



# FACILITY ASSESSMENT REPORT

**Garson Studios**

January 4, 2023



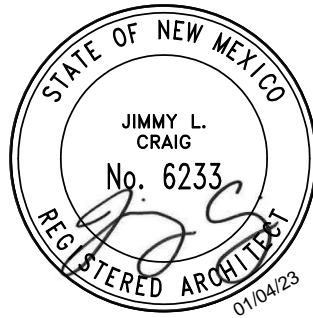
discipline | intensity | collaboration | shared ownership | solutions

# FACILITY ASSESSMENT REPORT

## Garson Studios

Prepared for

City of Santa Fe  
Facilities Division  
Public Work Department  
2651 Siringo Rd  
Santa Fe, NM 87505



January 4, 2023  
WCI Project #: 21-600-030-10

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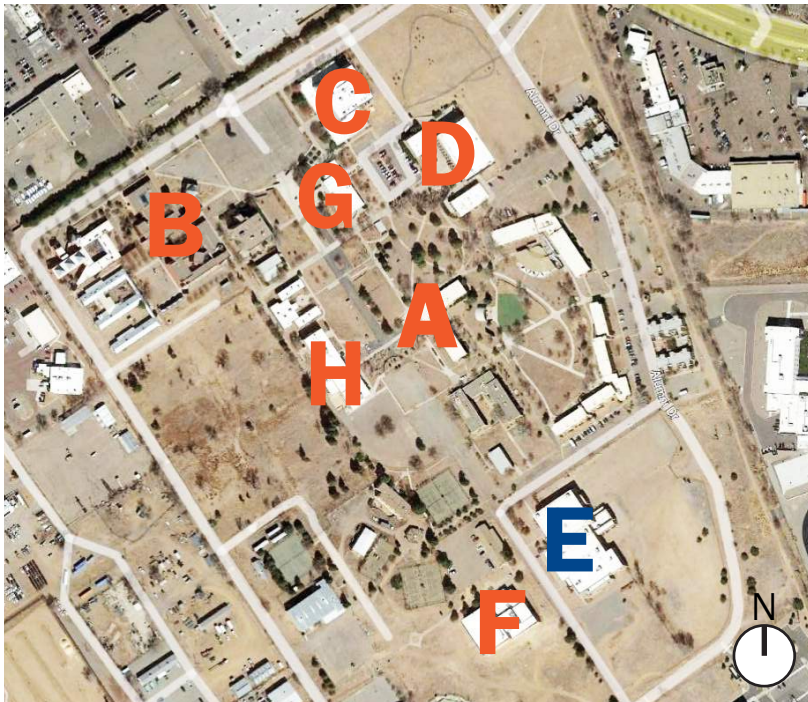
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# 1.0 Introduction and Project Overview

The City of Santa Fe contracted Wilson & Company to assess and document the conditions of thirteen buildings on the former campus of Santa Fe University of Art and Design, located at 1600 St Michaels Dr, Santa Fe, NM 87505. The locations for assessment are noted below (labeled A, B, C, D, E, F, G, H). There are eight locations, two of which are complexes of multiple buildings.

*Disclaimer: No destructive testing was performed; this report contains observations of the as-built facility only. No hazardous material testing was performed, and no hazardous materials testing report was provided to Wilson and Company. The City of Santa Fe should commission a phase 1 environmental assessment if one has not already been performed.*

This fifth report covers (E) Garson Studios. This report highlights our architectural findings and provides probable short and long-term issues that should be addressed to maintain the building. While current codes may be referenced, comprehensive code and accessibility reviews are not included. The following narratives describe Wilson and Company's findings from the on-site investigation on November 1<sup>st</sup>, 2022.



Map of campus | A1



Garson Studios aerial view | A2

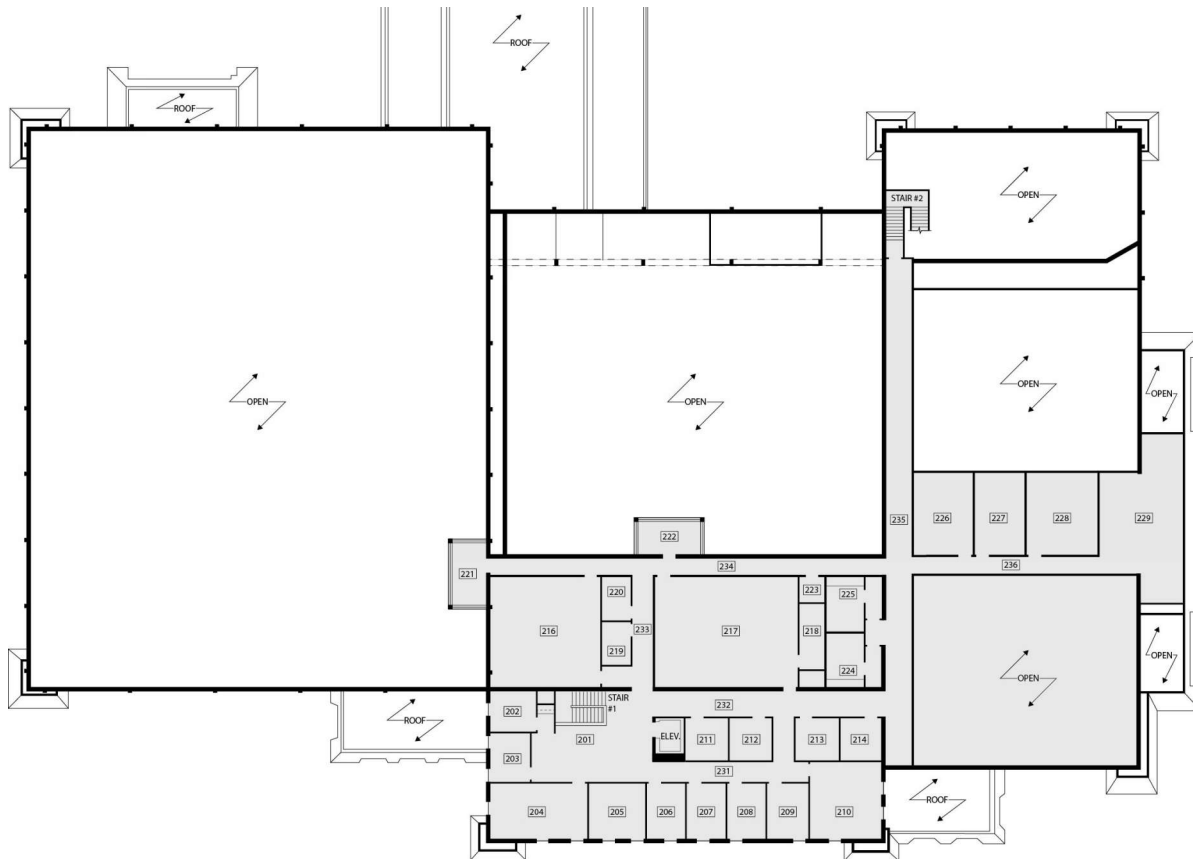
## 1.1 General Site

Garson Studios is on the southern end of the campus on a site that generally slopes north to south. Site landscaping has degraded since the college's closure. Much of what remains is either overgrown or dying. Site lighting consists of pole-mounted downlights in a few areas along sidewalks, several small solar-powered lights along the sidewalk on the southwest side of the building, and exterior building lighting.

Concrete sidewalks around the site are mostly in acceptable condition, except for some portions which are more worn and in fair condition. There is some parking on the southwest of the building along the road which is very worn and in poor condition. There is one handicapped parking spot located here. There is a small parking area with a handicapped spot at the southern corner of the building, this is also in



Rear parking lot | A3



Second Floor



First Floor



poor condition. The parking lot behind the building to the northeast is only partially paved. The lot is very worn and in poor condition (A3). According to the remodel drawings from 1989, the gas connection appears to enter the building at a gas regulator at the western corner of the building. The wastewater connection enters the building under the front facade on the southeast side of the building. The same drawings also show the electrical connection first entering the above-ground electrical box at the northern corner of the facility, then splitting off into three lines, with one connecting to the three transformers on the northeastern elevation before entering into the electrical room on the other side of the wall.

## 2.0 Architectural

The Garson Studios assessment focuses on the facility’s overall structure, interior finishes, exterior finishes, roofing, equipment, special constructions, and code issues. The building was remodeled from a Gym into a film school, and production studio during 1989-1990, and is mostly two stories tall, with a few portions being only one story.

### 2.1 Exterior

#### Walls & Openings

Most exterior walls are CMU with a stucco finish system on the exterior. Some exterior walls are metal studs with stucco on exterior-rated gypsum board. For the most part, the stucco finish is in acceptable condition. However, there is some cracking on the front (southeastern) facade around some ground-floor windows. There is also some discoloration from water on the front facade around the window to the director’s office. There is also visible damage to the stucco on the underside of the soffit around the tallest portion of the building, Sound Studio A. Some of this damage is visible from the ground, but the damage is much more significant on the roof area near the access ladder (see roof section below). Other minor stucco damage is found in several places around the exterior, primarily on the walls facing southeast.

There are two types of glazing, operable casement windows with double-pane glass and storefront at the front and theater entrances. The storefront is double-pane, but the glazing in the doors is not. There is one window on the front facade in room 107 with wire mesh screwed onto the exterior of the frame (A6). This could potentially allow for water intrusion. The overall condition of the glazing is acceptable.

The exterior doors are a mixture of three door types. Hollow metal doors and roll-up metal doors are found at the vestibule entrances into the sound studios (A7). Metal doors with glazing are found at the front entrance (room 100), the theater entrance (room 123), and the rear entrance (room 138). The hardware is not all ADA-compliant but appears to be in acceptable condition. The three primary entrances do not have modern, ADA-compliant automatic openers. The overall



Gas connection | A4



Discoloration from water | A5



Window covered with wire mesh | A6



Roll door and hollow metal door | A7

condition of the exterior doors is fair.

## Roof

The roofing system appears to be a Thermoplastic Polyolefin (TPO) membrane roofing assembly. The renovation drawings indicate that the structure underneath the assembly is a steel deck on structural steel channels or bar joists. There is fiberglass batt insulation under the steel deck. There is some rippling and bubbling observable on the roof membrane (A8). There are also a few places where the flashing or sealant is worn or damaged.

As stated above, there is significant damage to the stucco finish present on the wall where Sound Studios A and B meet (A9). Sound Studio A is several feet taller than Sound Studio B, leaving a short section of the exterior wall exposed on the roof where problems will not be observed by regular users of the facility. A gas pipe runs up this wall, connecting to the RTUs on the roof of Sound Studio A. It appears as though this pipe used to intersect with the flashing and finish of the wall, and portions of both were removed to accommodate the pipe. Now, the pipe has moved away from the wall, exposing this condition and allowing for water and pest infiltration (A10). On the same wall, above the stucco, is an area of cast concrete with a paint finish. This finish is degraded and flaking off, exposing the concrete underneath.

## 2.2 Interior

### Floors

The ground floor is a concrete slab on grade. The second floor is a concrete slab on a steel deck. The condition of the floor finishes ranges from critical to fair. Nearly all transition strips are missing, creating a potential tripping hazard. Floor finishes include the following:

**Carpet:** Located throughout the majority of the office areas and in the theater. It is mostly in poor condition, with some areas showing more significant wear than others. There is heavy wear and fraying in many areas as well as noticeable stains throughout the carpeted areas.

**Concrete:** Located in sound stage 3 and utility areas such as electrical rooms, janitor closets, and the sound stage vestibules. Some of the areas have been sealed or painted, and some are bare concrete. In the electrical room (144) there is a portion of the floor that appears to have been cut away and removed, then filled back in. The filler concrete has a rough finish and is not level with the existing floor, creating a tripping hazard in a high-hazard space (A11). There is visible damage to the concrete floor in the storage room in Sound Studio B.

**Oriented Strand Board (OSB):** Located in Sound Studios A and B, the OSB is painted gray and appears to be a simple sacrificial flooring material used to protect the slab underneath from heavy traffic. Some areas are more worn than others. The condition varies from fair to good.



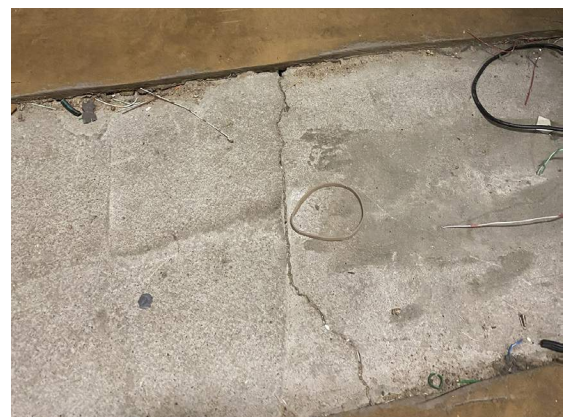
EPDM Roofing Membrane | A8



Damaged stucco | A9



Gas pipe damage | A10



Patched floor in electrical room | A11



**VCT Tile:** Located in bathrooms and the kitchenette in room 143. The VCT in the restrooms seems to have more wear and tear, especially near the plumbing fixtures. Overall the VCT floors are in poor to fair condition.

**Linoleum or Vinyl:** Located in the ground floor lobby. It appears to be in good condition for the most part with normal wear and tear.

### Partitions

The majority of the partitions are metal studs with painted gypsum board, with some interior walls being CMU. Most of the CMU walls have furring strips and gypsum board covering the blocks. In some of the utility spaces, the CMU is only painted. Inside the sound studios, the walls (mostly CMU here) are covered with acoustic insulation and then black hardware cloth.

Overall, the interior partition walls are in acceptable condition with notable damage in a few areas. The small office adjacent to the theater lobby has some damage to the gypsum board including a small hole (A12). Outside the projection room is what appears to be a large hole in the wall covered with foil tape. Right next to this is a hole where some conduit goes through the wall, the hole has not been filled and sealed around the conduit (A13).

### Ceilings

Lay-in acoustic ceiling tiles (ACT) are present throughout the majority of the facility. The sound studios have the same treatment as the walls, with a layer of acoustic insulation and then black hardware cloth. A small number of rooms, including all restrooms, have gypsum board ceilings.

**Lay-in Acoustical Ceilings Tiles (ACT):** Many tiles across the facility are stained by leaks, broken, or missing. (A12).

### Casework & Furnishings

There is very little built-in casework in the facility, except in the restrooms and the kitchenettes in room 143 (just outside Sound Studio A) and the upstairs reception area outside of room 202 (A14). There is also bolted-down folding seating in the theater. The casework is somewhat worn and in fair to acceptable condition. The mobile furniture is a mixture of older and more worn furniture in fair to acceptable condition and some newer furniture in good condition.

### Doors

Most interior doors are painted solid wood. Besides typical wear and tear, the doors are in acceptable condition. However, the hardware is not ADA-compliant and should be replaced with lever handles (A14).

### Stairs, Ramps & Elevators

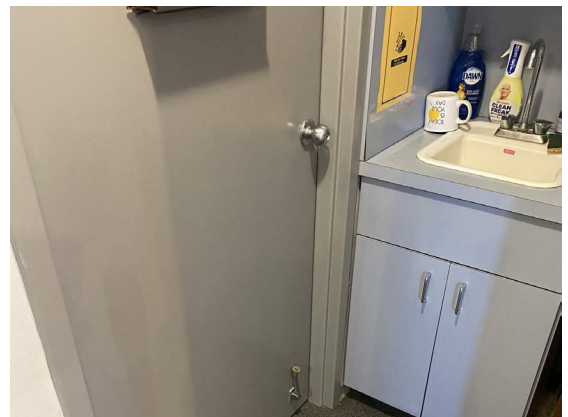
There are two stairways leading up to the second floor of Garson



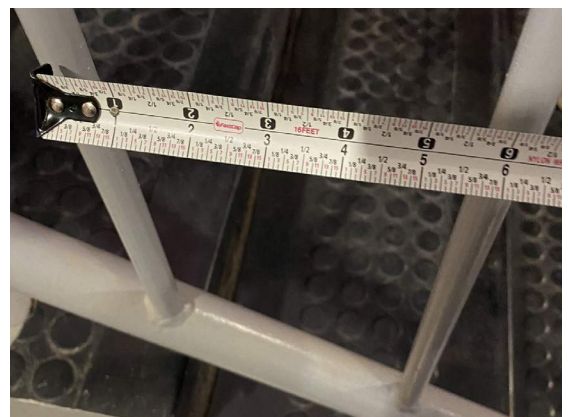
Wall damage | A12



Wall damage | A13



Typical interior door hardware | A14



Railing main stair | A15



Studios. There is an elevator near stairway #1, located in the lobby, that leads to the reception area (201) on the 2nd floor. This elevator appears to be operable and code-compliant. Stairway #1 does not have code-compliant handrails (A15). Also, the low headroom area below the stairway does not have cane protection. Stairway #2 is in an enclosed stairwell. There is a block of wood glued to the floor behind the second-floor door, acting as a doorstop. Above this is a poorly repaired area of the wall where the door handle had caused damage. One of the bolts attaching the handrail to the wall is falling out and is no longer providing support to the handrail (A16).

## 3.0 Mechanical, Plumbing

*The building's mechanical and plumbing systems were assessed by B&D Industries, Inc. The accounting of mechanical systems is based on the information provided. No attempt was made by Wilson & Company to verify or confirm the information provided by B&D Industries, Inc. Other information provided in this section is provided as general observation only and no attempt was made to verify or confirm the full conditions of these systems. The information provided by B&D Industries, Inc. is attached in full as appendix B.*

### 3.1 Existing Mechanical Systems

The majority of mechanical equipment is housed on the roof of the facility and in the plenum space above the ACT ceiling. There is a mixture of several different systems used for heat and cooling. B&D reported the following list of equipment: 14 RTUs (all Trane except for one Rheem), a Trane VAV system, 2 air conditioners (one Carrier and one Haier), 1 Carrier condenser unit, and one Radco air handler. B&D did not report any anticipated repairs on this equipment.

During the site visit, we observed a portable air conditioner in use inside room 142. The exhaust air appears to have been ducted into the plenum space. The reason for this is unclear, though it may be a balancing issue.

There are also 11 exhaust fans, which are used to clear the air in the sound studios rapidly for the use of effects that create smoke or dust. This is according to the facility director during the site visit. There is also an exhaust fan in the projection room (124A) and another across the hall in room 127. B&D did not report any anticipated repairs on this equipment.

#### Ductwork

Portions of ductwork throughout the building were visible due to ceiling tiles that were moved aside in several places. Some ductwork is exposed in the sound studios and a few other places. The visible ductwork was rigid, sometimes with foil-sleeved duct insulation.



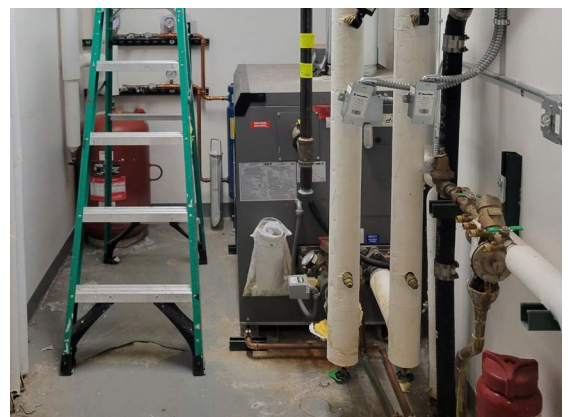
Handrail bolt falling out | A16



Portable AC unit in room 142 | A17



Exhaust fan | A18



Laars gas-fired boiler | A19

## 3.2 Existing Plumbing Systems

The plumbing system is comprised of a domestic water system, and drainage via sanitary sewer piping. It is unclear what the state of any of the sanitary lines are in.

### Boilers and Water Heaters

Hot water is handled by 1 Laars gas-fired boiler (A19) and 2 water heaters, one A.O. Smith and one Rheem. B&D did not report any anticipated repairs on this equipment.

### Plumbing Fixtures

Plumbing fixtures are present in the restrooms and the two kitchenette areas. There are also a few water singular fountains in hallways. These water fountains are small porcelain fixtures with manual valves on the side. All fixtures are manually actuated. Bathrooms have single-handle faucets, and top-mount, self-rimming porcelain sinks. Toilets are floor mounted with manual flush valves. Urinals are wall mounted with manual flush valves (A19). Plumbing fixtures are dated and a number of them throughout the facility were marked as out-of-order (A20). Several plumbing fixtures are not ADA-compliant due to design or installation context (i.e. clearances).

The kitchenettes have small, top-mount, self-rimming porcelain sinks with double-handle faucets.

Janitor closets have floor sinks with wall-mounted double-handle faucets.

Several water connections are located on the exterior of the building. One connection near the east corner of the building has a plywood wall patch around it (A21). This is not a good long-term solution.

There are laundry fixtures in room 116 with a total of four washers, three dryers, and a large, floor-standing, two-basin laundry sink.

### Fire Suppression

Sound Studio B has a fire suppression sprinkler system installed.

It appears as though Sound Studio A also has a sprinkler system, however, it was difficult to properly assess due to the film set present in the space during the site visit.

## 4.0 Electrical

*The building's electrical systems were not assessed as a part of the scope of work. The following information provided is general observation only and no attempt was made to verify or confirm the full conditions of these systems.*

### 4.1 General Electrical

The remodel drawings show the electrical connection first entering the above-ground electrical box at the northern corner of the facility, then splitting off into three lines, with one connecting to the three transformers on the northeastern elevation (A22) before entering into



Out-of-order urinal | A20



Water spigot | A21



Two of three transformers | A22



Fire suppression system | A23



the electrical room on the other side of the wall (room 144). This appears to be where all electrical connections originate. Other electrical panels are located in several places throughout the facility, most notably in room 127 where there are four large panels, as well as other electrical equipment and storage.

### General Wiring Devices and Junction Boxes

The overall appearance of the wiring devices for the building is good except for a few around the facility that are missing covers.

### Ethernet and Coaxial

Telecommunications equipment was observed inside the electrical room (144). Network ports as well as coaxial ports were observed installed in offices and other spaces.

### Fire and Security Alarm System

Access Control system hardware was observed above the ceiling tiles in the hallway just outside the theater lobby (A24). The system appears limited to this area and it was unclear if it is functional.

### Exterior and Site Lighting

The exterior lighting appears to be in fair to acceptable condition with a few exceptions. The lighting outside the theater entrance is in poor condition (A26). Emergency egress lights are not present on the exterior. Some of the recessed can lights on the northwest elevation are starting to come out of their seating. Site lighting is provided by LED downlights on poles. Exterior building fixture types are as follows:

- Large wall packs.
- Recessed can lights.
- Decorative downlights.
- Small staked solar lights
- Lights with shades on goose-neck conduits (A26).

### Interior Lighting

The facility is illuminated with a mixture of lighting technologies including fluorescent, LED, and halogen lighting. The fixtures appear to be in acceptable condition overall with a few specific fixtures needing minor repairs or bulb replacements. The fixture types are as follows:

- Recessed can lights.
- Partially recessed positionable can lights (A27).
- Track lights.
- Recessed rectangular fluorescent fixtures.
- Wall-mounted fluorescent tube fixtures.
- Surface-mounted linear fluorescent tube fixtures.
- Lay-in 1x4, 2x2, and 2x4 fluorescent fixtures (A27).



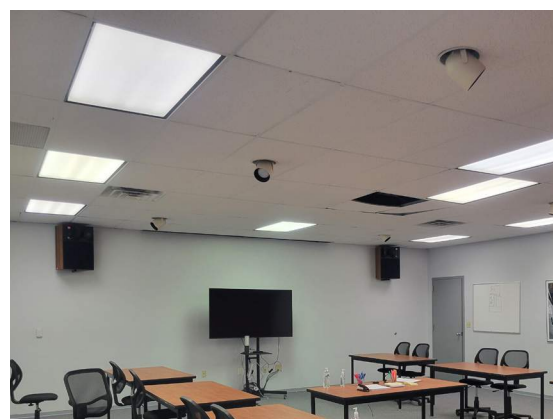
Access Control and Telecom | A24



Lighting at rear entrance | A25



Lighting at theater entrance | A26



Lighting in room 217 | A27



- Lay-in 2x4 fluorescent fixtures with mirrored waffle diffusers.
- Suspended linear two-lamp fluorescent fixtures.
- Surface-mounted square lights

## 5.0 Summary & Recommendations

### 5.1 Architectural Summary

*The facility is in fair condition overall with specific items needing attention. The following are recommendations for items that will require corrective measures.*

#### Site

- The parking lot and access road with parking should be repaved.
- Landscaping should be addressed by a professional landscaper. Overgrown plants should be trimmed, volunteer plants removed or adapted, and dead plants removed (A26).

#### Exterior

- Re-seat and seal the recessed lights along the northeast exterior wall that are coming out of their sockets.
- Repair or replace lighting around the theater entrance.
- Re-install the missing railing on the stairs to the theater entrance.
- Repair cracked stucco in several locations (A29).
- Repave and re-stripe the parking lots, front and back.
- Remove the plywood patch at the water spigot near the eastern corner of the building and repair the hole with materials matching the rest of the exterior wall.

#### Roof

- Commission a full roof inspection by a licensed roofing contractor to verify the estimated life left in the current roofing system. All flashings and sealants should also be inspected.
- Replace or refurbish the roof hatch.
- Repair failing stucco on the roof where the two roof elevations intersect. Add drip edge to prevent further damage.
- Replace the roof ladder between levels with an OSHA-compliant ladder.
- Repair stucco and flashing where gas pipe rises from lower roof to upper roof.
- Reinstall rooftop exhaust fan caps.
- Clean debris around roof drains.
- Address the drainage issue at the director's office window with a licensed roofing contractor (A31).



Condition of front landscaping | A28



Stucco damage | A29



Stucco damage on the roof | A30



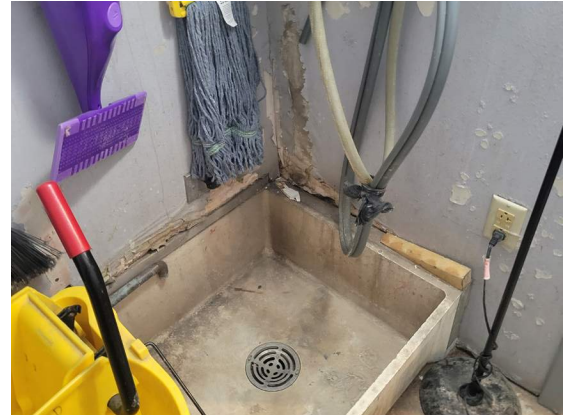
Stucco and flashing damage | A31

## Interior

- Replace all carpet and VCT, and add transition strips between floor finishes.
- Remove wallboard around floor sink in janitor closets. Inspect the wall cavity for further damage, address it as needed, and close the wall with cement board (A28).
- Fix lighting in the second-floor janitor closet, and remove the floor lamp.
- Renovate restrooms to address damaged finishes, out-of-order and out-of-date fixtures, disused showers, and accessibility deficiencies.
- Repair water fountains with ADA-compliant fountains in a more appropriate area with enough clearance.
- Repair damage to the exposed slab in the storage room in Sound Studio B.
- Repair damage to insulation material on the walls and ceiling in Sound Studios A & B.
- Repair and level concrete floor in the electrical room in Sound Studio A to eliminate tripping hazard (A29).
- Inspect plumbing and mechanical above the stained ceiling tiles and make repairs as needed.
- Replace damaged or missing ceiling tiles.
- Repair and paint small damaged areas of wallboard throughout.
- Replace missing portions of the wall base and missing corner protection.
- Address poor quality construction of the theater projection room, ensuring the stairs are made code-compliant (A30).
- Patch wall damage and unsealed conduit penetrations outside of the theater projection room.
- Add required door hardware where missing (e.g. closers, stops). Add or replace door seals where they are missing or worn.

## ADA

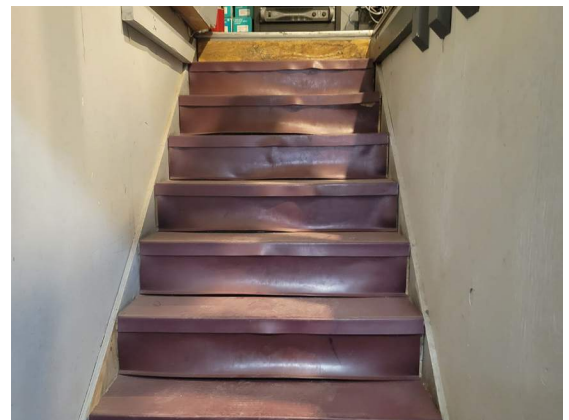
- Install automatic door openers at the front entrance (A31).
- Update automatic door opening systems on the theater entrance doors to meet the current code.
- Renovate the stair in the front lobby area to meet the code. Replace stair covering. Replace or retrofit the handrail to meet code. Install protection for the area under the stair to meet ADA requirements (A31).
- Install proper signage including braille throughout the facility.
- Repair the rear stairwell handrail connection.
- Replace door hardware and fix door swings to meet ADA requirements.



Wall damage around floor sink | A28



Patched floor in electrical room | A29



Stairs to projection room | A30



Unprotected area under stair | A31



## 5.2 Electrical Summary

*This report does not include a comprehensive electrical assessment. All electrical items mentioned are addressed from an architectural standpoint. The following are recommendations for items that will require corrective measures, starting with immediate concerns.*

### Electrical Upgrades/Maintenance:

- Ensure circuits are not overloaded in the kitchenette area and distribute appliances across multiple circuits adding additional capacity if necessary (A32).
- Assess wired and wireless networking and equipment for performance, age, and adequacy for the needs of the facility (A33).
- Install covers over disused wiring boxes.
- Repair light switches in rooms 210 and 213.
- Install replacement outlet cover in room 214 (A34).
- Install new outlet cover where missing on rooftop outlet.
- Install a sealed cover over the disused electrical box on the exterior near the northern corner of the building (A35).
- Fully inspect the electrical system for issues.
- Install a new door latch on the electrical panel in Sound Studio A on the outside of the electrical room.
- Install exterior emergency lighting
- Test the entire fire alarm and security systems to verify functionality.
- Typical fluorescent lamps have a lifespan of 10-25% as long as an LED lamp, require more maintenance, and use more than double the energy of newer LED lamps. Convert all light fixtures to LED for lower maintenance and utility cost.



Large number of small appliances | A32



Telecommunications equipment | A33



Automatic door to Tipton not working | A34



Incomplete renovation in Tishman | A35



Garson Studios											
Unit ID:	Manufacture:	Model #:	Serial #:	QTY:	Filters:	QTY:	Belts:	Description/ Notes:	AGE	Anticipated Repairs:	Date of Last Service
RTU-1	TRANE	YCD151E4CAD	112611017D	4 4	20 X 20 X 2 20 X 25 X 2	1	BX - 71	On rooftop on the stage area. Changed filters and belt.	12	None at this time	11/14/2022
RTU-2	TRANE	YCD151E4HCAD	112611053D	4 4	20 X 20 X 2 20 X 25 X 2	1	BX - 71	On rooftop on the stage area. Changed filters and belt.	12	None at this time	11/14/2022
RTU-3	TRANE	YCD151E4HCAD	112611008D	4 4	20 x 20 x 2 20 x 25 x 2	1	BX - 71	On rooftop on the stage area. Changed filters and belt.	12	None at this time	11/14/2022
RTU-4	TRANE	YCD151E4HCAD	112611098D	4 4	20 x 20 x 2 20 x 25 x 2	1	BX - 71	On rooftop on the stage area. Changed filters and belt.	12	None at this time	11/14/2022
RTU-5	TRANE	YCD151E4HCAD	112611026D	4 4	20 x 20 x 2 20 x 25 x 2	1	BX - 71	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-6	TRANE	YCD150F4HCAA	112611051D	2 4	20 X 20 X 2 20 X 25 X 2	1	BX - 68	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-7	TRANE	YCD180F4HCAA	112611107D	4 4	20 X 20 X 2 20 X 25 X 2	1	BX - 71	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-8	TRANE	YCD180F4HCAA	112611090D	4 4	20 X 20 X 2 20 X 25 X 2	1	BX - 71	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-9	TRANE	YCD150F4HCAA	112611006D	2 4	20 X 20 X 2 20 X 25 X 2	1	BX - 68	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-10	TRANE	YSC120F4RHA	112710248L	4	20 X 25 X 2	1	DD	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-11	TRANE	YCD150F4HCAA	112611087D	2 4	20 X 20 X 2 20 X 25 X 2	1	BX - 68	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-12	TRANE	YCD151E4HCAD	112611062D	2 4	20 X 20 X 2 20 X 25 X 2	1	BX - 71	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-13	Rheem	RGEDZS150ACB222AAAAo		4	20 X 25 X 2	1	DD	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
RTU-14	TRANE	TSCO36E3	112511471L	2	20 x 30 x 2	1	AX - 26	On the Roof , changed filters and belt.	12	None at this time	11/14/2022
CU-1	Carrier			N/A	N/A	N/A	N/A	Nameplate covered by disconnect	N/A	None at this time	11/14/2022
AC-1	Carrier			1	washable	N/A	N/A			None at this time	11/14/2022
AHH-1	Radco	40YR060300	5290H01922	1	20X24X1			Duct capped off	N/A	None at this time	11/14/2022
BLR1	Laars	PNCH0500NACK2CJN	C 11 233617	N/A	N/A	N/A	N/A			None at this time	11/14/2022
HWP	Bell&Gosset	VL1319	35D15-371	N/A	N/A	N/A	N/A	Near Laars Boiler	N/A	None at this time	11/14/2022
EF-1	Penn	DX08B		N/A	N/A	1	A-20	Rooftop	N/A	None at this time	11/14/2022
EF-2	Dayton	4YC66G	14188772	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-3	Greenheck	G90DGEXQD	90C02455	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022

FILTER LIST	
QTY:	SIZE:
52	20 X 25 X 2
38	20 X 20 X 2
2	20 X 30 X 2
1	20 X 24 X 1

Garson Studios Mechanical Information

EF-4	Greenheck	G90DGEXQD	90C02451	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-5	Greenheck	G90DGEXQD	90C02450	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-6	Greenheck	G95DGEXQD	91G05294	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-7	Greenheck	G90DGEXQD	90C02449	N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-8	N/A			N/A	N/A	N/A	DD	Rooftop	N/A	None at this time	11/14/2022
EF-9	Dayton			N/A	N/A	1	4L290	Ground Mount	N/A	None at this time	11/14/2022
EF-10		SDE-16-24-A	90C04164	N/A	N/A	N/A	DD	Wall Mount	N/A	None at this time	11/14/2022
EF-11		SDE-16-24-A	90C04163	N/A	N/A	N/A	DD	Wall Mount	N/A	None at this time	11/14/2022
WH-1	Rheem	E1D80-3	RR0800L06662	N/A	N/A	N/A	N/A	has no drain	N/A	None at this time	11/14/2022
WH-2	AO Smith	ELJF15917	MF970046101519	N/A	N/A	N/A	N/A	Has Circ. Pump	N/A	None at this time	11/14/2022
AC-2	Haier	QHM10AXQ1	DL018949H	N/A	N/A	N/A	N/A	IT Room	N/A	None at this time	11/14/2022
VAV-101	Trane		R11G63455	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-102	Trane		R11G63456	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-104	Trane		R11G63458	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-105	Trane		R11G63461	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-107	Trane		R11G63458	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-108	Trane		R11G63460	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-109	Trane		R11G63469	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-110	Trane		R11G63463	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-112	Trane		R11G63481	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-113	Trane		R11G63466	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-114	Trane		R11G63467	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV Screen Lobby	Trane		R11G63468	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV New	Trane		R11G87354	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-201	Trane		R11G63470	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-202	Trane		R11G6347	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-203	Trane		R11G63473	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-204	Trane		R11G63471	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-205	Trane		R11G63469	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-206	Trane		R11G63476	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-207	Trane		R11G63477	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-208	Trane		R11G63474	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-209	Trane		R11G63478	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-210	Trane		R11G63479	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-211	Trane		R11G63480	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-215	Trane		R11G63482	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022
VAV-216	Trane		R11G63485	N/A	N/A	N/A	N/A	In Ceiling tiles	N/A	None at this time	11/14/2022

# Santa Fe Midtown - Garson Studios

## PROBABLE COST ESTIMATE

12/29/22



ITEM	UNITS	COST/UNIT	COST	COMMENTS
<b>A. ARCHITECTURAL</b>				
General Maintenance and Repair of Exterior Stucco	22,604 SF	\$1.50 /SF	\$33,906.00	Req. to prevent damage
Add Railings to exterior stair near theater entrance	12 LF	\$150.00 /LF	\$1,800.00	Req. per 2015 IBC
Replace / Repair Roof Hatch	LS	-	\$2,000.00	Req. per 2015 IBC
Replace / Modify Roof cross-over ladders (2)	LS	-	\$10,000.00	Req. per 2015 IBC
Replace / Repair floor finishes (excluding studios)	37,442 SF	\$5.00 /SF	\$187,211.15	Recommended
Repainting and patching finishes (excluding studios)	37,442 SF	\$0.90 /SF	\$33,698.01	Recommended
Reseal/Spot Repair sealants and flashings	LS	-	\$12,000.00	Req. to prevent damage
Renovate Restrooms & fixtures per ADA compliance	1,525 SF	\$150.00 /SF	\$228,771.00	Req. per 2015 IBC
Patch and Repair concrete floors	37,442 SF	\$0.60 /SF	\$22,465.34	Recommended
Replace / Repair damaged ceilings (excluding studios)	37,442 SF	\$0.30 /SF	\$11,232.67	Recommended
Update door Hardware per ADA	117	\$750.00 EA	\$87,750.00	Req. per 2015 IBC
Install door actuators at main entrance	1	\$1800.00 EA	\$1,800.00	Req. per 2015 IBC
Modify / Repair interior railings per ADA	84 LF	\$150.00 /LF	\$12,600.00	Req. per 2015 IBC
Provide code compliant room signage	LS	-	\$20,000.00	Req. per 2015 IBC
		<b>SUBTOTAL</b>	<b>\$665,234.16</b>	
<b>B. ELECTRICAL</b>				
Replace light fixtures with LED	61,130 SF	\$6.50 /SF	\$397,345.00	Recommended
Upgrade electrical system (including HVAC upgrades).	61,130 SF	\$10.00 /SF	\$611,300.00	Req. for HVAC
		<b>SUBTOTAL</b>	<b>\$1,008,645.00</b>	
<b>C. SITE</b>				
Landscaping/Irrigation (dependent on scope).	-	-	-	Recommended
Paving/Sidewalks Repair	400 SY	\$8.00 /SY	\$3,200.00	Recommended
Parking Improvements (Repave & Stripe)	6,500 SY	\$55.00 /SY	\$357,500.00	Recommended
		<b>SUBTOTAL</b>	<b>\$360,700.00</b>	
<b>D. MECHANICAL</b>				
Fire Sprinkler System throughout	61,130 SF	\$12.00 /SF	\$733,560.00	Requirement TBD on building use
HVAC Maintenance and Repair	61,130 SF	\$4.00 /SF	\$244,520.00	Recommended
Replace Exhaust Fan caps @ Roof	LS	-	-	Recommended
		<b>SUBTOTAL</b>	<b>\$244,520.00</b>	
<b>SUBTOTAL</b>			<b>\$2,279,099.16</b>	
Contingency		10.00%	\$227,909.92	
NMGRT - Santa Fe		8.3125%	\$189,450.12	
<b>TOTAL ESTIMATED COST</b>			<b>\$2,696,459.20</b>	

The following is a general estimate of costs. It is intended as a tool to assist the City of Santa Fe with decision making and should not be viewed as a comprehensive cost estimate.



Prepared by



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