

## Specs for 1614 Paseo

### 1. General Information:

- Building Name: 1614 Paseo De Peralta –(f/k/a Warehouse 21)
- Address: 1614 Paseo De Peralta
- Year Built: 2008
- Architect/Designer: Autotroph Inc.

### 2. Structural Specifications:

- Construction Material(s): Concrete on metal deck, steel truss girder, stucco walls, gypsum drywall ceiling and interior walls
- Number of Floors: Two
- Foundation Type: Concrete slab
- Roof Type: TPO single membrane

### 3. Exterior Features:

- Facade Material: lower level is PC Stucco with acrylic finish, upper level is galvanized break metal
- Window Types: mix of fixed, louvered and horizontal sliding alumni frame double pane throughout
- Exterior Amenities (e.g., balconies, terraces): north south and east galvanized canopy features, approximately 2,000 sf each on the north and south exterior plazas

### 4. Interior Specifications:

- Total Floor Area: first and second floor are each 8,750 sf- total 17,500 sf
- Number of Rooms/Units: see floor plan.
- Room/Unit Types (e.g., office, retail, residential): see floor plans provided,. Large open interior floor plan with perimeter offices and smaller rooms
- Common Areas (e.g., lobby, hallways): standard 5/8' gypsum sheetrock interior wall
- Interior Finishes (e.g., flooring, wall coverings): mix of primarily polished concrete on level one, deck over steel truss on level two

### 5. Mechanical, Electrical, and Plumbing (MEP):

- Heating, Ventilation, and Air Conditioning (HVAC) System: There are two rooftop Carrier units (both are model 4H8JE0114B-L-561) that heat and cool the open spaces on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Both units were manufactured in 2008 and use R-22 refrigerant. There are typical minor leaks on the evaporator coils and the life expectancy for both units is 10-15 years. There are 4 rooftop Modine direct fire heaters (model HBP175SMRLN20A2CR1JEA00). These units were manufactured in 2008. The blower motor for one and the power exhaust motor for 2 units were replaced in 2023 along with the motor starter for these 2 units. With the repairs made to these units there is another 5-8 years of life expectancy. There are 3 Mastercool style evaporative units on the roof, units appear to be manufactured sometime between 2005 and 2008. The media in all units along with belts, copper piping for water lines, pulleys and evaporator pumps were replaced in 2023. With recent repairs the life expectancy is 8 - 10 years
- Electrical System Capacity: two Siemens panels feed the building, they are Siemens Catalog Number P1C42ML400CTS and are 208/120 3 PH 4 W and have

a main lug of 400. There are 2 additional Siemens sub-panels Catalog Number P1C42ML250CBS with a main lug of 250 Amps.

- Plumbing System Details: There is a new Navian tankless water heater (model: 20A2) installed in June of 2023, the life expectancy is 20 years. The backflow preventer for the building located in the southwest mechanical room has been rebuilt in 2023, the life expectancy is 5 to 10 years. Also in 2023, a merc test was performed on the gas line for the building and repairs were made to all joints and connections where leaks were found. New stands were installed for all the piping located on the roof along with all new gas flexes and gas shut off valves, then New Mexico Gas install a new meter and turned the gas back on to the building. In 2023 all bathroom were inspected and any failing or leaking flush valves for toilets and urinals were replaced along with all failing or leaking sink fixtures.

**6. Technology and Communication:**

- Wiring Infrastructure (e.g., fiber optics, Ethernet): wired but not active Comcast internet, fiber line access from Cyber Mesa is located adjacent to the building in the parking area
- Telecommunication Systems: network closet and racks in southwest corner room of first floor

**7. Accessibility:**

- ADA Compliance Features: ADA restrooms on both floors, at grade entrances on north, east and south sides of the building, ADA elevator
- Elevators/Lifts: A Thyssen Krupp hydraulic elevator services the first and second floor. The elevator mechanical room is located adjacent to the elevator shaft on the first floor.
- Emergency Exits and Routes: North and south staircases from second floor lead to code compliant north, east and south egress from the building

**8. Safety and Security:**

- Fire Safety Systems (e.g., sprinklers, alarms): Class 2 fire monitoring system, currently maintained and operated by American Fire Protection Group, Inc
- Security Systems (e.g., cameras, access control): Older Straub system non-operational

**9. Sustainability Features:** No information available

- Energy Efficiency Ratings:
- Water Conservation Systems:
- Sustainable Materials Used:

**10. Legal and Zoning:**

- Current Zoning Classification: Business capital District – see Land Use definitions 14.3 – 14.5
- Any Restrictions or Covenants: **See 0205330 Railyard Master Plan and Design Guidelines and MOU Redevelopment of SF Railyard w AM 1**
- Previous or Intended Use: Previous use was a Teen Center run by the non-profit Warehouse 21

**11. Additional Features:**

- Parking Facilities: Contiguous City of Santa Fe parking area with 53 spaces, which are metered for pay to park.
- Landscaping Details: xeriscape and honey locust trees on north plaza

- Recent Renovations or Upgrades: see details in section 5 above.