



Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department **GSD**

Facilities Management Division **FMD**

and the

Capitol Buildings Planning Commission

July 2021



Architectural Research Consultants, Incorporated

✉ Albuquerque, New Mexico ☎ 505-842-1254 🌐 <https://www.arcplanning.com>

New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM

Evaluation Date: 2020-07-23

Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		
Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	\$8,661,296
Cost per GSF:	\$272.00	FCI Cost:	\$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1% <div style="width: 70.1%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	282.5	79.1% <div style="width: 79.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	252.0	188.0	74.6% <div style="width: 74.6%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	843.0	634.5	75.3% <div style="width: 75.3%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

- * The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
- * Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
- * The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
- * A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
- * A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
- * Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment



The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.



The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties

A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The enclosure is in good condition and contains a lockable gate.

Safety/Security

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

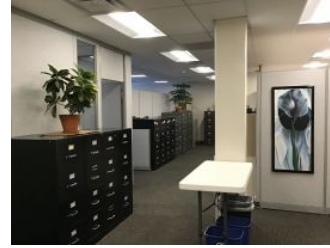
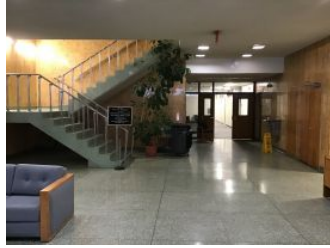
The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes

The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.



Building Assessment



The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.



A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems

The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near capacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security

The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance

The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.



Adequacy and Environment



The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support

The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.



Building Additions/Issues

1. Concha y Ortiz

Constructed:

Square Feet: 31843 GSF

Foundation/Slab/Structure: Masonry

Roof: Single-ply membrane

Exterior Walls: Stucco

HVAC: Gas boilers, chiller, forced air

Fire Protection: Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator



New Mexico General Services Department FCA 2020
 01-001-00018 · Concha Ortiz y Pino Building
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	\$52,076	\$66,397
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	\$658,056	\$881,795
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	\$14,417	\$19,319
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	\$22,898	\$29,195
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	\$9,615	\$12,259
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	\$403,315	\$540,443
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	\$906	\$1,214
01-001-00018.2008	4.04.E01.5.	Interior Renovation	\$4,052,977	\$5,430,989
Total of Project Budgets				\$6,981,611



Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish walkway	1.1116	1,000.0	SF	1.00	\$3.65	\$3,650
2 Install walkways	1.1118	1,000.0	SF	1.00	\$15.03	\$15,030
3 Install stairs	2.3223	4.0	Riser	1.00	\$551.30	\$2,205
4 Install handrails	1.1212	16.0	LF	1.00	\$73.06	\$1,169
5 Replace open stairs	2.3224	7.0	Riser	0.50	\$673.97	\$2,359
6 Install ramp	1.1219	30.0	LF	1.00	\$851.78	\$25,553
7 Install handrail extensions	1.1211	2.0	Pair	1.00	\$373.75	\$748
8 Install edge protection	1.1215	110.0	LF	1.00	\$10.35	\$1,139
9 Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	\$44.67	\$223
Maximum Allowable Construction Cost						\$52,076
Total Project Cost						\$66,397



Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 04. **Type 2:** A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	\$548.38	\$658,056
Maximum Allowable Construction Cost						\$658,056
Total Project Cost						\$881,795



Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	\$102.98	\$14,417
Maximum Allowable Construction Cost							\$14,417
Total Project Cost							\$19,319



Project 01-001-00018.2004 · Site Improvements - Landscape

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	\$8.56	\$22,898
Maximum Allowable Construction Cost							\$22,898
Total Project Cost							\$29,195



Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 4. **Type 1:** 06. **Type 2:** B04. **P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	\$6.41	\$9,615
Maximum Allowable Construction Cost							\$9,615
Total Project Cost							\$12,259



Project 01-001-00018.2006 · Exterior Improvements

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 10. **Type 1:** 05. **Type 2:** C01. **P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	\$3,014.04	\$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	\$2,828.93	\$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	\$131.20	\$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	\$6.41	\$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	\$1.48	\$19,240
Maximum Allowable Construction Cost							\$403,315
Total Project Cost							\$540,443



Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 2. **Type 1:** 05. **Type 2:** A01. **P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	\$1,812.40	\$906
Maximum Allowable Construction Cost							\$906
Total Project Cost							\$1,214



Project 01-001-00018.2008 · Interior Renovation

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 4. **Type 1:** 04. **Type 2:** E01. **P/Class:** 5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	\$127.28	\$4,052,977
Maximum Allowable Construction Cost							\$4,052,977
Total Project Cost							\$5,430,989





Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:
Facilities Condition Assessment Summary

The State of New Mexico
General Services Department **GSD**
Facilities Management Division **FMD**

and the
Capitol Buildings Planning Commission

April 2021



Architectural Research Consultants, Incorporated

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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		
Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$305,375
Cost per GSF:	\$175.00	FCI Cost:	\$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3% <div style="width: 49.3%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	170.0	47.6% <div style="width: 47.6%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	262.0	130.0	49.6% <div style="width: 49.6%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	842.0	410.0	48.7% <div style="width: 48.7%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior

Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

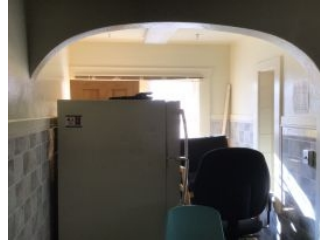
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.



Adequacy and Environment



The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support

The building does not have an accessible ramp at the entry.

Program Spaces

All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.



Building Additions/Issues

1. Casita - 402 Don Gaspar

Constructed: 1930

Square Feet: 1745 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Coated membrane

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted cooling, basement boiler

Fire Protection: Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00019 · 402 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	\$24,397	\$31,107
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	\$201,147	\$269,537
01-001-00019.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$84,713	\$113,515
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	\$180,975	\$242,506
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	\$3,680	\$4,398
Total of Project Budgets				\$706,034



Project 01-001-00019.2001 · Landscaping Upgrades

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost						\$6,386
Total Project Cost						\$8,142



Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
 Category: 3. Type 1: 06. Type 2: A03.1. P/Class: 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	\$454.35	\$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	\$1,084.43	\$21,689
Maximum Allowable Construction Cost							\$24,397
Total Project Cost							\$31,107



Project 01-001-00019.2003 · Exterior Building Improvements

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	172.0	SF	1.00	\$59.59	\$10,249
2 Demo doors and frames	2.2111	4.0	EA	1.00	\$147.75	\$591
3 Install wood door	2.2126	4.0	EA	1.00	\$2,812.08	\$11,248
4 Paint doorframes	2.2135	84.0	LF	1.00	\$1.56	\$131
5 Repair and re-stucco building	2.2321	23,436.0	SF	1.00	\$6.41	\$150,225
6 Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	\$20,000.00	\$20,000
7 Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	\$1,552.50	\$7,763
8 Install building identification sign	2.3614	1.0	EA	3.00	\$313.40	\$940
Maximum Allowable Construction Cost						\$201,147
Total Project Cost						\$269,537



Project 01-001-00019.2004 · Security Upgrades

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost							\$27,485
Total Project Cost							\$36,830



Project 01-001-00019.2005 · ADA Compliance: Interior

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

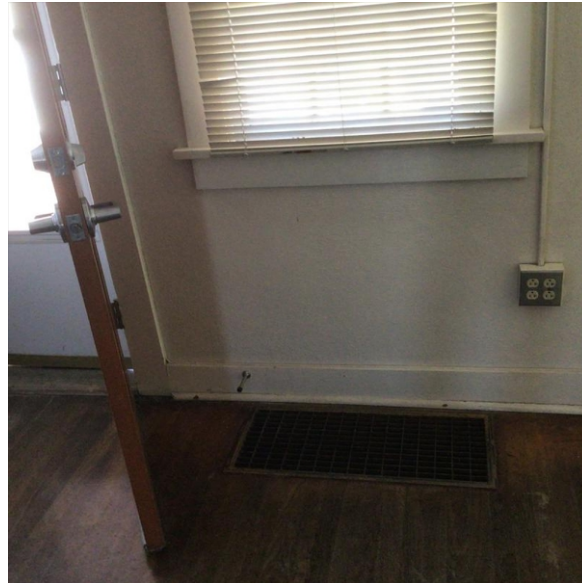
Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	\$154.25	\$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	\$1,539.61	\$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	\$1,307.65	\$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	\$41.35	\$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	\$673.97	\$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	\$2,472.96	\$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	\$2,812.08	\$22,497
Maximum Allowable Construction Cost							\$84,713
Total Project Cost							\$113,515



Project 01-001-00019.2006 · Interior Refurbishment

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** E01. **P/Class:** 3.



Project Description

The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	\$100.57	\$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	\$13.70	\$5,480
Maximum Allowable Construction Cost							\$180,975
Total Project Cost							\$242,506



Project 01-001-00019.2007 · Hazardous Materials

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		
Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$213,325
Cost per GSF:	\$175.00	FCI Cost:	\$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0% <div style="width: 63%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	189.5	53.1% <div style="width: 53.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	167.0	95.5	57.2% <div style="width: 57.2%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	739.0	420.5	56.9% <div style="width: 56.9%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment



The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

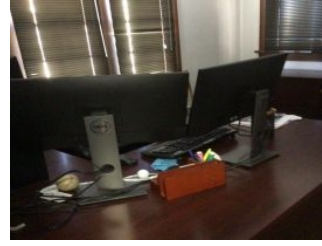
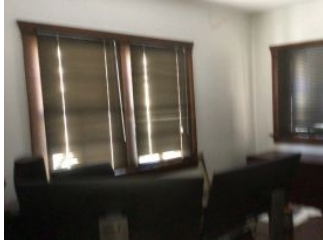
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

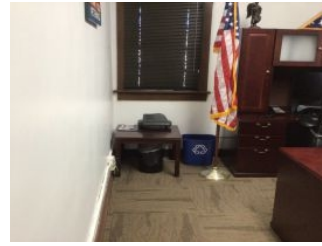
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.



Adequacy and Environment



The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support

The stairs to the basement do not meet the current building code.

Program Spaces

Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 406 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.



New Mexico General Services Department FCA 2020
 01-001-00020 · 406 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	\$2,022	\$2,578
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	\$38,041	\$48,502
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	\$134,999	\$180,899
01-001-00020.2004	4.05.D06.3.	Security Upgrades	\$24,495	\$32,823
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$58,077	\$77,824
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$347,023



Project 01-001-00020.2001 · Landscaping Upgrades

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	\$2.71	\$2,022
Maximum Allowable Construction Cost							\$2,022
Total Project Cost							\$2,578



Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	\$1,084.43	\$35,786
Maximum Allowable Construction Cost							\$38,041
Total Project Cost							\$48,502



Project 01-001-00020.2003 · Exterior Building Improvements

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
2	Replace windows	2.2226	164.0	SF	1.00	\$59.59	\$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	\$20,000.00	\$20,000
Maximum Allowable Construction Cost							\$134,999
Total Project Cost							\$180,899



Project 01-001-00020.2004 · Security Upgrades

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

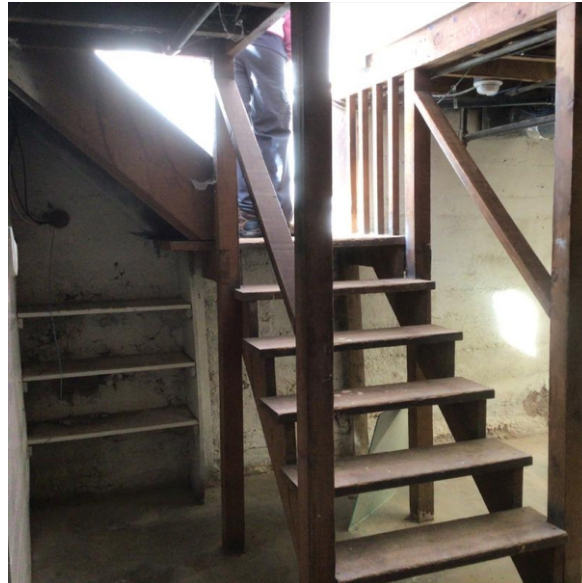
Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	\$2,990.00	\$8,970
Maximum Allowable Construction Cost							\$24,495
Total Project Cost							\$32,823



Project 01-001-00020.2005 · ADA Compliance: Interior

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	\$154.25	\$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	\$41.35	\$83
5	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	\$2,472.96	\$19,784
8	Install door	2.2126	8.0	EA	1.00	\$2,812.08	\$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	\$1,340.47	\$1,340
Maximum Allowable Construction Cost							\$58,077
Total Project Cost							\$77,824



Project 01-001-00020.2006 · Hazardous Materials Study

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8% <div style="width: 59.8%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	189.5	53.1% <div style="width: 53.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	167.0	95.5	57.2% <div style="width: 57.2%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	754.0	422.5	56.0% <div style="width: 56.0%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior

The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems

Overhead lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment



The driveway leading to the garage is in poor condition.

Support

The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

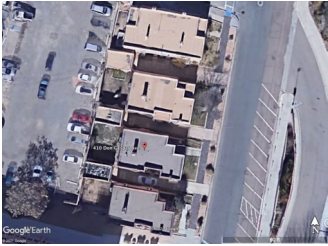


Building Additions/Issues

1. Casita Garage - 406 Don Gaspar

Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00024 · 406 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	\$19,208	\$25,738
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility: 406 Garage **IDNO:** 01-001-00024
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00024.2002 · Hazardous Materials Study

Facility: 406 Garage **IDNO:** 01-001-00024
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		
Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$268,100
Cost per GSF:	\$175.00	FCI Cost:	\$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6% <div style="width: 55.6%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	347.0	178.5	51.4% <div style="width: 51.4%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	247.0	120.5	48.8% <div style="width: 48.8%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	827.0	428.5	51.8% <div style="width: 51.8%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

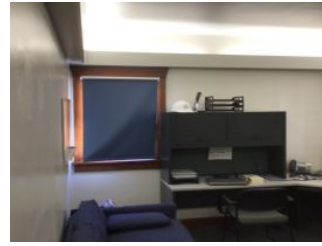
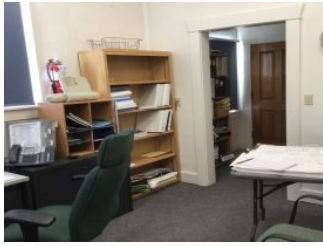
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.



Adequacy and Environment



The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces

The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 410 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00014 · 410 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	\$2,462	\$3,138
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	\$159,805	\$214,138
01-001-00014.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$41,190	\$55,195
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$321,841



Project 01-001-00014.2001 · Landscaping Upgrades

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost							\$6,386
Total Project Cost							\$8,142



Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 06. **Type 2:** B03. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	\$10.35	\$207
Maximum Allowable Construction Cost							\$2,462
Total Project Cost							\$3,138



Project 01-001-00014.2003 · Exterior Building Improvements

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	450.0	SF	1.00	\$59.59	\$26,816
2 Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
3 Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	\$20,000.00	\$20,000
4 Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	\$1,552.50	\$7,763
Maximum Allowable Construction Cost						\$159,805
Total Project Cost						\$214,138



Project 01-001-00014.2004 · Security Upgrades

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

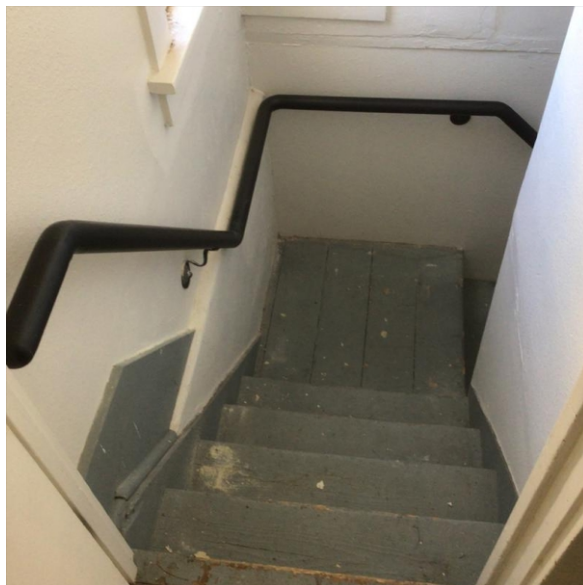
Install security alarm and a surveillance system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2 Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost						\$27,485
Total Project Cost						\$36,830



Project 01-001-00014.2005 · ADA Compliance: Interior

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	\$154.25	\$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	\$41.35	\$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	\$2,472.96	\$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	\$2,812.08	\$14,060
Maximum Allowable Construction Cost							\$41,190
Total Project Cost							\$55,195



Project 01-001-00014.2006 · Hazardous Materials Study

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6% <div style="width: 57.6%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	141.0	78.5	55.7% <div style="width: 55.7%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	15.0	2.5	16.7% <div style="width: 16.7%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	354.0	195.0	55.1% <div style="width: 55.1%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior

The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems

Overhead electrical lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support

The Casita Garage serves as storage for PSFA.



Building Additions/Issues

1. Casita Garage - 410 Don Gaspar

Constructed: 1930

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

HVAC: N/A

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00007 · 410 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	\$19,208	\$25,738
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00007.2001 · Exterior and Site Improvements

Facility: 410 Garage **IDNO:** 01-001-00007
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00007.2002 · Hazardous Materials Study

Facility: 410 Garage **IDNO:** 01-001-00007
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		
Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$213,325
Cost per GSF:	\$175.00	FCI Cost:	\$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4% <div style="width: 55.4%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	169.0	47.3% <div style="width: 47.3%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	257.0	127.0	49.4% <div style="width: 49.4%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	844.0	423.5	50.2% <div style="width: 50.2%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes

An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems

The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

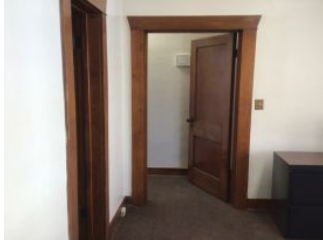
ADA and Code Compliance

The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.



Adequacy and Environment



The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces

The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 414 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00015 · 414 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	\$36,441	\$46,463
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	\$164,462	\$220,379
01-001-00015.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$47,703	\$63,922
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$380,133



Project 01-001-00015.2001 · Landscaping Upgrades

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost							\$6,386
Total Project Cost							\$8,142



Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	\$1,084.43	\$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	\$551.30	\$1,654
Maximum Allowable Construction Cost							\$36,441
Total Project Cost							\$46,463



Project 01-001-00015.2003 · Exterior Building Improvements

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	450.0	SF	1.00	\$59.59	\$26,816
2 Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
3 Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	\$20,000.00	\$20,000
4 Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	\$1,552.50	\$12,420
Maximum Allowable Construction Cost						\$164,462
Total Project Cost						\$220,379



Project 01-001-00015.2004 · Security Upgrades

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost							\$27,485
Total Project Cost							\$36,830



Project 01-001-00015.2005 · ADA Compliance: Interior

Facility: 414 Don Gaspar - Casita	IDNO: 01-001-00015
Category: 3. Type 1: 05. Type 2: A03.3. P/Class:	3.

Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

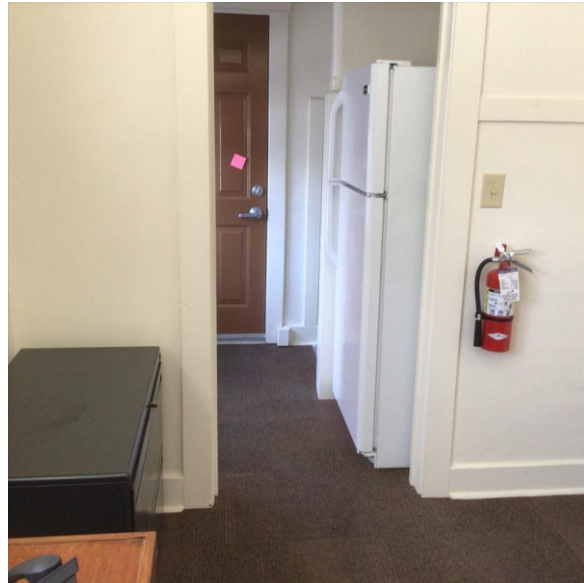
Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	\$154.25	\$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	\$1,340.47	\$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	\$41.35	\$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	\$2,472.96	\$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	\$2,812.08	\$16,872
Maximum Allowable Construction Cost							\$47,703
Total Project Cost							\$63,922



Project 01-001-00015.2006 · Hardous Materials Study

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present. Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
	Maximum Allowable Construction Cost						\$3,680
	Total Project Cost						\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6% <div style="width: 59.6%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	120.0	55.0	45.8% <div style="width: 45.8%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	0.0	0.0	0.0% <div style="width: 0%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	281.0	151.0	53.7% <div style="width: 53.7%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior

The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems

Overhead electrical lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support

The Casita Garage serves as storage for the Early Childhood Education and Care Department.



Building Additions/Issues

1. Casita Garage - 414 Don Gaspar

Constructed: 1930

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

HVAC: Ground-mounted unit

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00008 · 414 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	\$19,208	\$25,738
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00008.2001 · Exterior and Site Improvements

Facility: 414 Garage **IDNO:** 01-001-00008
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00008.2002 · Hazardous Materials Study

Facility: 414 Garage **IDNO:** 01-001-00008
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

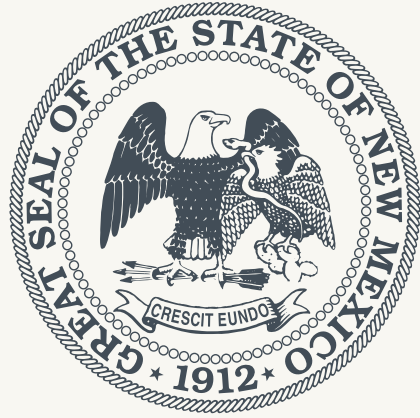
Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398





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