALAD CONCRETE		W/15 STAINLESS OVER STAINUM BOARD
F11 SHEET VINYL		W/16 LINOLEUM
BASE		W/17 PLASTER OVER 1/4" STAINUM BOARD
B1 CERAMIC TILE		W/18 WOOD HORIZONTAL SLATS
B2 WOOD		CEILING
B3 RUBBER		C7 ACOUSTIC CEILING TILE
B4 QUARRY TILE		C8 PLASTER
BALL		C9 CEMENTITIOUS WOOD FIBER
B7 TILE WADGET WITH PLASTER		C10 ACUSTICAL PANELS (RECTANG)
B8 ARCH		C4 TILE
B2 STUCCO		C5 EXPOSED JOISTS
B3 PLASTER		C6 LINOLEUM
B4 TILE		C7 STUCCO
B5 EXPOSED STUDS, 16" D.C.		C8 CONCRETE
B6 WOOD PANELLING		C9 CULTURED MARBLE
B7 CGI		C10 EXPOSED WOOD SLATS WITH
B8 EXPOSED STUDS WITH PLASTER		VIGAS

**Legend**

- REMOVE WALL ENTIRELY
- 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.



**KEY PLAN**

GROUND FLOOR (LEFT)/SECOND FLOOR (RIGHT)

DE ANZA COURTYARD HOMES

PROJECT ARCHITECT: BOB HALL, AIA

PROJECT #: DA-11-007

DATE: APRIL 16, 2014

DEMO FLOOR PLAN - BUILDING F

By: [Name] Date: [Date]

File: AF-01 DEMO FLOOR PLAN - BLDG F DWG

Sheet of: AF-0.1



**CIP List of Projects for 707 Building G**

<b>Proj. No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Total Project Budget</b>
<b>A. Stabilization</b>				
<a href="#">707.1</a>	3.05.C02.1.	Re-deck Floors and Repair Floor Joists	\$33,091	\$44,342
<a href="#">707.2</a>	3.05.C03.1.	Repair/Reframe Exterior Walls	\$20,053	\$26,872
<a href="#">707.3</a>	3.09.D04.1.	Entire Building Re-roof	\$204,754	\$244,681
<a href="#">707.6</a>	4.05.C05.1.1.	Interior Remediation	\$51,626	\$69,178
<a href="#">707.10</a>	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$39,981	\$47,778
<a href="#">707.13</a>	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$71	\$94
707.15	3.05.B02.3.	General Abatement	\$14,150	\$18,961
<b>Total Budget for A. Stabilization</b>				<b>\$451,906</b>
<b>B. Exterior Envelope / Historic Improvements</b>				
<a href="#">707.4</a>	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$211,314	\$283,161
<a href="#">707.5</a>	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$38,144	\$51,113
<a href="#">707.7</a>	4.05.D02.2.	Renew Exterior Finishes	\$109,016	\$138,333
<b>Total Budget for B. Ext. Env./Hist. Imp.</b>				<b>\$472,607</b>
<b>C. Improvements for Occupancy</b>				
<a href="#">707.8</a>	8.04.B03.3.	ADA Accessibility	\$19,425	\$26,030
<a href="#">707.9</a>	1004.A08.3.	Energy Efficiency	\$241,596	\$323,738





**C. Improvements for Occupancy**

<a href="#">707.11</a>	4.05.C06.1.3.	Replace Interior Doors and Frames	<b>\$32,206</b>	<b>\$43,156</b>
<a href="#">707.12</a>	4.05.C05.1.3.	Interior Finishes Renewal	<b>\$210,942</b>	<b>\$282,662</b>
<a href="#">707.14</a>	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures and Electrical	<b>\$566,699</b>	<b>\$677,206</b>

**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**

<b>Option</b>	<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
A	707.1	3.05.C02.1.	Re-deck floor, repair joists	\$33,091	<b>\$44,342</b>
A	707.2	3.05.C03.1.	Repair/Reframe Walls	\$20,053	<b>\$26,872</b>
A	707.3	3.09.D04.1.	Re-roof	\$204,754	<b>\$244,681</b>
B	707.4	4.05.C06.2.2.	Refurbish/replace steel casement windows	\$211,314	<b>\$283,161</b>
B	707.5	4.05.C06.1.2.	Replace Exterior Doors and Frames	\$38,144	<b>\$51,113</b>
A	707.6	4.05.C05.1.1.	Interior Remediation	\$51,626	<b>\$69,178</b>
B	707.7	4.05.D02.2.	Renew Exterior Finishes	\$109,016	<b>\$138,333</b>
C	707.8	8.04.B03.3.	ADA Accessibility	\$19,425	<b>\$26,030</b>
C	707.9	1004.A08.3.	Energy Efficiency	\$241,596	<b>\$323,738</b>
A	707.10	4.09.A08.1.	Remove Mechanical, Plumbing, Electrical	\$39,981	<b>\$47,778</b>
C	707.11	4.05.C06.1.3.	Replace Interior Doors and Frames	\$32,206	<b>\$43,156</b>
C	707.12	4.05.C05.1.3.	Interior Finishes Renewal	\$210,942	<b>\$282,662</b>
A	707.13	4.05.C06.1.1.	Boarding up Doors, Windows and Other Penetrations	\$71	<b>\$94</b>
C	707.14	4.09.A08.3.	Install new Energy Efficient HVAC, Plumbing Fixtures and Electrical	\$566,699	<b>\$677,206</b>
A	707.15	3.05.B02.3.	General Abatement	\$14,150	<b>\$18,961</b>
<b>Total of Project Budgets</b>				<b>\$1,793,068</b>	<b>\$2,277,305</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$44,342</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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)

\*This work is required prior to Re-Roof, to provide structural stability

\*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
<b>Total Project Cost</b>						<b>\$26,872</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

---

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
Maximum Allowable Construction Cost						\$204,754
<b>Total Project Cost</b>						<b>\$244,681</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

- \*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.

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
Maximum Allowable Construction Cost						\$211,314
<b>Total Project Cost</b>						<b>\$283,161</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*Design of any improvements will have to be approved by the LUCG and the SHPO.

\*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	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
Maximum Allowable Construction Cost						\$38,144
<b>Total Project Cost</b>						<b>\$51,113</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$51,626
<b>Total Project Cost</b>						<b>\$69,178</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.

\*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.

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
Maximum Allowable Construction Cost						\$109,016
<b>Total Project Cost</b>						<b>\$138,333</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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.)

\*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.

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
<b>Total Project Cost</b>						<b>\$26,030</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$323,738</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
Maximum Allowable Construction Cost						\$39,981
<b>Total Project Cost</b>						<b>\$47,778</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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 Construction Cost						\$32,206
<b>Total Project Cost</b>						<b>\$43,156</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

The interior wall finishes are a mix of plaster covered 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



<b>Description</b>	<b>Cost Code</b>	<b>Quantity</b>	<b>Unit</b>	<b>Severity</b>	<b>Cost</b>	<b>Subtotal Cost</b>
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
<b>Total Project Cost</b>						<b>\$282,662</b>





**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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
<b>Total Project Cost</b>						<b>\$94</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**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	\$566,699.49	\$566,699
Maximum Allowable Construction Cost						\$566,699
<b>Total Project Cost</b>						<b>\$677,206</b>



**Facility**  **ID**  **Project Number**

**Category**  **Type 1**

**Type 2**  **P/T**

**Difficulty:**

**Project Name**

**Project Description**

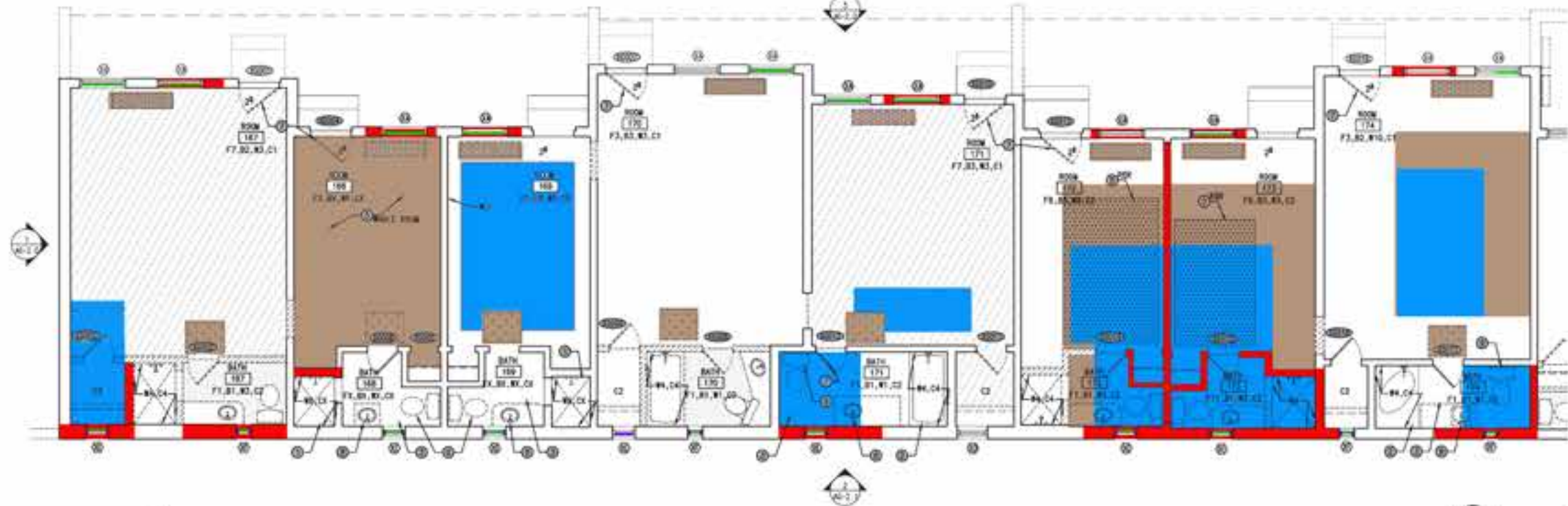
Asbestos was found in the following materials: Transite pipe risers, gasket, light fixtures, frame caulking, flooring mastic at entry, air cell in soil, air cell in tunnels, boiler, duct seam tape, and underlayment. During demolition the contractor must be aware of the presence of asbestos and take proper 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
<b>Total Project Cost</b>						<b>\$18,961</b>

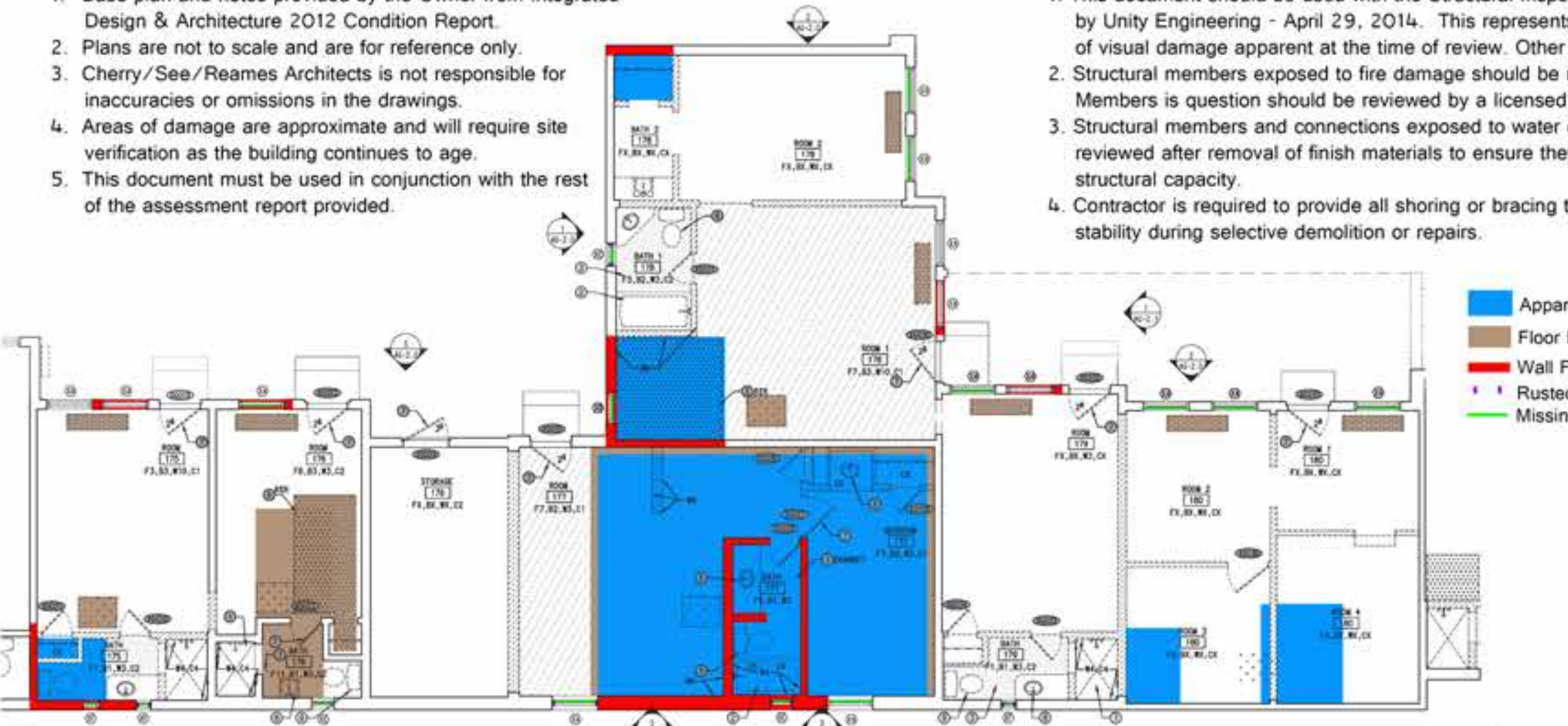




EXISTING / DEMOLITION FLOOR PLAN - BUILDING G - NORTH

- 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 in 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.



EXISTING / DEMOLITION FLOOR PLAN - BUILDING G - MIDDLE

- Apparent Roof Leaks, Moisture Damage
- Floor Patch/Repair
- Wall Framing Repair
- Rusted Window Frame/Repair
- Missing Screen/Replace

- General Notes:
1. 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.
  2. VISIT SITE & FIELD VERIFY THE EXTENT OF REMOVAL IN AREA OF NEW CONSTRUCTION FROM TO 800.
  3. VISIT SITE & NOTE ALL SURFACES, INTERIOR & EXTERIOR, FROM TO 800, INCLUDE IN BID REMOVAL OF DAMAGE STRUCTURES AS REQUIRED IN REMOVAL & NEW CONSTRUCTION ZONES.
  4. EXISTING CONDITIONS ARE DERIVED FROM AS-BUILT MEASUREMENTS CONDUCTED IN THE FIELD FOR GENERAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS THROUGH EXPLORATORY DEMOLITION & OBSERVATION FROM TO COMMENCEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOT BY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
  5. WHERE REMOVAL SCORS, WOOLY PER PLAN, IF NO WOOLY SCATIONS ARE INDICATED ON DRAWINGS REFER BACK TO WATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ARCHITECTURAL, ELECTRICAL SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
  6. IF DEMOLITION/REMOVAL CAUSES DAMAGE TO FLOOR, WALLS, OR CEILING REPAIR/PAINT TO MATCH EXISTING ADJACENT FINISH. RE-FEATURE WALL FROM CORNER TO CORNER & FLOOR TO CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
  7. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOM WEDDING TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
  8. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

- Keyed 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 PATCHING NEEDED IN THIS AREA.
  6. DOOR TO REMAIN, REFINISH AND PAINT.
  7. DOOR TO BE REPLACED.
  8. BATHROOM CLOSET TO BE REMOVED.
  9. WATER CLOSET TO BE REMOVED.
  10. KITCHEN FLOORING TO BE REMOVED.
  11. COUNTER TO BE REMOVED.
  12. STEEL COLUMN TO REMAIN. REMOVE SHROUDING FOR WALLS SURROUNDING IT.

Finish Schedule

FLOOR	FINISH	REMARKS
F1	TILE	W10 EXPOSED STUDS WITH VERTICAL SLATS
F2	CONCRETE	W10 PLASTER WITH WALLPAPER
F3	WOOD SLATS	WOOD
F4	EXPOSED FLOOR JOISTS	W11 BRICK
F5	TILE AND LINOLEUM	W12 CULTURED MARBLE
F6	FLOORING	W12 TILE MANDOCOT WITH WOOD
F7	CARPET	FAMILYING ABOVE
F8	BRICK	W14 FRP
F9	GRABBY TILE	W15 STAINLESS OVER GYPSUM BOARD
F10	TONGUE&GROOVE INLAID CONCRETE	W16 LINOLEUM
F11	SHEET VINYL	W17 PLASTER OVER 1/4" GYPSUM BOARD
F12	CERAMIC TILE	W18 WOOD HORIZONTAL SLATS (CEILING)
F13	WOOD	W19 EXPOSED STUDS WITH PLASTER
F14	ROOF	W20 TILE MANDOCOT WITH PLASTER
F15	RUBBER	W21 ABOVE
F16	GRABBY TILE	W22 TILE
F17	CERAMIC TILE	W23 EXPOSED JOISTS
F18	TILE MANDOCOT WITH PLASTER	W24 EXPOSED STUDS, 16" O.C.
F19	WOOD	W25 WOOD PANELING
F20	WOOD	W26 EXPOSED STUDS WITH PLASTER
F21	WOOD	W27 EXPOSED STUDS WITH PLASTER
F22	WOOD	W28 EXPOSED STUDS WITH PLASTER
F23	WOOD	W29 EXPOSED STUDS WITH PLASTER
F24	WOOD	W30 EXPOSED STUDS WITH PLASTER
F25	WOOD	W31 EXPOSED STUDS WITH PLASTER
F26	WOOD	W32 EXPOSED STUDS WITH PLASTER
F27	WOOD	W33 EXPOSED STUDS WITH PLASTER
F28	WOOD	W34 EXPOSED STUDS WITH PLASTER
F29	WOOD	W35 EXPOSED STUDS WITH PLASTER
F30	WOOD	W36 EXPOSED STUDS WITH PLASTER
F31	WOOD	W37 EXPOSED STUDS WITH PLASTER
F32	WOOD	W38 EXPOSED STUDS WITH PLASTER
F33	WOOD	W39 EXPOSED STUDS WITH PLASTER
F34	WOOD	W40 EXPOSED STUDS WITH PLASTER
F35	WOOD	W41 EXPOSED STUDS WITH PLASTER
F36	WOOD	W42 EXPOSED STUDS WITH PLASTER
F37	WOOD	W43 EXPOSED STUDS WITH PLASTER
F38	WOOD	W44 EXPOSED STUDS WITH PLASTER
F39	WOOD	W45 EXPOSED STUDS WITH PLASTER
F40	WOOD	W46 EXPOSED STUDS WITH PLASTER
F41	WOOD	W47 EXPOSED STUDS WITH PLASTER
F42	WOOD	W48 EXPOSED STUDS WITH PLASTER
F43	WOOD	W49 EXPOSED STUDS WITH PLASTER
F44	WOOD	W50 EXPOSED STUDS WITH PLASTER
F45	WOOD	W51 EXPOSED STUDS WITH PLASTER
F46	WOOD	W52 EXPOSED STUDS WITH PLASTER
F47	WOOD	W53 EXPOSED STUDS WITH PLASTER
F48	WOOD	W54 EXPOSED STUDS WITH PLASTER
F49	WOOD	W55 EXPOSED STUDS WITH PLASTER
F50	WOOD	W56 EXPOSED STUDS WITH PLASTER
F51	WOOD	W57 EXPOSED STUDS WITH PLASTER
F52	WOOD	W58 EXPOSED STUDS WITH PLASTER
F53	WOOD	W59 EXPOSED STUDS WITH PLASTER
F54	WOOD	W60 EXPOSED STUDS WITH PLASTER
F55	WOOD	W61 EXPOSED STUDS WITH PLASTER
F56	WOOD	W62 EXPOSED STUDS WITH PLASTER
F57	WOOD	W63 EXPOSED STUDS WITH PLASTER
F58	WOOD	W64 EXPOSED STUDS WITH PLASTER
F59	WOOD	W65 EXPOSED STUDS WITH PLASTER
F60	WOOD	W66 EXPOSED STUDS WITH PLASTER
F61	WOOD	W67 EXPOSED STUDS WITH PLASTER
F62	WOOD	W68 EXPOSED STUDS WITH PLASTER
F63	WOOD	W69 EXPOSED STUDS WITH PLASTER
F64	WOOD	W70 EXPOSED STUDS WITH PLASTER
F65	WOOD	W71 EXPOSED STUDS WITH PLASTER
F66	WOOD	W72 EXPOSED STUDS WITH PLASTER
F67	WOOD	W73 EXPOSED STUDS WITH PLASTER
F68	WOOD	W74 EXPOSED STUDS WITH PLASTER
F69	WOOD	W75 EXPOSED STUDS WITH PLASTER
F70	WOOD	W76 EXPOSED STUDS WITH PLASTER
F71	WOOD	W77 EXPOSED STUDS WITH PLASTER
F72	WOOD	W78 EXPOSED STUDS WITH PLASTER
F73	WOOD	W79 EXPOSED STUDS WITH PLASTER
F74	WOOD	W80 EXPOSED STUDS WITH PLASTER
F75	WOOD	W81 EXPOSED STUDS WITH PLASTER
F76	WOOD	W82 EXPOSED STUDS WITH PLASTER
F77	WOOD	W83 EXPOSED STUDS WITH PLASTER
F78	WOOD	W84 EXPOSED STUDS WITH PLASTER
F79	WOOD	W85 EXPOSED STUDS WITH PLASTER
F80	WOOD	W86 EXPOSED STUDS WITH PLASTER
F81	WOOD	W87 EXPOSED STUDS WITH PLASTER
F82	WOOD	W88 EXPOSED STUDS WITH PLASTER
F83	WOOD	W89 EXPOSED STUDS WITH PLASTER
F84	WOOD	W90 EXPOSED STUDS WITH PLASTER
F85	WOOD	W91 EXPOSED STUDS WITH PLASTER
F86	WOOD	W92 EXPOSED STUDS WITH PLASTER
F87	WOOD	W93 EXPOSED STUDS WITH PLASTER
F88	WOOD	W94 EXPOSED STUDS WITH PLASTER
F89	WOOD	W95 EXPOSED STUDS WITH PLASTER
F90	WOOD	W96 EXPOSED STUDS WITH PLASTER
F91	WOOD	W97 EXPOSED STUDS WITH PLASTER
F92	WOOD	W98 EXPOSED STUDS WITH PLASTER
F93	WOOD	W99 EXPOSED STUDS WITH PLASTER
F94	WOOD	W100 EXPOSED STUDS WITH PLASTER

- Legend
- REMOVE WALL ENTIRELY.
  - REMOVE TILE/LINOLEUM DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SURFLOOR.
  - REMOVE CARPET & PAD DOWN TO SUBFLOOR. REPLACE ANY DAMAGED SURFLOOR.
  - HOLE TO BE CUT OUT OF SUBFLOOR FOR PLUMBING ACCESS.
  - AREA WHERE FLOOR NEEDS PATCHING.
  - INDICATES POSSIBLE FLOOR PATCH. LOCATION BY PREVIOUS FLOOR HEATER GRILLE. FIELD VERIFY.



KEY PLAN

integrated design & architecture

DE ANZA COURTYARD HOMES

PROJECT AND PREP: BOB HALL, AIA

DEMO FLOOR PLAN - BUILDING G

AG-0.0



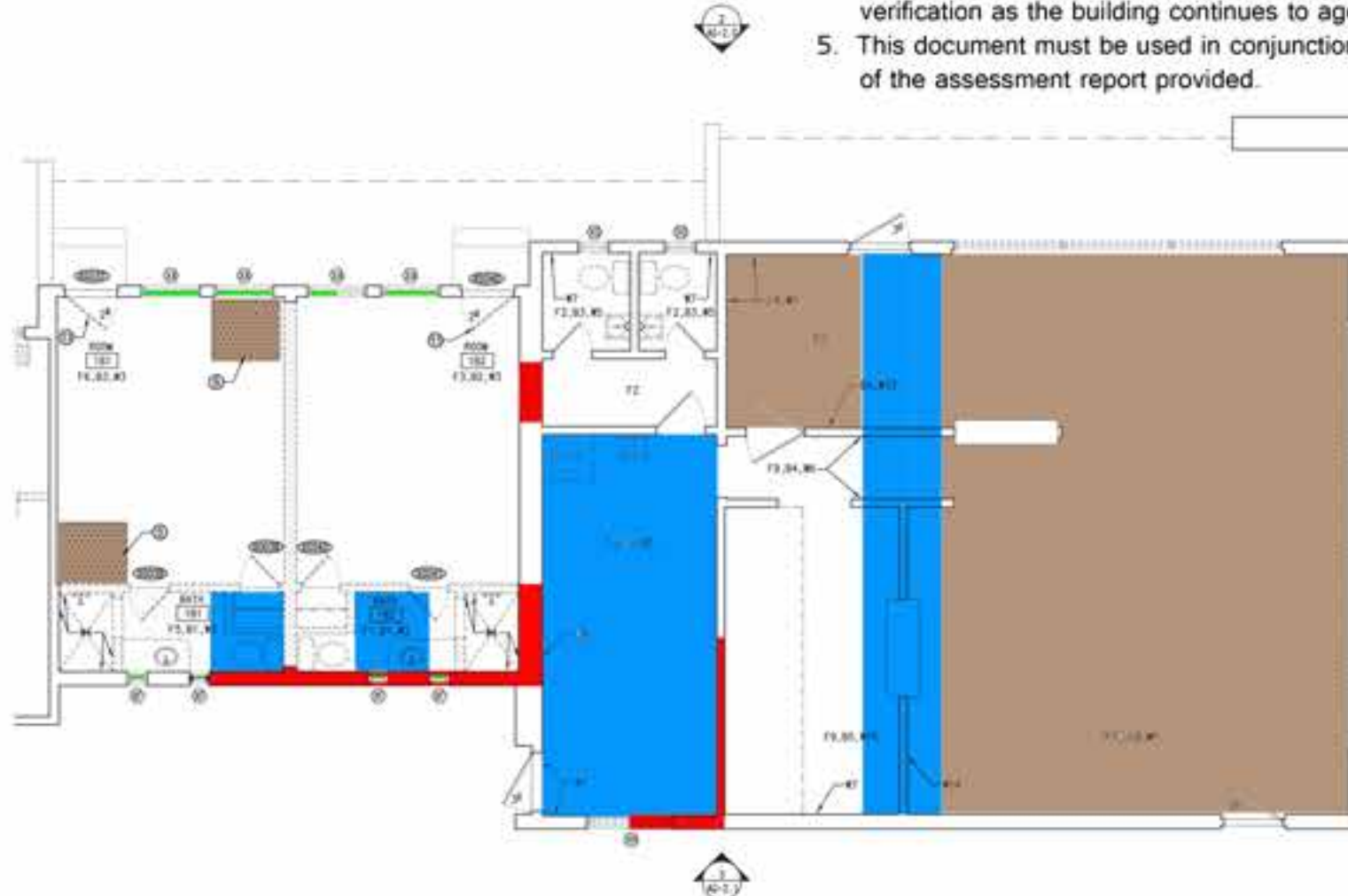
- Apparent Roof Leaks, Moisture Damage
- Floor Patch/Repair
- Wall Framing Repair
- Rusted Window Frame/Repair
- Missing Screen/Replace

**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 in 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

**General Notes**

- A. REMOVE ALL WALL MOUNTED EQUIPMENT (CLOTHES BARS, 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 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 DEMOLITION & OBSERVATION. PRIOR TO COMMENCEMENT OF WORK. IF EXISTING CONDITIONS DO NOT MATCH DRAWINGS NOTIFY ARCHITECT/ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- E. WHERE REMOVAL OCCURS, VERIFY PER PLANS. IF NO INDICATORS ARE INDICATED ON DRAWINGS REPAIR/PATCH TO MATCH ADJACENT FINISH MATERIAL. SEE MECHANICAL, ELECTRICAL, & PLUMBING SHEETS FOR EXTENT OF DEMOLITION & ASSOCIATED NEW WORK.
- F. 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 CEILING. IF EXACT MATCH IS UNOBTAINABLE ARCHITECT IS SOLE JUDGE OF THE QUALITY.
- G. CLEAN AND SANITIZE ALL TILE NOT IDENTIFIED FOR REMOVAL. SALVAGE ALL TILE IDENTIFIED FOR REMOVAL FOR REUSE IN BATHROOMS. REPAIR TILE REPLACEMENT OR PATCHING. CLEAN AND SANITIZE ALL REUSED TILE.
- H. CLEAN, SAND, REFINISH, AND PREP FOR NEW PAINT FINISH ALL DOORS NOT IDENTIFIED FOR REMOVAL.

**Keyed Notes**

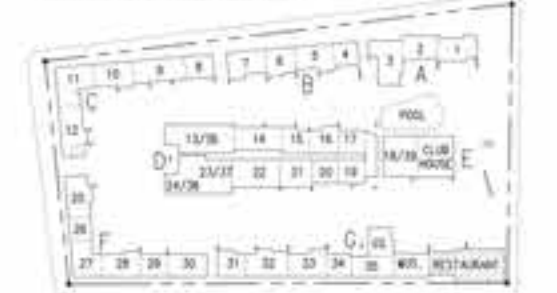
1. SHOWER TO REMAIN. REPAIR AS NEEDED.
2. TUB AND SURROUND TO REMAIN. REPAIR AS NEEDED.
3. TILE FLOOR TO REMAIN. REPAIR AS NEEDED.
4. FLOOR JOISTS NEEDED IN THIS AREA.
5. FLOOR CEILING NEEDED IN THIS AREA.
6. DOOR TO REMAIN. REFINISH AND PAINT.
7. DOOR TO BE REPLACED.
8. BATHROOM CLOSET TO BE REMOVED.
9. WATER CLOSET TO BE REMOVED.
10. VET FLOORING TO BE REMOVED.
11. QUARTER TO BE REMOVED.
12. STEEL COLUMN TO REMAIN. REMOVE SANDSTONE FOR WALLS SURROUNDING IT.

**Finish Schedule**

FLOOR	REMOVE	REPLACE
F1 TILE	W9 EXPOSED STUDS WITH HORIZONTAL SLATS	
F2 CONCRETE	W10 PLASTER WITH WALLPAPER BORDER	
F3 WOOD SLATS	W11 BRICK	
F4 EXPOSED FLOOR JOISTS	W12 CULTURED MARBLE	
F5 TILE AND LINOLEUM	W13 TILE WAINSCOT WITH WOOD PANELING ABOVE	
F6 PLUMBING	W14 FRP	
F7 CARPET	W15 STAINLESS OVER GYPSUM BOARD	
F8 BRICK	W16 LINOLEUM	
F9 QUARRY TILE	W17 PLASTER OVER 1/2" GYPSUM BOARD	
F10 TANGULIZED ENLARGED CONCRETE SHEET FLOOR	W18 WOOD HORIZONTAL SLATS CEILING	
SAGE	CT ACUSTIC CEILING TILE	
B1 CERAMIC TILE	CS PLASTER	
B2 WOOD	CS ACUSTICAL WOOD FIBER ACUSTICAL PANELS (CEILING)	
B3 NONE	C4 TILE	
B4 RUBBER	C5 EXPOSED JOISTS	
B5 QUARRY TILE	C6 LINOLEUM	
BELL	C7 STUDS	
W1 TILE WAINSCOT WITH PLASTER ABOVE	C8 CONCRETE	
W2 STUCCO	C9 CULTURED MARBLE	
W3 PLASTER	C10 EXPOSED WOOD SLATS WITH VENEER	
W4 TILE		
W5 EXPOSED STUDS, 16" O.C.		
W6 WOOD PANELING		
W7 CMU		
W8 EXPOSED STUDS WITH PLASTER		

**Legend**

- REMOVE WALL ENTIRELY
- 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 DRILL. FIELD VERIFY.



**KEY PLAN**

GROUND FLOOR UNIT/SCOPE FLOOR UNIT

1001 E. Park Avenue  
 Phoenix, AZ 85001  
 Tel: (602) 243-2000  
 Fax: (602) 243-2000  
 www.integrateddesign.com

**DE ANZA COURTYARD HOMES**

Phoenix, New Mexico

PROJECT ARCHITECT  
 BOB HALL, AIA

Project # 04-11-007  
 Date APRIL 18, 2012

**DEMO FLOOR PLAN - BUILDING G**

By: BOB HALL  
 File: 04-11-007 FLOOR PLANS WING G DEMO  
 Plot Date: 4/24/2012 11:20:20 AM

Sheet # **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**

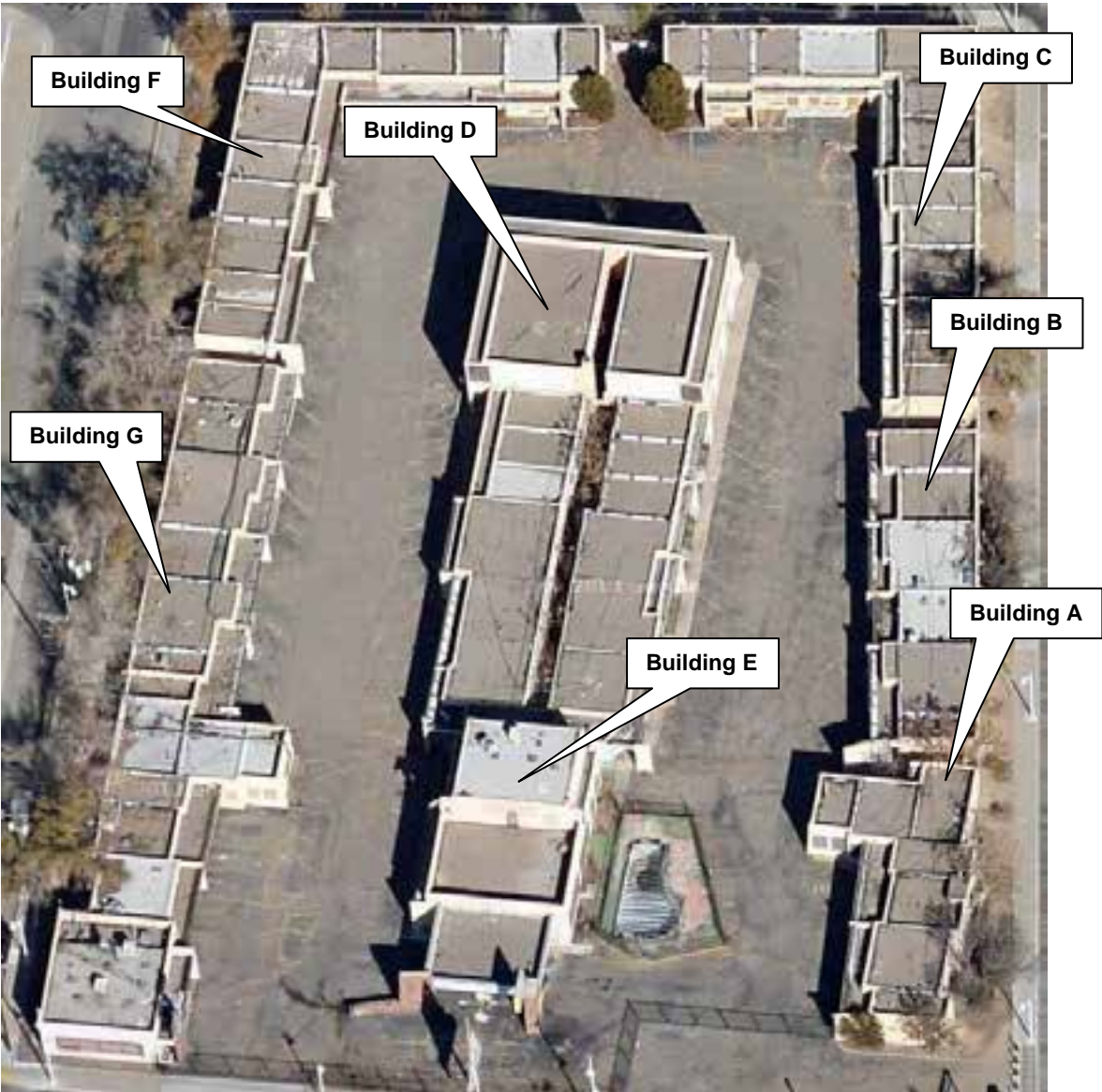
**March 26, 2014**



# Mechanical Assessment Report

## 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

# Mechanical Assessment Report

## 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

# Mechanical Assessment Report

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



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.

**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

The new mechanical system was a two pipe



**Figure 2 - Typical Steam Radiator with Manual Control**



# Mechanical Assessment Report

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.

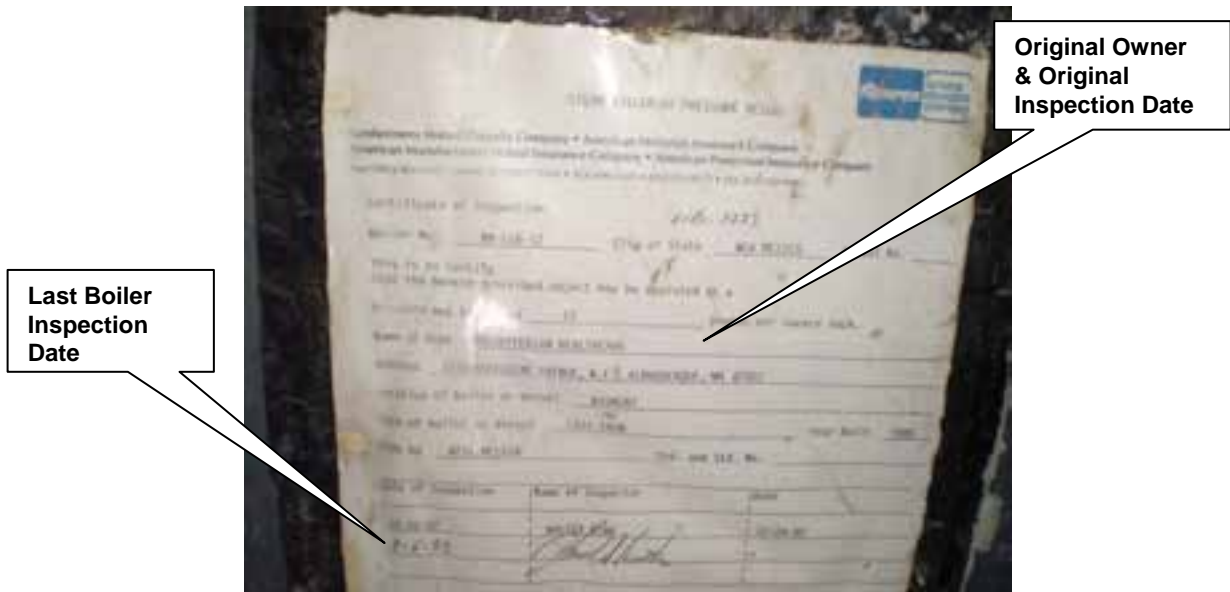


Figure 3 - Site Boiler Inspection Tag

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

# Mechanical Assessment Report



**Existing Steam Boiler**

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**

# Mechanical Assessment Report



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



# Mechanical Assessment Report

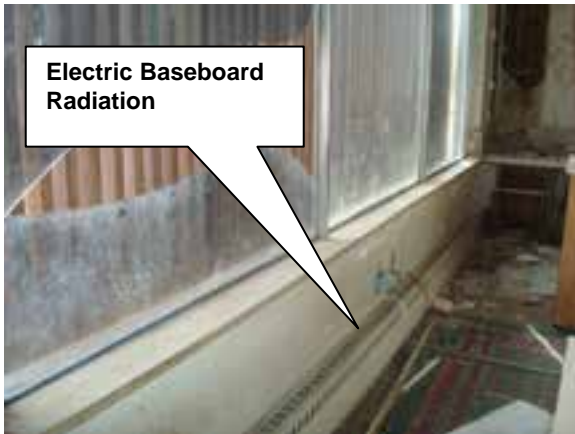
were not part of the central heating/cooling system but were provided with wall furnaces for heating. The wall furnace were incorporated in the floor layout and do not appear that the units were added. Over time as the water source cooling/heating fan coil units failed, wall PTAC (Package Terminal Air 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

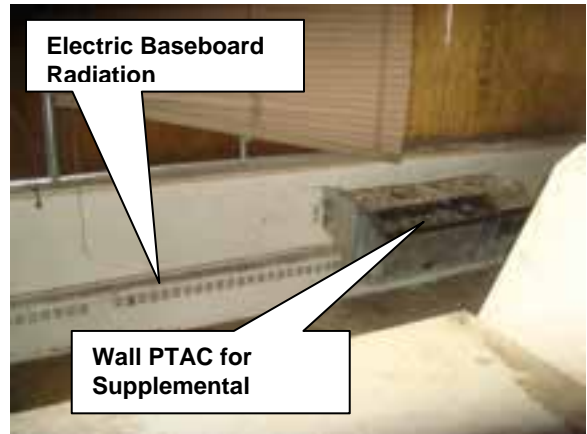
Building E is provided with electric base board convectors for heating. One roof mounted evaporative cooler is provided for cooling with a duct distribution system. A PTAC unit was added for additional cooling. It is not a good practice to mix refrigerated air systems with evaporative cooling systems. 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





# Mechanical Assessment Report



Lobby Electric Baseboard Convactor



Lobby PTAC for Supplemental Cooling



Removed PTAC units with Plywood Cover



Removed PTAC units without Plywood Cover



PTAC units with Plywood Cover

# Mechanical Assessment Report



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

# Mechanical Assessment Report

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**



# Mechanical Assessment Report



Wall Mounted Evaporative Cooling

Added Building 'F' Evaporative Cooler



Roof Mounted Evaporative Cooling

Restaurant Evaporative Cooler

## Controls

The HVAC controls are mostly electric. The steam radiators are controlled manually.

## General Exhaust Systems

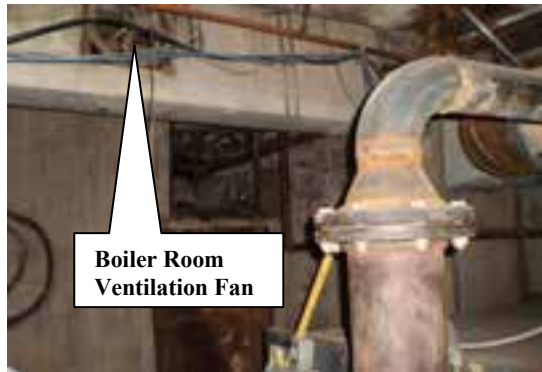
Room toilet and public toilets are not provided with a power exhaust fans. Operable windows are used in lieu of exhaust, which complied with code requirements at the time of construction. The mechanical room is provided a wall ventilation fan. The Kitchen area is provided with a range hood and associated 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



Boiler Room Ventilation Fan

Mechanical Room Ventilation

# Mechanical Assessment Report

## 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

# Mechanical Assessment Report

## 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.



# Mechanical Assessment Report

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.



# Mechanical Assessment Report



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

# Mechanical Assessment Report



Typical Lavatory



Typical Lavatory



Typical Lavatory



Typical Lavatory



Water Closet and Lavatory

# Mechanical Assessment Report



Typical Lavatory



Typical Lavatory



Stand Alone Shower – Not Typical Condition



Stand Alone Shower – Not Typical Condition



Typical Bath Tub



Second Floor Residence Bath Tub

# Mechanical Assessment Report



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.



# Mechanical Assessment Report

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.

1. 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.

# Mechanical Assessment Report

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

<b>Building</b>	<b>Demo</b>	<b>Construction</b>	<b>Total</b>
<b>Bldg A</b>	\$14,861.06	\$ 166,374.72	<b>\$181,235.77</b>
<b>Bldg B</b>	\$16,493.35	\$ 184,648.78	<b>\$201,142.13</b>
<b>Bldg C</b>	\$25,985.54	\$ 290,917.23	<b>\$316,902.78</b>
<b>Bldg D</b>	\$64,393.54	\$ 720,908.17	<b>\$785,301.71</b>
<b>Bldg E</b>	\$20,564.24	\$ 230,223.86	<b>\$250,788.10</b>
<b>Bldg F</b>	\$17,220.99	\$ 192,795.05	<b>\$210,016.04</b>
<b>Bldg G</b>	\$39,981.29	\$ 447,604.49	<b>\$487,585.78</b>
<b>Total</b>	<b>\$199,500.00</b>	<b>\$2,233,472.30</b>	<b>\$2,432,972.30</b>

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 Motor Hotel

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"

## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108

- 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"

## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108

- 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”

## De Anza Motor Hotel

4301 Central Ave. NE  
Albuquerque, NM 87108



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.



**De Anza Motor Hotel**

4301 Central Ave. NE  
Albuquerque, NM 87108

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”

**De Anza Motor Hotel**

4301 Central Ave. NE

Albuquerque, NM 87108

- 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”

## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108



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

## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108



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

## De Anza Motor Hotel

4301 Central Ave. NE  
Albuquerque, NM 87108



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.



**De Anza Motor Hotel**

4301 Central Ave. NE  
Albuquerque, NM 87108



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



## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108



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

## De Anza Motor Hotel

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

**De Anza Motor Hotel**

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

## De Anza Motor Hotel

4301 Central Ave. NE

Albuquerque, NM 87108



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.

## **De Anza Motor Hotel**

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 Motor Hotel**

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.



PROJECT: De Anza Building Assessment				BASIS FOR ESTIMATE:			
JOB NUMBER:							
ESTIMATOR: FJT		DATE: 04/11/14		X NO DESIGN COMPLETE			
CHECKED BY: FJT		DATE: 04/11/14		- PRELIMINARY DESIGN			
				- FINAL DESIGN			
SUMMARY: Electrical Conditions Assessment	QUANTITY		LABOR		MATERIAL		TOTAL COST
	NO. UNITS	UNIT MEAS.	PER UNIT	TOTAL	PER UNIT	TOTAL	
<b>Building "A" Interior</b>							
Lighting System	-	LS	-	\$4,775.00	-	\$8,425.00	\$13,200.00
Power System	-	LS	-	\$5,990.00	-	\$8,875.00	\$14,865.00
Special Systems (Fire Alarm, Telecom, Security)	-	LS	-	\$3,740.00	-	\$6,145.00	\$9,885.00
Sub-Total Building "A" Interior	-	LS	-	\$14,505.00	-	\$23,445.00	\$37,950.00
<b>Building "B" Interior</b>							
Lighting System	-	LS	-	\$3,345.00	-	\$6,695.00	\$10,040.00
Power System	-	LS	-	\$4,990.00	-	\$9,797.00	\$14,787.00
Special Systems (Fire Alarm, Telecom, Security)	-	LS	-	\$2,944.00	-	\$5,720.00	\$8,664.00
Sub-Total Buidling "B" Interior	-	LS	-	\$11,279.00	-	\$22,212.00	\$33,491.00
<b>Building "C" Interior</b>							
Lighting System	-	LS	-	\$6,220.00	-	\$11,715.00	\$17,935.00
Power System	-	LS	-	\$8,090.00	-	\$15,775.00	\$23,865.00
Special Systems (Fire Alarm, Telecom, Security)	-	LS	-	\$4,140.00	-	\$8,130.00	\$12,270.00
Sub-Total Buidling "C" Interior	-	LS	-	\$18,450.00	-	\$35,620.00	\$54,070.00
<b>Building "D" Interior</b>							
Lighting System	-	LS	-	\$12,550.00	-	\$24,440.00	\$36,990.00
Power System	-	LS	-	\$18,490.00	-	\$34,490.00	\$52,980.00
Special Systems (Fire Alarm, Telecom, Security)	-	LS	-	\$10,480.00	-	\$22,570.00	\$33,050.00
Sub-Total Buidling "D" Interior	-	LS	-	\$41,520.00	-	\$81,500.00	\$123,020.00
<b>Building "E" Interior</b>							
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
<b>Building "F" Interior</b>							
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
<b>Building "G" Interior</b>							
Lighting System	-	LS	-	\$12,390.00	-	\$24,010.00	\$36,400.00
Power System	-	LS	-	\$18,245.00	-	\$33,115.00	\$51,360.00
Special Systems (Fire Alarm, Telecom, Security)	-	LS	-	\$9,890.00	-	\$21,445.00	\$31,335.00
Sub-Total Buidling "F" Interior	-	LS	-	\$40,525.00	-	\$78,570.00	\$119,095.00

PROJECT: De Anza Building Assessment - Page 2 of 2				BASIS FOR ESTIMATE:			
JOB NUMBER:							
ESTIMATOR: FJT		DATE: 04/11/14		<input checked="" type="checkbox"/> NO DESIGN COMPLETE			
CHECKED BY: FJT		DATE: 04/11/14		<input type="checkbox"/> PRELIMIARY DESIGN			
				<input type="checkbox"/> FINAL DESIGN			
SUMMARY: Electrical Conditions Assessment	QUANTITY		LABOR		MATERIAL		TOTAL COST
	NO. UNITS	UNIT MEAS.	PER UNIT	TOTAL	PER UNIT	TOTAL	
<b>Site Electrical</b>							
Site Power Distribution	-	LS	-	\$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 Electrical	-	LS	-	\$21,525.00		\$38,655.00	\$60,180.00
<b>TOTAL</b>				<b>\$178,909.00</b>		<b>\$282,957.00</b>	<b>\$517,041.00</b>
15% OVERHEAD AND PROFIT				\$32,203.62		\$50,932.26	\$93,067.38
<b>TOTAL ELECTRICAL COST (BLDGS + SITE)</b>				<b>\$211,112.62</b>		<b>\$333,889.26</b>	<b>\$545,001.88</b>

UNITY ENGINEERING – 4 SNOWCAP CT CEDAR CREST NM 87008



# STRUCTURAL INSPECTION REPORT

---

## DE ANZA MOTOR LODGE

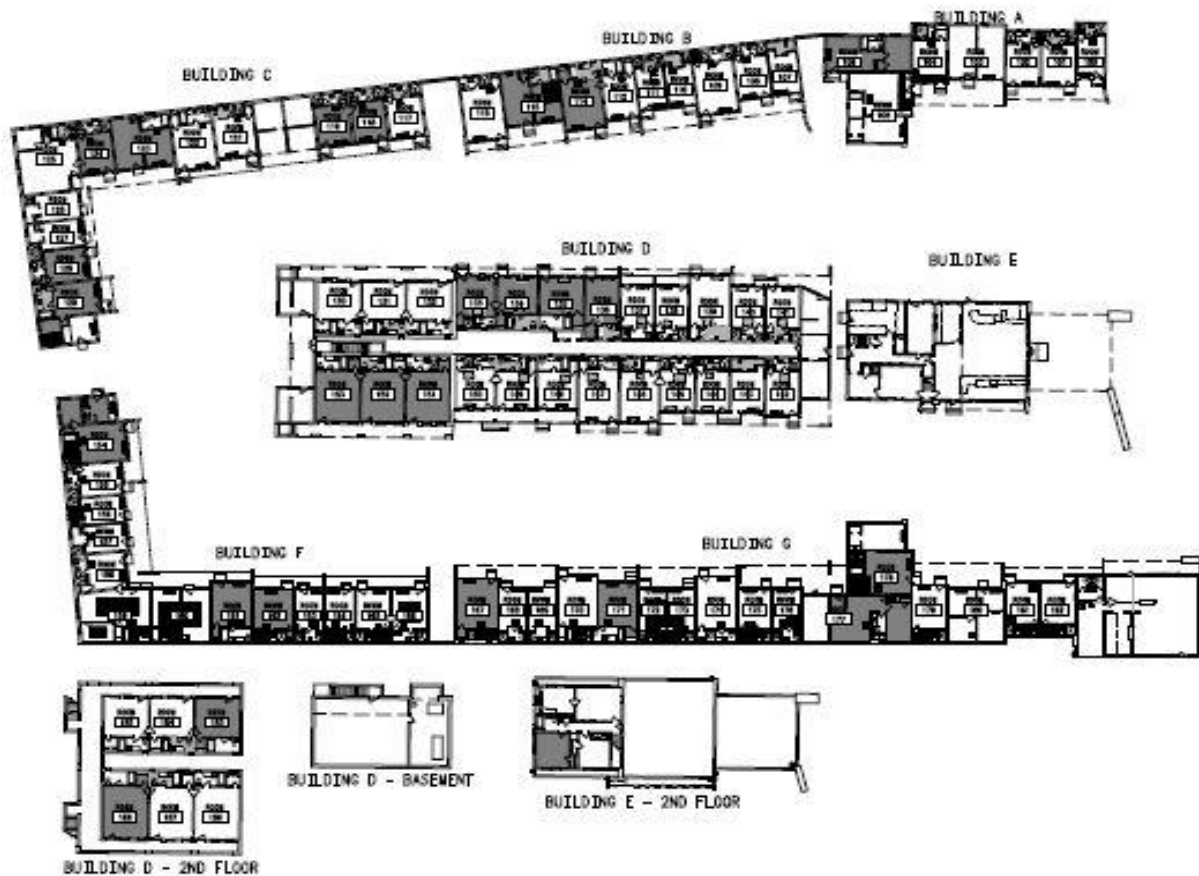
Steve Bauer, PE Charles Stubbs, PE Jeff Head, PE Tammi Head, PE  
4/29/2014



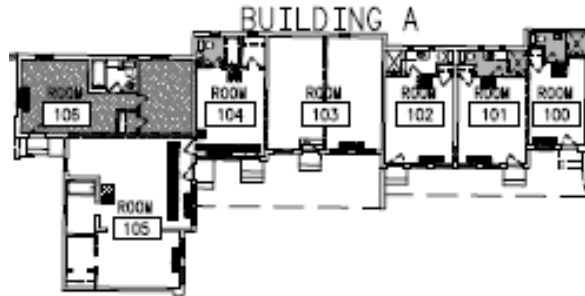
## Executive Summary

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 Motor Lodge Rooms	Major Roof Damage and Water Infiltration 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 B Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Floor Damage Recommendation: The majority of the structure will require extensive rehabilitation as described in Cherry See Reames Architecture remediation report.
Building C Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Structural Collapse Partial Floor Damage Major Fire Damage Recommendation: The majority of the structure will require extensive rehabilitation as described in Cherry See Reames Architecture remediation report.
Building D Two Story Structure, Motor Lodge Rooms, Basement	Major Roof Damage and Water Infiltration at Single Story Building Partial Floor Damage at Single Story Building Fire Damage in Two-story Building Recommendation: The structure is in fair condition and will require selective rehabilitation as described in Cherry See Reames Architecture remediation report. Selective demolition and reconstruction of two story structure may be possible to preserve historic basement murals.
Building E Lobby, Porte Cochere	Limited Roof Damage and Water Infiltration Partial Floor Damage Recommendation: The structure is in fair condition and will require selective rehabilitation as described in Cherry See Reames Architecture remediation report.
Building F Motor Lodge Rooms	Major Roof Damage and Water Infiltration Partial Floor Damage Recommendation: The majority of the structure will require extensive rehabilitation as described in Cherry See Reames Architecture remediation report.
Building G Motor Lodge Rooms, Cafe	Major Roof Damage and Water Infiltration Partial Structural Collapse 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

#### Unit 100

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

### Unit 103

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

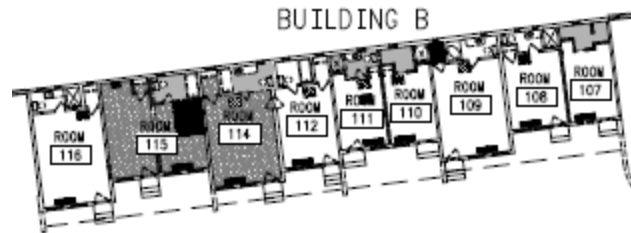
### Unit 106

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

#### Unit 107

No floor deck

Fire damage

Wood Stud walls all around- west wall CMU

#### Unit 108

No fire damage

No ceiling access

No floor joists exposed

Stiff floor

#### Unit 109

Similar to 108

Cut floor joist @ NE corner of closet

CMU wing wall does not continue between units

Unit 110

Plywood flooring- spongy

Exposed floor/roof/wall framing

Unit 111

Same as 110

Shared access through wall

Unit 112

Clean w/ no floor/ceiling/wall access

Unit 114

Clean w/ no floor/ceiling/wall access

Unit 115

Plywood sheathing @ floor

Floor framing exposed

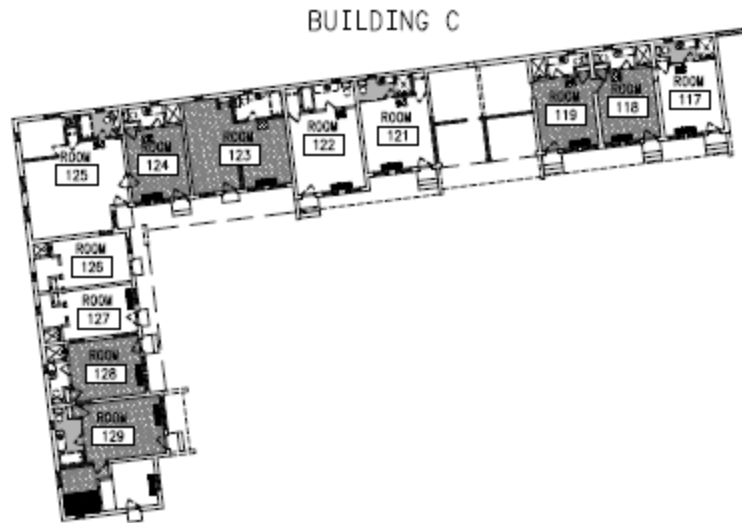
No ceiling access

Unit 116

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

#### Unit 117

No issues

#### Unit 118

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

#### Unit 121

Leaky ceiling

Stiff floors

Unit 122

Cracks in ceiling

Walls covered

Floor covered wet 1x decking

Unit 123

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

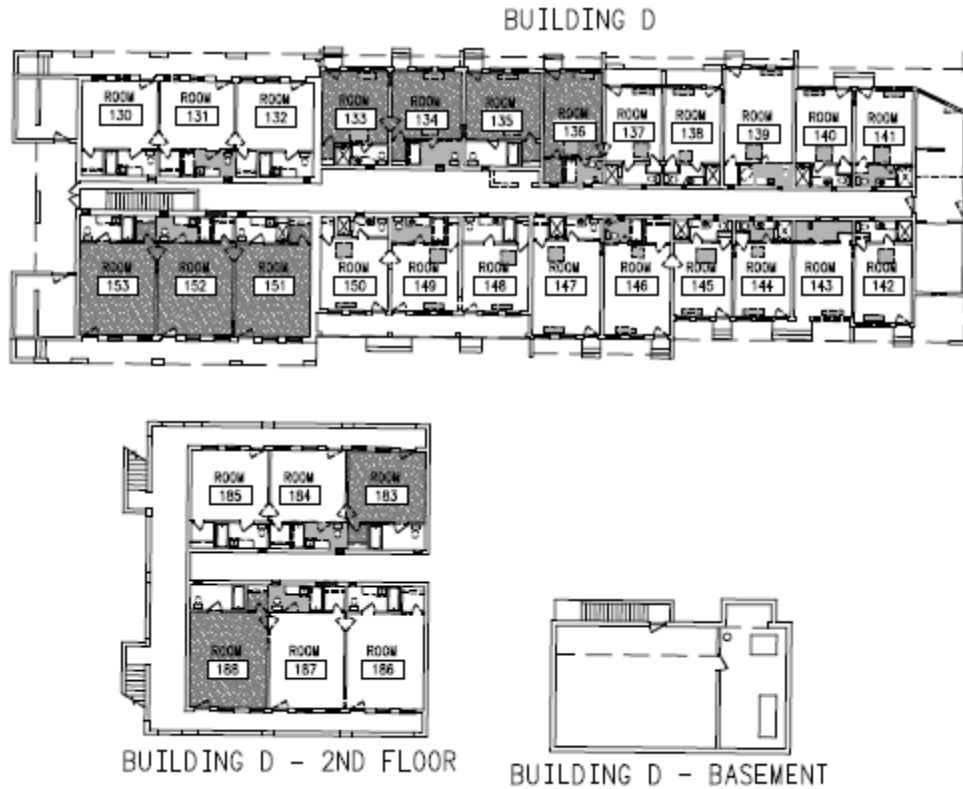
Stiff floor

Unit 129

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 non-structural 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

### Unit 137

Similar to 139 - Clean Ceiling  
Cut floor joist

### Unit 136

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

Unit 130

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

Unit 144

Settlement/ wall crumbling

Unit 145

Adjoins 146

2 Joists cut

Some Bathroom damage

Unit 146

Half of ceiling gone

Portion of wall gone

2 x4 ceiling joist

2 x6 roof joists

Unit 147

Ceiling damage

Cut floor joists

Unit 148

Floor joists running N-S, one cut

Bathroom water damage

Unit 149

Same as 148

Unit 183

Settlement Crack in Wall In closet

Units 186-188

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

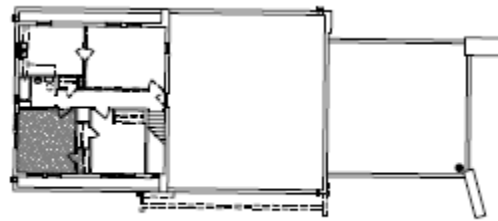
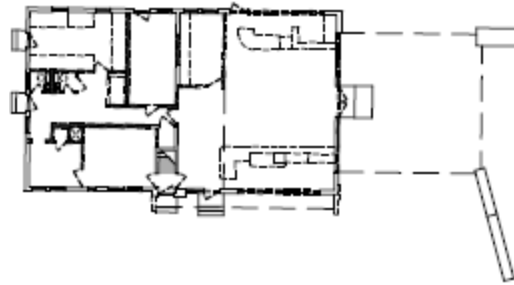
Lay-in brick flooring/partial slab on grade

Roof 2x6 @ 16" O.C. – framing N-S span

Ceiling damage

Stud walls

## BUILDING E



BUILDING E - 2ND FLOOR

### 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 E – Roof Setback



Figure 36- Building E 2<sup>nd</sup> Floor Water Infiltration



Figure 37- Building E Porte Cochere

Building E Notes:

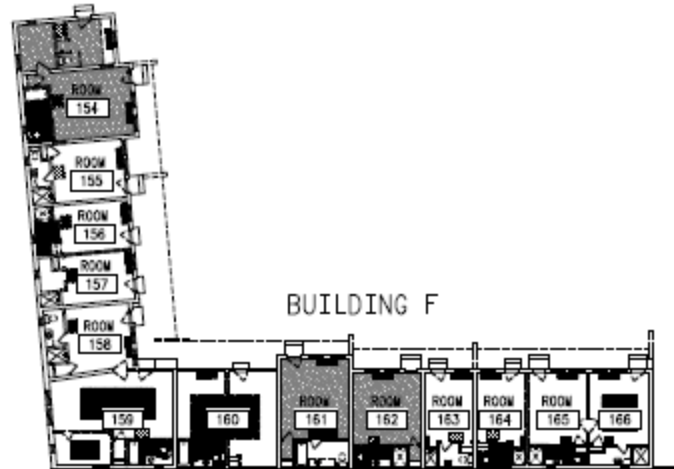
Front Lobby

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

### Unit 154

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

### Unit 158

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

### Unit 161

1x deck w/ carpet pad

Floor damp at bathroom entrance

Leaky/ collapsed ceiling in bathroom



Unit 162

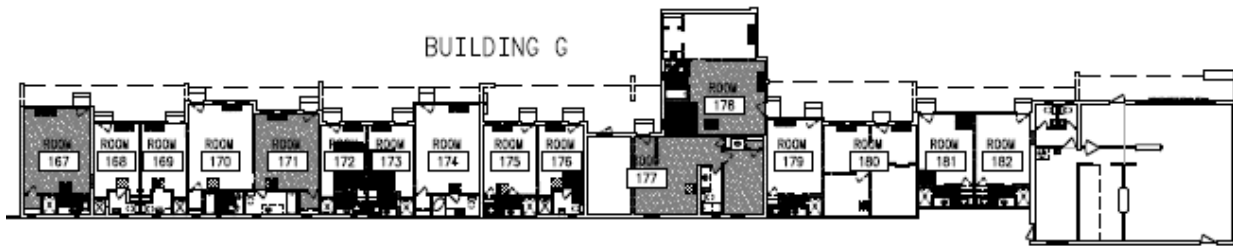
Similar to 161

Unit 163

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

### Unit 182

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

### Units 179-178 (Suite)

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"

### Unit 175

Hardwood over hardwood

Ceiling caved in over bathroom

### Unit 174

Water damage in Bathroom

Hardwood over hardwood

### Unit 173

Plywood on floor



Collapsed ceiling

Unit 172

Badly degraded plywood floor

Unit 171

Ceiling fair

Unit 170

Same hardwood floor

Unit 169

No ceiling

2x6 @ 16" ceiling

2 x 4 @ 16 demising wall

Plywood floor

Unit 168

½ floor missing

Much of ceiling missing

Unit 167

Ceiling falling out in closet

Asphalt hole in lot outside unit

Unit 166

HW floor- very moldy bathroom

Plaster ceiling badly degraded



# **BUILDING A**

## **ROOM 100**



DSC00055.JPG



DSC00373.JPG



DSC00374.JPG



DSC00375.JPG



DSC00376.JPG



DSC00377.JPG



DSC00378.JPG



DSC00379.JPG



DSC00380.JPG



DSC00381.JPG



DSC00382.JPG



DSC00383.JPG



DSC00384.JPG



DSC00385.JPG



DSC00386.JPG



DSC00387.JPG



DSC00388.JPG



DSC00389.JPG



DSC00390.JPG



DSC00391.JPG



DSC00392.JPG



DSC00393.JPG



DSC00394.JPG



DSC00395.JPG



DSC00396.JPG



# **BUILDING A ROOM 101**





DSC00397.JPG



DSC00398.JPG



DSC00399.JPG



DSC00400.JPG



DSC00401.JPG



DSC00402.JPG



DSC00403.JPG



DSC00404.JPG



DSC00405.JPG



DSC00406.JPG



DSC00407.JPG



DSC00408.JPG



DSC00409.JPG



DSC00410.JPG



DSC00411.JPG



DSC00412.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING A**

## **ROOM 102**



DSC00413.JPG



DSC00414.JPG



DSC00415.JPG



DSC00416.JPG



DSC00417.JPG



DSC00418.JPG



DSC00419.JPG



DSC00420.JPG



DSC00421.JPG



**BUILDING A**  
**ROOM 103**





DSC00422.JPG



DSC00423.JPG



DSC00424.JPG



DSC00425.JPG



DSC00426.JPG



DSC00427.JPG



DSC00428.JPG



DSC00429.JPG



DSC00430.JPG



DSC00431.JPG



DSC00432.JPG



DSC00433.JPG



DSC00434.JPG



DSC00435.JPG



DSC00436.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING A**

## **ROOM 104**





DSC00437.JPG



DSC00438.JPG



DSC00439.JPG



DSC00440.JPG



DSC00441.JPG



DSC00442.JPG



DSC00443.JPG



DSC00444.JPG



DSC00445.JPG



DSC00446.JPG



DSC00447.JPG



DSC00448.JPG



DSC00449.JPG



DSC00450.JPG



DSC00451.JPG



DSC00452.JPG



DSC00453.JPG



DSC00454.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING A**

## **ROOM 105**



DSC00455.JPG



DSC00456.JPG



DSC00457.JPG



DSC00458.JPG



DSC00459.JPG



DSC00460.JPG



DSC00461.JPG



DSC00462.JPG



DSC00463.JPG



DSC00464.JPG



DSC00465.JPG



DSC00466.JPG



# **BUILDING A**

## **ROOM 106**



DSC00467.JPG



DSC00468.JPG



DSC00469.JPG



DSC00470.JPG



DSC00471.JPG



DSC00472.JPG



DSC00473.JPG



DSC00474.JPG



DSC00475.JPG



DSC00476.JPG



DSC00477.JPG



DSC00478.JPG





DSC00479.JPG



DSC00480.JPG



DSC00481.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING A ROOF**



IMGP1550.JPG



IMGP1551.JPG



IMGP1552.JPG



IMGP1553.JPG



IMGP1554.JPG



IMGP1555.JPG



IMGP1556.JPG



IMGP1557.JPG



IMGP1558.JPG



IMGP1559.JPG



IMGP1560.JPG



IMGP1561.JPG





IMGP1562.JPG



IMGP1563.JPG



IMGP1564.JPG



IMGP1565.JPG



IMGP1566.JPG



IMGP1586.JPG



IMGP1568.JPG



IMGP1569.JPG



IMGP1570.JPG



IMGP1571.JPG



IMGP1572.JPG



IMGP1573.JPG





IMGP1574.JPG



IMGP1575.JPG



IMGP1576.JPG



IMGP1577.JPG



IMGP1578.JPG



IMGP1579.JPG



IMGP1580.JPG



IMGP1581.JPG



IMGP1582.JPG



IMGP1583.JPG



IMGP1584.JPG



IMGP1585.JPG



**BUILDING B**  
**ROOM 107**





DSC00482.JPG



DSC00483.JPG



DSC00484.JPG



DSC00485.JPG



DSC00486.JPG



DSC00487.JPG



DSC00488.JPG



DSC00489.JPG



DSC00490.JPG



DSC00491.JPG



**BUILDING B**  
**ROOM 108**



DSC00492.JPG



DSC00493.JPG



DSC00494.JPG



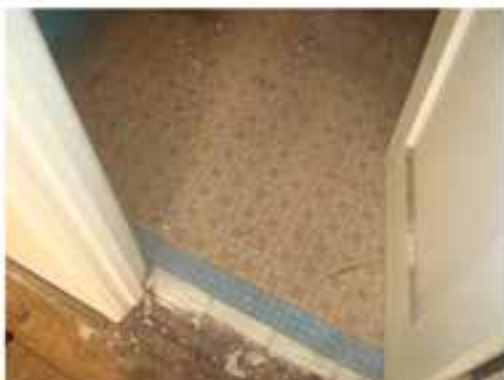
DSC00495.JPG



DSC00496.JPG



DSC00497.JPG



DSC00498.JPG



DSC00499.JPG



DSC00500.JPG



DSC00501.JPG



DSC00502.JPG



DSC00503.JPG



DSC00504.JPG



DSC00505.JPG



DSC00506.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING B**

## **ROOM 109**





DSC00507.JPG



DSC00508.JPG



DSC00509.JPG



DSC00510.JPG



DSC00511.JPG



DSC00512.JPG



DSC00513.JPG



DSC00514.JPG



DSC00515.JPG



DSC00516.JPG



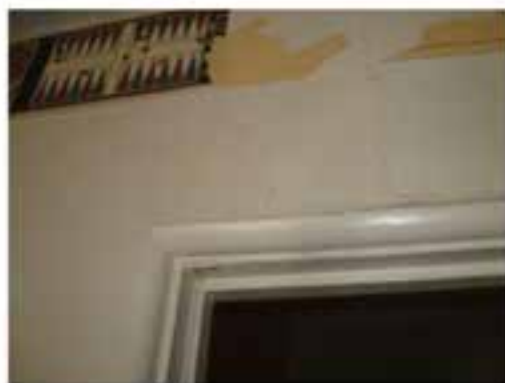
DSC00517.JPG



DSC00518.JPG



DSC00519.JPG



DSC00520.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING B**

## **ROOM 110**



DSC00521.JPG



DSC00522.JPG



DSC00523.JPG



DSC00524.JPG



DSC00525.JPG



DSC00526.JPG



DSC00527.JPG



DSC00528.JPG



DSC00529.JPG



**BUILDING B**  
**ROOM 111**





DSC00530.JPG



DSC00531.JPG



DSC00532.JPG



DSC00533.JPG



DSC00534.JPG



DSC00535.JPG



DSC00536.JPG



# **BUILDING B**

## **ROOM 112**



DSC00537.JPG



DSC00538.JPG



DSC00539.JPG



DSC00540.JPG



DSC00541.JPG



DSC00542.JPG



DSC00543.JPG



DSC00544.JPG



DSC00545.JPG



DSC00546.JPG



DSC00547.JPG



DSC00548.JPG



# **BUILDING B**

## **ROOM 114**





DSC00549.JPG



DSC00550.JPG



DSC00551.JPG



DSC00552.JPG



DSC00553.JPG



DSC00554.JPG



DSC00555.JPG



DSC00556.JPG



DSC00557.JPG



DSC00558.JPG



DSC00559.JPG



# **BUILDING B**

## **ROOM 115**





DSC00560.JPG



DSC00561.JPG



DSC00562.JPG



DSC00563.JPG



DSC00564.JPG



DSC00565.JPG



DSC00566.JPG



DSC00567.JPG



DSC00568.JPG



**BUILDING B**  
**ROOM 116**



DSC00569.JPG



DSC00570.JPG



DSC00571.JPG



DSC00572.JPG



DSC00573.JPG



DSC00574.JPG



DSC00575.JPG



DSC00576.JPG



DSC00577.JPG



DSC00578.JPG



DSC00579.JPG



# **BUILDING B ROOF**





IMGP1587.JPG



IMGP1588.JPG



IMGP1589.JPG



IMGP1590.JPG



IMGP1591.JPG



IMGP1592.JPG



IMGP1593.JPG



IMGP1594.JPG



IMGP1595.JPG



IMGP1596.JPG



IMGP1597.JPG



IMGP1598.JPG





IMGP1599.JPG



IMGP1600.JPG



IMGP1601.JPG



IMGP1602.JPG



IMGP1603.JPG



IMGP1604.JPG



IMGP1605.JPG



IMGP1606.JPG



IMGP1607.JPG



IMGP1608.JPG



IMGP1609.JPG



IMGP1610.JPG





IMGP1611.JPG



IMGP1612.JPG



IMGP1613.JPG



IMGP1614.JPG



IMGP1615.JPG



# **BUILDING C**

## **ROOM 117**



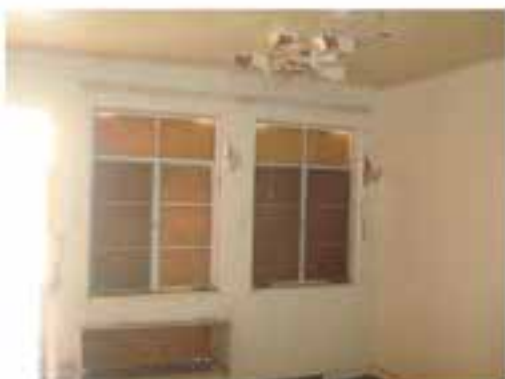
DSC00633.JPG



DSC00634.JPG



DSC00635.JPG



DSC00636.JPG



DSC00637.JPG



DSC00638.JPG



DSC00639.JPG



# **BUILDING C**

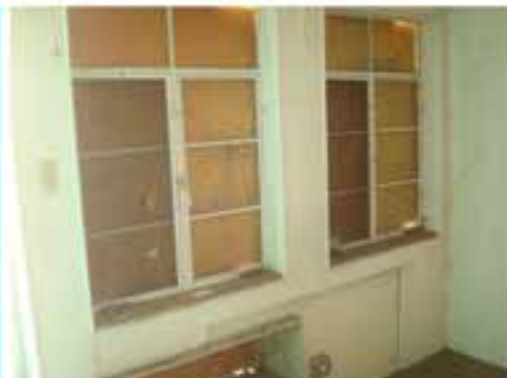
## **ROOM 118**



DSC00640.JPG



DSC00641.JPG



DSC00642.JPG



DSC00643.JPG



DSC00644.JPG



DSC00645.JPG



DSC00646.JPG



DSC00647.JPG



# **BUILDING C**

## **ROOM 119**





1.jpg



2.jpg



3.jpg



4.jpg



5.jpg



DSC00648.JPG



DSC00649.JPG



DSC00650.JPG



DSC00651.JPG



# **BUILDING C**

## **ROOM 120**



10.jpg



11.jpg



12.jpg



13.jpg



14.jpg



6.jpg



7.jpg



8.jpg



9.jpg



# **BUILDING C**

## **ROOM 121**



15.jpg



16.jpg



17.jpg



18.jpg



19.jpg



20.jpg



21.jpg



22.jpg



23.jpg



# **BUILDING C**

## **ROOM 122**





24.jpg



25.jpg



26.jpg



27.jpg



28.jpg



29.jpg



30.jpg



31.jpg



32.jpg



**BUILDING C**  
**ROOM 123**



33.jpg



34.jpg



35.jpg



36.jpg



37.jpg



38.jpg



39.jpg



40.jpg



41.jpg



42.jpg



43.jpg



# **BUILDING C**

## **ROOM 124**



44.jpg



45.jpg



46.jpg



47.jpg



48.jpg



49.jpg



50.jpg



51.jpg



52.jpg



# **BUILDING C**

## **ROOM 125**





53.jpg



54.jpg



55.jpg



56.jpg



57.jpg



58.JPG



59.JPG



60.JPG



61.JPG



62.JPG



63.JPG



# **BUILDING C**

## **ROOM 126**



64.JPG



65.JPG



66.JPG



67.JPG



68.JPG



69.JPG



70.JPG



71.JPG



# **BUILDING C**

## **ROOM 127**



72.JPG



73.JPG



74.JPG



75.JPG



76.JPG



# **BUILDING C**

## **ROOM 128**





77.JPG



78.JPG



79.JPG



80.JPG



81.JPG



82.JPG



83.JPG



84.JPG



85.JPG



# **BUILDING C**

## **ROOM 129**



86.JPG



87.JPG



88.JPG



89.JPG



90.JPG



91.JPG



92.JPG



93.JPG



94.JPG



# **BUILDING C ROOM 129 STOR**



100.JPG



101.JPG



95.JPG



96.JPG



97.JPG



98.JPG



99.JPG



# **BUILDING C ROOF**





IMGP1616.JPG



IMGP1617.JPG



IMGP1618.JPG



IMGP1619.JPG



IMGP1620.JPG



IMGP1621.JPG



IMGP1622.JPG



IMGP1623.JPG



IMGP1624.JPG



IMGP1625.JPG



IMGP1626.JPG



IMGP1627.JPG





IMGP1628.JPG



IMGP1629.JPG



IMGP1630.JPG



IMGP1631.JPG



IMGP1632.JPG



IMGP1633.JPG



IMGP1634.JPG



IMGP1635.JPG



IMGP1636.JPG



IMGP1637.JPG



IMGP1638.JPG



IMGP1639.JPG





IMGP1640.JPG



IMGP1641.JPG



IMGP1642.JPG



IMGP1643.JPG



IMGP1644.JPG



IMGP1645.JPG



IMGP1646.JPG



IMGP1647.JPG



IMGP1648.JPG



IMGP1649.JPG



IMGP1650.JPG



IMGP1651.JPG





IMGP1652.JPG



IMGP1653.JPG



IMGP1654.JPG



IMGP1655.JPG



IMGP1656.JPG



IMGP1657.JPG



IMGP1658.JPG



IMGP1659.JPG



IMGP1660.JPG



IMGP1661.JPG



IMGP1662.JPG



IMGP1663.JPG



IMGP1664.JPG



IMGP1665.JPG



IMGP1666.JPG



IMGP1667.JPG



# **BUILDING D KACHINA ROOM**





DSC01561.JPG



DSC01562.JPG



DSC01563.JPG



DSC01564.JPG



DSC01565.JPG



DSC01566.JPG



DSC01567.JPG



DSC01568.JPG



DSC01569.JPG



DSC01570.JPG



DSC01571.JPG



DSC01572.JPG



DSC01573.JPG



DSC01574.JPG



DSC01575.JPG



DSC01576.JPG



DSC01577.JPG



DSC01578.JPG



DSC01579.JPG



DSC01580.JPG



DSC01581.JPG



DSC01582.JPG



DSC01583.JPG



DSC01584.JPG



DSC00654.JPG



DSC00655.JPG



DSC00656.JPG



# **BUILDING D LAUNDRY 141**





DSC01296.JPG



DSC01297.JPG



DSC01298.JPG



DSC01299.JPG



DSC01300.JPG



DSC01301.JPG



DSC01302.JPG



DSC01303.JPG



DSC01304.JPG



DSC01305.JPG



DSC01306.JPG



DSC01307.JPG



DSC01308.JPG



DSC01309.JPG



DSC01310.JPG



DSC01311.JPG



DSC01312.JPG



DSC01313.JPG



DSC01314.JPG



DSC01315.JPG



DSC01316.JPG



DSC01317.JPG



DSC01318.JPG



DSC01319.JPG





DSC01320.JPG



# **BUILDING D**

## **ROOM 130**



DSC01278.JPG



DSC01279.JPG



DSC01280.JPG



DSC01281.JPG



DSC01282.JPG



DSC01283.JPG



DSC01284.JPG



DSC01285.JPG



DSC01286.JPG



# **BUILDING D ROOM 130 STOR**



DSC01288.JPG



DSC01289.JPG



DSC01290.JPG



DSC01291.JPG



DSC01292.JPG



# **BUILDING D**

## **ROOM 131**





DSC01266.JPG



DSC01267.JPG



DSC01268.JPG



DSC01269.JPG



DSC01270.JPG



DSC01271.JPG



DSC01272.JPG



DSC01273.JPG



DSC01274.JPG



DSC01275.JPG



DSC01276.JPG



DSC01277.JPG



**BUILDING D**  
**ROOM 132**



DSC01252.JPG



DSC01253.JPG



DSC01254.JPG



DSC01255.JPG



DSC01256.JPG



DSC01257.JPG



DSC01258.JPG



DSC01259.JPG



DSC01260.JPG



DSC01261.JPG



DSC01262.JPG



DSC01263.JPG



DSC01264.JPG



DSC01265.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 133**





DSC01238.JPG



DSC01239.JPG



DSC01240.JPG



DSC01241.JPG



DSC01242.JPG



DSC01243.JPG



DSC01244.JPG



DSC01245.JPG



DSC01246.JPG



DSC01247.JPG



DSC01248.JPG



DSC01249.JPG



DSC01250.JPG



DSC01251.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



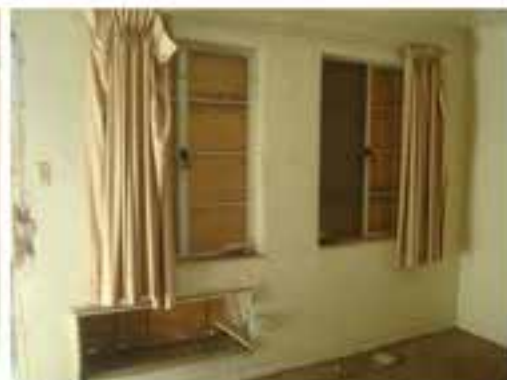
**BUILDING D**  
**ROOM 134**



DSC01227.JPG



DSC01228.JPG



DSC01229.JPG



DSC01230.JPG



DSC01231.JPG



DSC01232.JPG



DSC01233.JPG



DSC01234.JPG



DSC01235.JPG



DSC01236.JPG



DSC01237.JPG



# **BUILDING D**

## **ROOM 135**





DSC01216.JPG



DSC01217.JPG



DSC01218.JPG



DSC01219.JPG



DSC01220.JPG



DSC01221.JPG



DSC01222.JPG



DSC01223.JPG



DSC01224.JPG



DSC01225.JPG



DSC01226.JPG



# **BUILDING D**

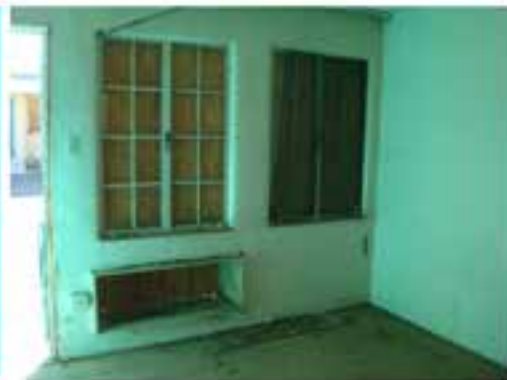
## **ROOM 136**



DSC01206.JPG



DSC01207.JPG



DSC01208.JPG



DSC01209.JPG



DSC01210.JPG



DSC01211.JPG



DSC01212.JPG



DSC01213.JPG



DSC01214.JPG



DSC01215.JPG



# **BUILDING D**

## **ROOM 137**





DSC01189.JPG



DSC01190.JPG



DSC01191.JPG



DSC01192.JPG



DSC01193.JPG



DSC01194.JPG



DSC01195.JPG



DSC01196.JPG



DSC01197.JPG



DSC01198.JPG



DSC01199.JPG



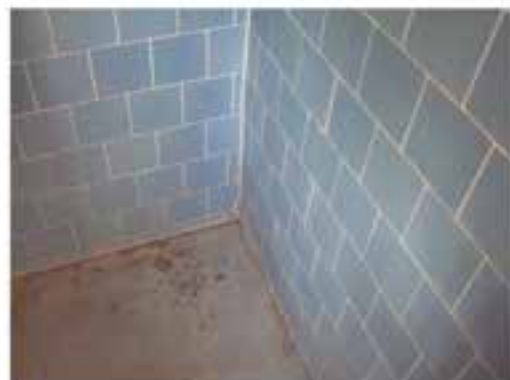
DSC01200.JPG



DSC01201.JPG



DSC01202.JPG



DSC01203.JPG



DSC01204.JPG



DSC01205.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 138**



DSC01179.JPG



DSC01180.JPG



DSC01181.JPG



DSC01182.JPG



DSC01183.JPG



DSC01184.JPG



DSC01185.JPG



DSC01186.JPG



DSC01187.JPG



DSC01188.JPG

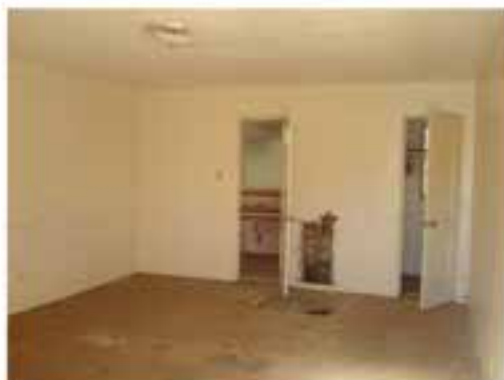


# **BUILDING D**

## **ROOM 139**



DSC01166.JPG



DSC01167.JPG



DSC01168.JPG



DSC01169.JPG



DSC01170.JPG



DSC01171.JPG



DSC01172.JPG



DSC01173.JPG



DSC01174.JPG



DSC01175.JPG



DSC01176.JPG



DSC01177.JPG



DSC01178.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING D**

## **ROOM 140**



DSC01150.JPG



DSC01151.JPG



DSC01152.JPG



DSC01153.JPG



DSC01154.JPG



DSC01155.JPG



DSC01156.JPG



DSC01157.JPG



DSC01158.JPG



DSC01159.JPG



DSC01160.JPG



DSC01161.JPG



DSC01162.JPG



DSC01163.JPG



DSC01164.JPG



DSC01165.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING D**

## **ROOM 141**





DSC01135.JPG



DSC01136.JPG



DSC01137.JPG



DSC01138.JPG



DSC01139.JPG



DSC01140.JPG



DSC01141.JPG



DSC01142.JPG



DSC01143.JPG



DSC01144.JPG



DSC01145.JPG



DSC01146.JPG



DSC01147.JPG



DSC01148.JPG



DSC01149.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 142**



DSC01497.JPG



DSC01498.JPG



DSC01499.JPG



DSC01500.JPG



DSC01501.JPG



DSC01502.JPG



DSC01503.JPG



DSC01504.JPG



DSC01505.JPG



DSC01506.JPG



DSC01507.JPG



DSC01508.JPG



DSC01509.JPG



DSC01510.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 143**



DSC01488.JPG



DSC01489.JPG



DSC01490.JPG



DSC01491.JPG



DSC01492.JPG



DSC01493.JPG



DSC01494.JPG



DSC01495.JPG



DSC01496.JPG



**BUILDING D**  
**ROOM 144**



DSC01477.JPG



DSC01478.JPG



DSC01479.JPG



DSC01480.JPG



DSC01481.JPG



DSC01482.JPG



DSC01483.JPG



DSC01484.JPG



DSC01485.JPG



DSC01486.JPG



DSC01487.JPG



# **BUILDING D**

## **ROOM 145**





DSC01464.JPG



DSC01465.JPG



DSC01466.JPG



DSC01467.JPG



DSC01468.JPG



DSC01469.JPG



DSC01470.JPG



DSC01471.JPG



DSC01472.JPG



DSC01473.JPG



DSC01474.JPG



DSC01475.JPG



DSC01476.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 146**



DSC01450.JPG



DSC01451.JPG



DSC01452.JPG



DSC01453.JPG



DSC01454.JPG



DSC01455.JPG



DSC01456.JPG



DSC01457.JPG



DSC01458.JPG



DSC01459.JPG



DSC01460.JPG



DSC01461.JPG



DSC01462.JPG



DSC01463.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 147**



DSC01426.JPG



DSC01427.JPG



DSC01428.JPG



DSC01429.JPG



DSC01430.JPG



DSC01431.JPG



DSC01432.JPG



DSC01433.JPG



DSC01434.JPG



DSC01435.JPG



DSC01436.JPG



DSC01437.JPG



DSC01438.JPG



DSC01439.JPG



DSC01440.JPG



DSC01441.JPG



DSC01442.JPG



DSC01443.JPG



DSC01444.JPG



DSC01445.JPG



DSC01446.JPG



DSC01447.JPG



DSC01448.JPG



DSC01449.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING D**

## **ROOM 148**





DSC01415.JPG



DSC01416.JPG



DSC01417.JPG



DSC01418.JPG



DSC01419.JPG



DSC01420.JPG



DSC01421.JPG



DSC01422.JPG



DSC01423.JPG



DSC01424.JPG



DSC01425.JPG



# **BUILDING D**

## **ROOM 149**



DSC01403.JPG



DSC01404.JPG



DSC01405.JPG



DSC01406.JPG



DSC01407.JPG



DSC01408.JPG



DSC01409.JPG



DSC01410.JPG



DSC01411.JPG



DSC01412.JPG



DSC01413.JPG



DSC01414.JPG



# **BUILDING D**

## **ROOM 150**



DSC01388.JPG



DSC01389.JPG



DSC01390.JPG



DSC01391.JPG



DSC01392.JPG



DSC01393.JPG



DSC01394.JPG



DSC01395.JPG



DSC01396.JPG



DSC01397.JPG



DSC01398.JPG



DSC01399.JPG





DSC01400.JPG



DSC01401.JPG



DSC01402.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING D**

## **ROOM 151**



DSC01375.JPG



DSC01376.JPG



DSC01377.JPG



DSC01378.JPG



DSC01379.JPG



DSC01380.JPG



DSC01381.JPG



DSC01382.JPG



DSC01383.JPG



DSC01384.JPG



DSC01385.JPG



DSC01386.JPG



DSC01387.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING D**

## **ROOM 152**





DSC01360.JPG



DSC01361.JPG



DSC01362.JPG



DSC01363.JPG



DSC01364.JPG



DSC01365.JPG



DSC01366.JPG



DSC01367.JPG



DSC01368.JPG



DSC01369.JPG



DSC01370.JPG



DSC01371.JPG



DSC01372.JPG



DSC01373.JPG



DSC01374.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



**BUILDING D**  
**ROOM 153**



DSC01349.JPG



DSC01350.JPG



DSC01351.JPG



DSC01352.JPG



DSC01353.JPG



DSC01354.JPG



DSC01355.JPG



DSC01356.JPG



DSC01357.JPG



DSC01358.JPG



DSC01359.JPG



# **BUILDING D ROOM 153 STOR**





DSC01344.JPG



DSC01345.JPG



DSC01346.JPG



DSC01347.JPG



DSC01348.JPG



**BUILDING D**  
**ROOM 183**



DSC01517.JPG



DSC01518.JPG



DSC01519.JPG



DSC01520.JPG



DSC01521.JPG



DSC01522.JPG



DSC01523.JPG



DSC01524.JPG



DSC01525.JPG



# **BUILDING D**

## **ROOM 184**



DSC01526.JPG



DSC01527.JPG



DSC01528.JPG



DSC01529.JPG



DSC01530.JPG



DSC01531.JPG



DSC01532.JPG



DSC01533.JPG



# **BUILDING D**

## **ROOM 185**





DSC01534.JPG



DSC01535.JPG



DSC01536.JPG



DSC01537.JPG



DSC01538.JPG



DSC01539.JPG



DSC01540.JPG



DSC01541.JPG



# **BUILDING D**

## **ROOM 186**



DSC01555.JPG



DSC01556.JPG



DSC01557.JPG



# **BUILDING D**

## **ROOM 187**



DSC01551.JPG



DSC01552.JPG



DSC01553.JPG



DSC01554.JPG



# **BUILDING D**

## **ROOM 188**





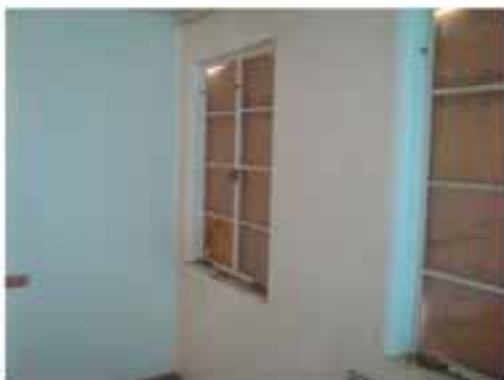
DSC01542.JPG



DSC01543.JPG



DSC01544.JPG



DSC01545.JPG



DSC01546.JPG



DSC01547.JPG



DSC01548.JPG



DSC01549.JPG



DSC01550.JPG



# **BUILDING D EXTERIOR**



DSC01287.JPG



DSC01293.JPG



DSC01294.JPG



DSC01295.JPG



DSC01321.JPG



DSC01322.JPG



DSC01323.JPG



DSC01324.JPG



DSC01325.JPG



DSC01326.JPG



DSC01327.JPG



DSC01328.JPG





DSC01329.JPG



DSC01330.JPG



DSC01331.JPG



DSC01332.JPG



DSC01333.JPG



DSC01334.JPG



DSC01335.JPG



DSC01336.JPG



DSC01337.JPG



DSC01338.JPG



DSC01339.JPG



DSC01340.JPG



DSC01341.JPG



DSC01342.JPG



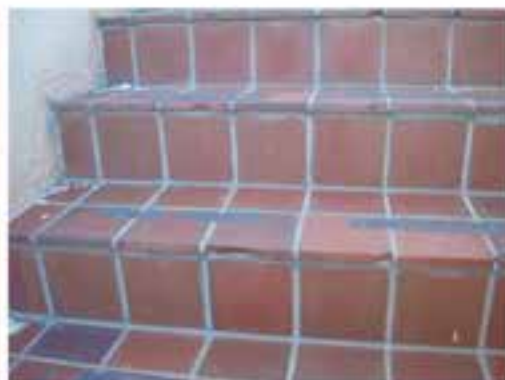
DSC01343.JPG



DSC01511.JPG



DSC01512.JPG



DSC01513.JPG



DSC01514.JPG



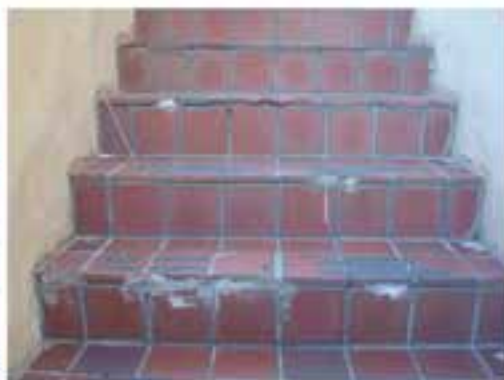
DSC01515.JPG



DSC01516.JPG



DSC01558.JPG



DSC01559.JPG



DSC01560.JPG



# **BUILDING D ROOF**





IMGP1668.JPG



IMGP1669.JPG



IMGP1670.JPG



IMGP1671.JPG



IMGP1672.JPG



IMGP1673.JPG



IMGP1674.JPG



IMGP1675.JPG



IMGP1676.JPG



IMGP1677.JPG



IMGP1678.JPG



IMGP1679.JPG





IMGP1680.JPG



IMGP1681.JPG



IMGP1682.JPG



IMGP1683.JPG



IMGP1684.JPG



IMGP1685.JPG



IMGP1686.JPG



IMGP1687.JPG



IMGP1688.JPG



IMGP1689.JPG



IMGP1690.JPG



IMGP1691.JPG





IMGP1692.JPG



IMGP1693.JPG



IMGP1694.JPG



IMGP1695.JPG



IMGP1696.JPG



IMGP1697.JPG



IMGP1698.JPG



IMGP1699.JPG



IMGP1700.JPG



IMGP1701.JPG



IMGP1702.JPG



IMGP1703.JPG





IMGP1704.JPG



IMGP1705.JPG



IMGP1706.JPG



IMGP1707.JPG



IMGP1708.JPG



IMGP1709.JPG



IMGP1710.JPG



IMGP1711.JPG



IMGP1712.JPG



IMGP1713.JPG



IMGP1714.JPG



IMGP1715.JPG





IMGP1716.JPG



IMGP1717.JPG



IMGP1718.JPG



IMGP1719.JPG



IMGP1720.JPG



IMGP1721.JPG



IMGP1722.JPG



IMGP1723.JPG



IMGP1724.JPG



IMGP1725.JPG



IMGP1726.JPG



IMGP1727.JPG



IMGP1825.JPG



IMGP1841.JPG



IMGP1842.JPG



IMGP1843.JPG



IMGP1853.JPG



IMGP1854.JPG



IMGP1855.JPG



IMGP1856.JPG





# **BUILDING E**

## **1<sup>ST</sup> FLOOR**



DSC00594.JPG



DSC00595.JPG



DSC00596.JPG



DSC00597.JPG



DSC00598.JPG



DSC00599.JPG



DSC00600.JPG



DSC00601.JPG



DSC00602.JPG



DSC00603.JPG



DSC00604.JPG



DSC00605.JPG



DSC00606.JPG



DSC00607.JPG



DSC00608.JPG



DSC00609.JPG



DSC00610.JPG



DSC00611.JPG



DSC00612.JPG



DSC00613.JPG



DSC00614.JPG



DSC00702.JPG



DSC00703.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING E**

## **2<sup>ND</sup> FLOOR**





DSC00615.JPG



DSC00616.JPG



DSC00617.JPG



DSC00618.JPG



DSC00619.JPG



DSC00620.JPG



DSC00621.JPG



DSC00622.JPG



DSC00623.JPG



DSC00624.JPG



DSC00625.JPG



DSC00626.JPG





DSC00627.JPG



DSC00628.JPG



DSC00629.JPG



DSC00630.JPG



DSC00631.JPG



DSC00632.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING E LOBBY**



DSC00580.JPG



DSC00581.JPG



DSC00582.JPG



DSC00583.JPG



DSC00584.JPG



DSC00585.JPG



DSC00586.JPG



DSC00587.JPG



DSC00588.JPG



DSC00589.JPG



DSC00590.JPG



DSC00591.JPG



DSC00592.JPG



DSC00593.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK





# **BUILDING E ROOF**



IMGP1813.JPG



IMGP1814.JPG



IMGP1815.JPG



IMGP1816.JPG



IMGP1817.JPG



IMGP1818.JPG



IMGP1819.JPG



IMGP1820.JPG



IMGP1821.JPG



IMGP1822.JPG



IMGP1823.JPG



IMGP1824.JPG



IMGP1844.JPG



IMGP1845.JPG



IMGP1849.JPG



IMGP1850.JPG



IMGP1851.JPG



IMGP1852.JPG



# **BUILDING F**

## **ROOM 154**





IMGP0345.JPG



IMGP0360.JPG



IMGP0361.JPG



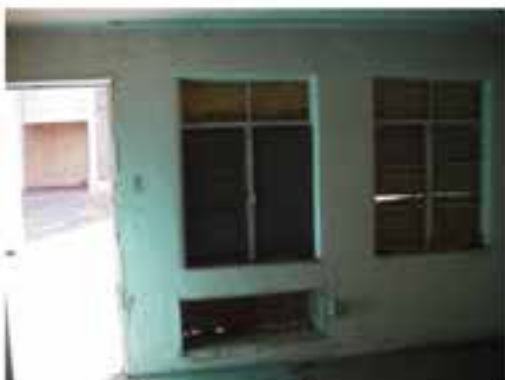
IMGP0362.JPG



IMGP0363.JPG



IMGP0364.JPG



IMGP0365.JPG



IMGP0366.JPG



IMGP0367.JPG



IMGP0368.JPG



IMGP0369.JPG



IMGP0370.JPG



IMGP0371.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F ROOM 154 STOR**



IMGP0346.JPG



IMGP0347.JPG



IMGP0348.JPG



IMGP0349.JPG



IMGP0350.JPG



IMGP0351.JPG



IMGP0352.JPG



IMGP0353.JPG



IMGP0354.JPG



IMGP0355.JPG



IMGP0356.JPG



IMGP0357.JPG



IMGP0358.JPG



IMGP0359.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 155**





IMGP0372.JPG



IMGP0373.JPG



IMGP0374.JPG



IMGP0375.JPG



IMGP0376.JPG



IMGP0377.JPG



IMGP0378.JPG



IMGP0379.JPG



IMGP0380.JPG



# **BUILDING F**

## **ROOM 156**



IMGP0381.JPG



IMGP0382.JPG



IMGP0383.JPG



IMGP0384.JPG



IMGP0385.JPG



IMGP0386.JPG



IMGP0387.JPG



IMGP0388.JPG



IMGP0389.JPG



IMGP0390.JPG



IMGP0391.JPG



# **BUILDING F**

## **ROOM 157**



IMGP0392.JPG



IMGP0393.JPG



IMGP0394.JPG



IMGP0395.JPG



IMGP0396.JPG



IMGP0397.JPG



IMGP0398.JPG



IMGP0399.JPG



IMGP0400.JPG





# **BUILDING F**

## **ROOM 158**





IMGP0401.JPG



IMGP0402.JPG



IMGP0403.JPG



IMGP0404.JPG



IMGP0405.JPG



IMGP0406.JPG



IMGP0407.JPG



IMGP0408.JPG



IMGP0409.JPG



# **BUILDING F**

## **ROOM 159**



IMGP0410.JPG



IMGP0411.JPG



IMGP0412.JPG



IMGP0413.JPG



IMGP0414.JPG



IMGP0415.JPG



IMGP0416.JPG



IMGP0417.JPG



IMGP0418.JPG



IMGP0419.JPG



IMGP0420.JPG



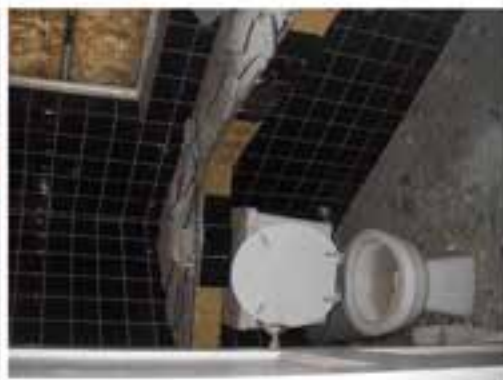
IMGP0421.JPG



IMGP0422.JPG



IMGP0423.JPG



IMGP0424.JPG



IMGP0425.JPG



IMGP0426.JPG



IMGP0427.JPG



IMGP0428.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 160**





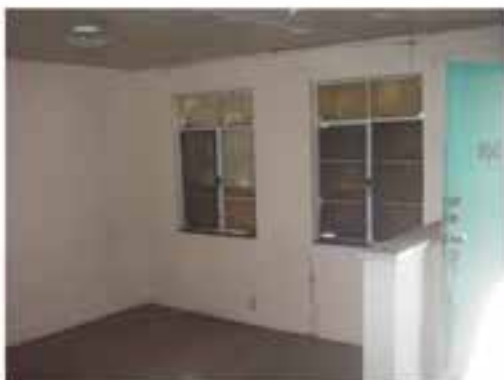
IMGP0429.JPG



IMGP0430.JPG



IMGP0431.JPG



IMGP0432.JPG



IMGP0433.JPG



IMGP0434.JPG



IMGP0435.JPG



IMGP0436.JPG



IMGP0437.JPG



IMGP0438.JPG



IMGP0439.JPG



IMGP0440.JPG



IMGP0441.JPG



IMGP0442.JPG



IMGP0443.JPG



IMGP0444.JPG



IMGP0445.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 161**



IMGP0446.JPG



IMGP0447.JPG



IMGP0448.JPG



IMGP0449.JPG



IMGP0450.JPG



IMGP0451.JPG



IMGP0452.JPG



IMGP0453.JPG



IMGP0454.JPG



IMGP0455.JPG



IMGP0456.JPG



IMGP0457.JPG



IMGP0458.JPG



IMGP0459.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 162**



IMGP0460.JPG



IMGP0461.JPG



IMGP0462.JPG



IMGP0463.JPG



IMGP0464.JPG



IMGP0465.JPG



IMGP0466.JPG



IMGP0467.JPG



IMGP0468.JPG



IMGP0469.JPG



IMGP0470.JPG



IMGP0471.JPG



IMGP0472.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 163**





IMGP0473.JPG



IMGP0474.JPG



IMGP0475.JPG



IMGP0476.JPG



IMGP0477.JPG



IMGP0478.JPG



IMGP0479.JPG



IMGP0480.JPG



IMGP0481.JPG



IMGP0482.JPG



IMGP0483.JPG



IMGP0484.JPG



# **BUILDING F**

## **ROOM 164**



IMGP0485.JPG



IMGP0486.JPG



IMGP0487.JPG



IMGP0488.JPG



IMGP0489.JPG



IMGP0490.JPG



IMGP0491.JPG



IMGP0492.JPG



# **BUILDING F**

## **ROOM 165**



IMGP0493.JPG



IMGP0494.JPG



IMGP0495.JPG



IMGP0496.JPG



IMGP0497.JPG



IMGP0498.JPG



IMGP0499.JPG



IMGP0500.JPG



IMGP0501.JPG



IMGP0502.JPG



IMGP0503.JPG



IMGP0504.JPG



IMGP0505.JPG





THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F**

## **ROOM 166**



IMGP0506.JPG



IMGP0507.JPG



IMGP0508.JPG



IMGP0509.JPG



IMGP0510.JPG



IMGP0511.JPG



IMGP0512.JPG



IMGP0513.JPG



IMGP0514.JPG



IMGP0515.JPG



IMGP0516.JPG



IMGP0517.JPG



IMGP0518.JPG



IMGP0519.JPG



IMGP0520.JPG



IMGP0521.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING F ROOF**





IMGP1728.JPG



IMGP1729.JPG



IMGP1730.JPG



IMGP1731.JPG



IMGP1732.JPG



IMGP1733.JPG



IMGP1734.JPG



IMGP1735.JPG



IMGP1736.JPG



IMGP1737.JPG



IMGP1738.JPG



IMGP1739.JPG





IMGP1740.JPG



IMGP1741.JPG



IMGP1742.JPG



IMGP1743.JPG



IMGP1744.JPG



IMGP1745.JPG



IMGP1746.JPG



IMGP1747.JPG



IMGP1748.JPG



IMGP1749.JPG



IMGP1750.JPG



IMGP1751.JPG





IMGP1752.JPG



IMGP1753.JPG



IMGP1754.JPG



IMGP1755.JPG



IMGP1756.JPG



IMGP1757.JPG



IMGP1758.JPG



IMGP1759.JPG



IMGP1760.JPG



IMGP1761.JPG



IMGP1762.JPG



IMGP1763.JPG



IMGP1764.JPG

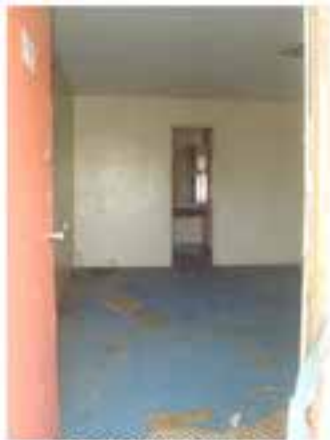


# **BUILDING G**

## **ROOM 167**



DSC00688.JPG



DSC00689.JPG



DSC00690.JPG



DSC00691.JPG



DSC00692.JPG



DSC00693.JPG



DSC00694.JPG



DSC00695.JPG



DSC00696.JPG



DSC00697.JPG



DSC00698.JPG



DSC00699.JPG





DSC00700.JPG



DSC00701.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING G**

## **ROOM 168**



DSC00678.JPG



DSC00679.JPG



DSC00680.JPG



DSC00681.JPG



DSC00682.JPG



DSC00683.JPG



DSC00684.JPG



DSC00685.JPG



DSC00686.JPG



DSC00687.JPG



# **BUILDING G**

## **ROOM 169**



DSC00666.JPG



DSC00667.JPG



DSC00668.JPG



DSC00669.JPG



DSC00670.JPG



DSC00671.JPG



DSC00672.JPG



DSC00673.JPG



DSC00674.JPG



DSC00675.JPG



DSC00676.JPG



DSC00677.JPG





# **BUILDING G**

## **ROOM 170**



DSC00658.JPG



DSC00659.JPG



DSC00660.JPG



DSC00661.JPG



DSC00662.JPG



DSC00663.JPG



DSC00664.JPG



DSC00665.JPG



IMGP0725.JPG



IMGP0726.JPG



# **BUILDING G ROOM 171**



IMGP0713.JPG



IMGP0714.JPG



IMGP0715.JPG



IMGP0716.JPG



IMGP0717.JPG



IMGP0718.JPG



IMGP0719.JPG



IMGP0720.JPG



IMGP0721.JPG



IMGP0722.JPG



IMGP0723.JPG



IMGP0724.JPG



# **BUILDING G ROOM 172**



IMGP0704.JPG



IMGP0705.JPG



IMGP0706.JPG



IMGP0707.JPG



IMGP0708.JPG



IMGP0709.JPG



IMGP0710.JPG



IMGP0711.JPG



IMGP0712.JPG





**BUILDING G**  
**ROOM 173**



IMGP0692.JPG



IMGP0693.JPG



IMGP0694.JPG



IMGP0695.JPG



IMGP0696.JPG



IMGP0697.JPG



IMGP0698.JPG



IMGP0699.JPG



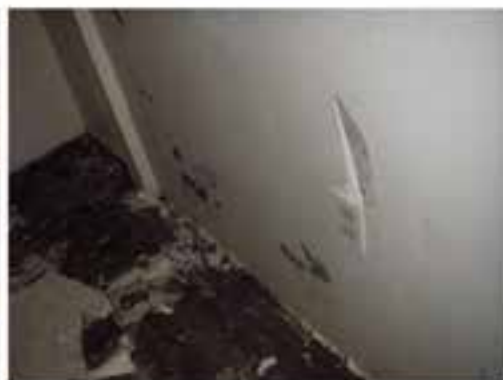
IMGP0700.JPG



IMGP0701.JPG



IMGP0702.JPG



IMGP0703.JPG



**BUILDING G**  
**ROOM 174**



IMGP0682.JPG



IMGP0683.JPG



IMGP0684.JPG



IMGP0685.JPG



IMGP0686.JPG



IMGP0687.JPG



IMGP0688.JPG



IMGP0689.JPG



IMGP0690.JPG



IMGP0691.JPG



# **BUILDING G ROOM 175**



IMGP0674.JPG



IMGP0675.JPG



IMGP0676.JPG



IMGP0677.JPG



IMGP0678.JPG



IMGP0679.JPG



IMGP0680.JPG



IMGP0681.JPG





# **BUILDING G**

## **ROOM 176**



IMGP0663.JPG



IMGP0664.JPG



IMGP0665.JPG



IMGP0666.JPG



IMGP0667.JPG



IMGP0668.JPG



IMGP0669.JPG



IMGP0670.JPG



IMGP0671.JPG



IMGP0672.JPG



IMGP0673.JPG



# **BUILDING G**

## **ROOM 177**



IMGP0644.JPG



IMGP0645.JPG



IMGP0646.JPG



IMGP0647.JPG



IMGP0648.JPG



IMGP0649.JPG



IMGP0650.JPG



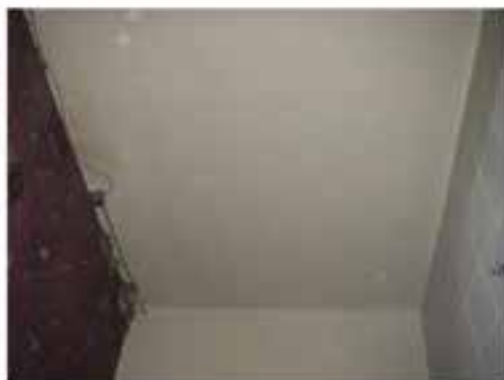
IMGP0651.JPG



IMGP0652.JPG



IMGP0653.JPG



IMGP0654.JPG



IMGP0655.JPG



IMGP0656.JPG



IMGP0657.JPG



IMGP0658.JPG



IMGP0659.JPG



IMGP0660.JPG



IMGP0661.JPG



IMGP0662.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK





# **BUILDING G**

## **ROOM 178**



IMGP0634.JPG



IMGP0635.JPG



IMGP0636.JPG



IMGP0637.JPG



IMGP0638.JPG



IMGP0639.JPG



IMGP0640.JPG



IMGP0641.JPG



IMGP0642.JPG



IMGP0643.JPG



# **BUILDING G ROOM 179**



IMGP0613.JPG



IMGP0614.JPG



IMGP0615.JPG



IMGP0616.JPG



IMGP0617.JPG



IMGP0618.JPG



IMGP0619.JPG



IMGP0620.JPG



IMGP0621.JPG



IMGP0622.JPG



# **BUILDING G ROOM 180**



IMGP0589.JPG



IMGP0590.JPG



IMGP0591.JPG



IMGP0592.JPG



IMGP0593.JPG



IMGP0594.JPG



IMGP0595.JPG



IMGP0596.JPG



IMGP0597.JPG



IMGP0598.JPG



IMGP0599.JPG



IMGP0600.JPG





IMGP0601.JPG



IMGP0602.JPG



IMGP0603.JPG



IMGP0604.JPG



IMGP0605.JPG



IMGP0606.JPG



IMGP0607.JPG



IMGP0608.JPG



IMGP0609.JPG



IMGP0610.JPG



IMGP0611.JPG



IMGP0612.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING G ROOM 181**



IMGP0578.JPG



IMGP0579.JPG



IMGP0580.JPG



IMGP0581.JPG



IMGP0582.JPG



IMGP0583.JPG



IMGP0584.JPG



IMGP0585.JPG



IMGP0586.JPG



IMGP0587.JPG



IMGP0588.JPG



# **BUILDING G**

## **ROOM 182**





IMGP0561.JPG



IMGP0562.JPG



IMGP0563.JPG



IMGP0564.JPG



IMGP0565.JPG



IMGP0566.JPG



IMGP0567.JPG



IMGP0568.JPG



IMGP0569.JPG



IMGP0570.JPG



IMGP0571.JPG



IMGP0572.JPG





IMGP0573.JPG



IMGP0574.JPG



IMGP0575.JPG



IMGP0576.JPG



IMGP0577.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING G TURQUOISE ROOM**



DSC00652.JPG



DSC00653.JPG



IMGP0522.JPG



IMGP0523.JPG



IMGP0524.JPG



IMGP0525.JPG



IMGP0526.JPG



IMGP0527.JPG



IMGP0528.JPG



IMGP0529.JPG



IMGP0530.JPG



IMGP0531.JPG



IMGP0532.JPG



IMGP0533.JPG



IMGP0534.JPG



IMGP0535.JPG



IMGP0536.JPG



IMGP0537.JPG



IMGP0538.JPG



IMGP0539.JPG



IMGP0540.JPG



IMGP0541.JPG



IMGP0542.JPG



IMGP0543.JPG





IMGP0544.JPG



IMGP0545.JPG



IMGP0546.JPG



IMGP0547.JPG



IMGP0548.JPG



IMGP0549.JPG



IMGP0550.JPG



IMGP0551.JPG



IMGP0552.JPG



IMGP0553.JPG



IMGP0554.JPG



IMGP0555.JPG





IMGP0556.JPG



IMGP0557.JPG



IMGP0558.JPG



IMGP0559.JPG



IMGP0560.JPG



THIS PAGE  
INTENTIONALLY  
LEFT BLANK



# **BUILDING G ROOF**



IMGP1771.JPG



IMGP1772.JPG



IMGP1773.JPG



IMGP1774.JPG



IMGP1775.JPG



IMGP1776.JPG



IMGP1777.JPG



IMGP1778.JPG



IMGP1779.JPG



IMGP1780.JPG



IMGP1781.JPG



IMGP1782.JPG





IMGP1783.JPG



IMGP1784.JPG



IMGP1785.JPG



IMGP1786.JPG



IMGP1787.JPG



IMGP1788.JPG



IMGP1789.JPG



IMGP1790.JPG



IMGP1791.JPG



IMGP1792.JPG



IMGP1793.JPG



IMGP1794.JPG





IMGP1795.JPG



IMGP1796.JPG



IMGP1797.JPG



IMGP1798.JPG



IMGP1799.JPG



IMGP1800.JPG



IMGP1801.JPG



IMGP1802.JPG



IMGP1803.JPG



IMGP1804.JPG



IMGP1805.JPG



IMGP1806.JPG





IMGP1807.JPG



IMGP1808.JPG



IMGP1809.JPG



IMGP1810.JPG



IMGP1811.JPG



IMGP1812.JPG