



FACILITY ASSESSMENT REPORT

Garson Theater

January 4, 2023

WILSON
& COMPANY

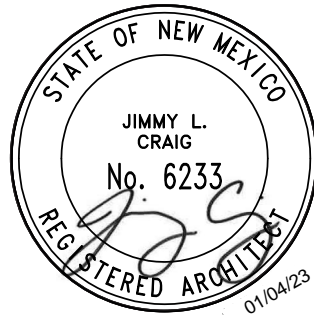
discipline | intensity | collaboration | shared ownership | solutions

FACILITY ASSESSMENT REPORT

Garson Theater

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

Prepared by

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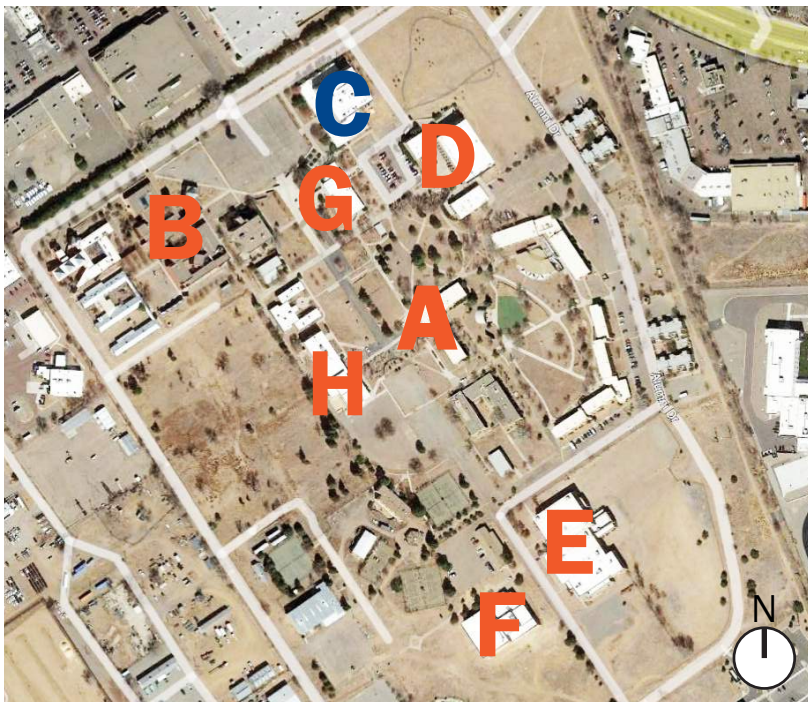
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1.0 Introduction and Project Overview

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 third report covers (C) Garson Theater. 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, and code issues identified, comprehensive code and accessibility reviews are not included. The following narratives describe Wilson and Company's findings from the on-site investigation on August 29th, 2022.



Map of campus | A1



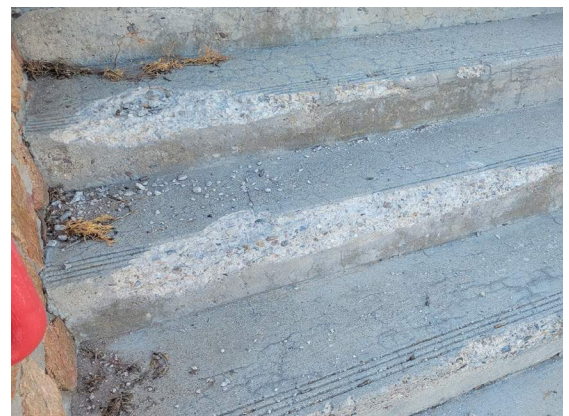
Garson Theater aerial view | A2

1.1 General Site

Garson Theater is along the northern edge of campus on a site that generally slopes north to south. Site landscaping has degraded since the building became vacant. Much of what is still present is either overgrown or dying. Site lighting consists of pole-mounted downlights in a few areas around the building and exterior building lighting.

Concrete sidewalks, ramps and stairs around the site range from acceptable to poor condition (A3). The asphalt parking lot was formerly the main visitor lot. It is very worn and in poor condition. The striping is mostly gone.

The gas connection and sewer line connection locations are unclear. The electrical connection appears to enter the facility at the eastern corner of the building. Some original drawings from 1965 were available to confirm existing conditions.



Exterior stairs damage | A3

2.0 Architectural

The Garson Theater assessment focuses on the facility's overall structure, interior finishes, exterior finishes, roofing, equipment, special constructions, and code issues. The building was completed in 1965 and ranges from one to three stories tall. One mechanical space at the East corner of the building was locked and inaccessible during the site visit.

2.1 Exterior

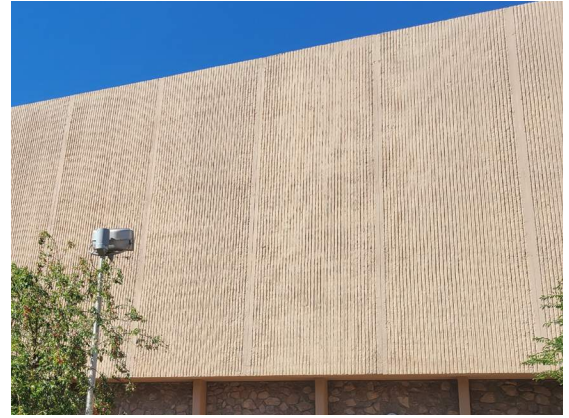
Walls & Openings

The exterior walls are constructed of a mixture of several materials. The tallest part of the structure uses precast concrete panels with sealant in the joints (A4). The single-story part uses brick veneer, stone veneer, and stucco over concrete block. The sealant between the precast concrete panels is failing and light is visible in some places at the joints on the interior. There is a louvered vent installed on the northwest elevation of the building and the brick work around is damaged (A5).

A few rooms around the single-story part of the building have sky lights. Most of these are very dirty and do not supply much light to the room (A6). There is some evidence of damage around some of the skylights. This may be evidence of a leak.

Exterior door types vary across the facility. The front entrance on the southwest elevation has aluminum storefront with three sets of doors. Northwest and southeast entrances have aluminum full glass doors that match those at the main entrance. There are no windows in the exterior walls. The only glazing is the skylights, glass doors at the side entrances, and the storefront at the main entrance. There are five locations with hollow metal doors on the exterior with no glass. These include the doors at the theater entrance, a pair of oversized doors for deliveries at the stage back entrance, a door at the back shop entrance, a door dance studio back entrance, and an emergency exit in the theater on the northeast elevation. Most of these doors have proper panic hardware installed except for the cargo entrance, the dance studio back entrance, and the shop back entrance. These three entrances are in poor condition. The other exterior doors are in acceptable condition.

There are a few external drain spouts around the building, many of which do not have a splash block present. Erosion has occurred in these locations. A rock catch basin with a small retaining wall is present at one drain spout on the northwest elevation. A channel through the sidewalk then allows water to exit to the parking lot. A painted diamond pattern steel plate bridges the channel in the sidewalk. This steel plate is in poor condition (A7).



Precast concrete panels | A4



Damage at exterior louvre | A5



Dirty skylight | A6



Plate over drainage | A7

Roof

The roofing system appears to be a thermoplastic polyolefin (TPO) membrane roofing assembly. The age of the roof is unknown. In general, the roof is in good condition with no noticeable leaks, cracks, or seam issues. The roof drains appear functional, and no ponding was observed. Metal flashing at the edge of the membrane appears to be in good condition (A8). Sealant around an outlet on the roof is beginning to fail. The stucco finish on the concrete wall cap is failing in some places. Overall, the roof is in acceptable condition.

2.2 Interior

Floors

The ground floor is a concrete slab. The second-floor area appears to also use a concrete slab. The condition of the floor finishes ranges from critical to good working order. Floor finishes include the following:

Terrazzo: Located in outer lobby. Fair to acceptable condition, with some areas showing more significant wear than others.

VCT: Located in janitor closets, ticket office, costume room, hallways, dressing rooms, projection room, technical director's office, practice room. Given the age of the facility, VCT should be tested for hazardous materials before any work occurs. The condition ranges from poor to acceptable (A9).

Ceramic Tile: Located in restrooms. The tile in the public restrooms off the lobby is 1'x1' and in good working order. The small restrooms in the dressing rooms have older, smaller tile that is in acceptable condition. Overall, the ceramic tile is in good to acceptable condition.

Carpet: Located in classroom spaces, offices. Bright red carpet is used in the auditorium, on the stairs in the main lobby, and in the exhibit lobby. A bright red carpet with a "G" pattern is used in the main lobby. Overall, the carpet is in acceptable condition.

Exposed Concrete: Located in the shop, basement, and a few small axillary spaces.

Plywood/OSB: Located in the black box theater and the main stage, painted black. Also present in the dance studio, unpainted and bowing up several inches (A10).

Partitions

A majority of the partitions are painted CMU. The restrooms have floor-to-ceiling tile on the walls, and a few rooms have acoustic tiles adhered to the CMU (A11). The dance studio also has some plywood screwed to the walls. Overall, the interior partition walls are in good to acceptable condition.

Ceilings

Painted gypsum board ceilings or exposed glue-lam structure with wood ceilings are present in most places. The main stage area has a metal grate hung below structure, lighting and rigging is hung from this grate. Mechanical spaces are exposed to structure. A storage room



Metal flashing at roof membrane edge | A8



Poor condition VCT in janitor closet | A9



OSB in dance studio bowing up | A10



Acoustic tiles adhered to CMU | A11

at the back of the main stage has an exposed plywood and dimensional lumber structure above.

Painted Gypsum Board: Gypsum board ceilings are in hallways, restrooms, some janitor closets, dressing rooms, control rooms, exhibit lobby, and offices. Gypsum board ceilings appear to be in good condition.

Glue-lam and Wood Ceilings: Present in classrooms, ensemble room, dance studio, and the shop. The wood ceiling above the glue-lam structure and appears to be tongue-and-groove. The ensemble room has acoustic tiles adhered to this ceiling type (A12). Many of these tiles have fallen off. There are a few ceilings that have damage around the skylight as referenced above. The gypsum ceiling in one of the dressing rooms has been stained. Otherwise, these ceilings appear to be in acceptable to good condition.

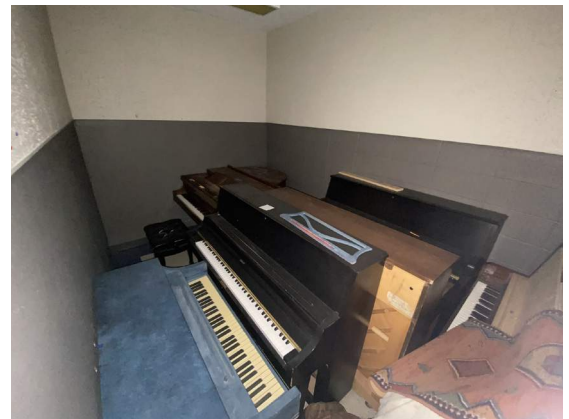
Casework & Furnishings

Casework and furnishings are present throughout the building and vary widely depending on room usage.

- Ticket office - Built-in desk at the ticketing window, and a cabinet built in along the back wall. Much of the rest of the room is piled with furniture and other items.
- Main Lobby - Contains a grand piano, a small piano, a large set of folding chairs leaning against a wall, a few small misc. furnishings, and 7 large laundry bins containing the stage curtains and other soft goods.
- Offices - An assortment of furniture is present, some of it built in.
- Classrooms - Classroom 1 is piled with furniture, props and other objects. Classroom 2 retains it's original furniture and layout.
- Costume room - Appears to have retained it's original furniture including clothing racks, equipment and materials.
- Practice rooms - Contain a variety of furnishings including 7 pianos.
- Auditorium - Built-in seating, a small piano, an audio operator station and two stations for light operators in the corners.
- Dressing rooms - Built-in vanities and built-in wardrobe .
- Shop - Floor-to-ceiling shelving, smaller shelving, large tables, rolling carts, cabinet saw, built-in miter saw station, built-in brush cleaning station with mop sink. The shelves in this room are filled with building materials.
- Shop tool room - The tool room was locked during the site visit.
- Light equipment room - Mostly empty except for an unconnected dust collector, a small floor-standing band saw and a few shelves.
- Basement - The basement is underneath the shop and is set up as part shop extension with a CNC machine (A16), shop dust collection, and the shop air compressor set up behind the stairs. Another portion is set up as hardware storage for the shop, and another portion is prop storage.



Acoustic tile adhered to wood ceiling | A12



Practice room full of pianos | A13



Dressing room built-in wardrobe | A14



CNC machine in basement | A15

- Control rooms - The projection room contains small equipment and electronics including a server rack full of equipment. The light control room was locked during the site visit. The first floor sound control room was locked during the site visit. The projection area above the black box theater contains an assortment of equipment, electronics, and small furnishings.
- The technical director's office contains a set of office furniture, some small electronics, and an old TV mounted in one corner.
- Exhibit lobby - A variety of furniture is present from high quality leather and wood pieces to some simple, utilitarian pieces. A large copy machine is also present.
- Music room + office - Contains a variety of small furnishings.
- "Attic" - This space above the second story portion of the building contains a wide variety of miscellaneous objects (A16).

Overall, built-in furnishings are in acceptable condition.

Doors

Interior doors include solid wood doors and a few hollow metal doors in the stage area. Several doors and a portion of the walls in the outer lobby are covered with a wood-effect veneer. This veneer is bubbling up and peeling off in several places. Only a few doors have accessible hardware, most have door knobs that appear to be original (A17). The door between the second floor music room and the adjacent office is missing hardware. Overall, these doors are in fair to good condition.

Stairs, Ramps & Elevators

The first stair is from the main lobby up to the exhibit lobby which branches into two at the landing. This stair is carpeted and is in good condition. The second stair is at the back of the auditorium, leading up to the control rooms, and then up to the "attic". This stair is bare concrete with anti-slip metal nosings. The third stair connects the dance studio to the sunken ensemble room. This stair is bare concrete with anti-slip metal nosings. The fourth stair is in the hallway outside the dressing rooms. This stair is concrete covered with VCT and rubber nosings. The VCT and rubber nosings are in poor condition and portions of the material are missing, exposing the concrete underneath. The fifth stair connects the ensemble room to the hallway. This stair has been covered up with a steep wooden ramp with anti-slip material at regular intervals. This ramp is not ADA compliant, or safe. The fifth stair connects the technical director's office to the exhibit lobby. This stair seemingly used to have a railing that was removed at some point (A19). This missing railing is a code violation.



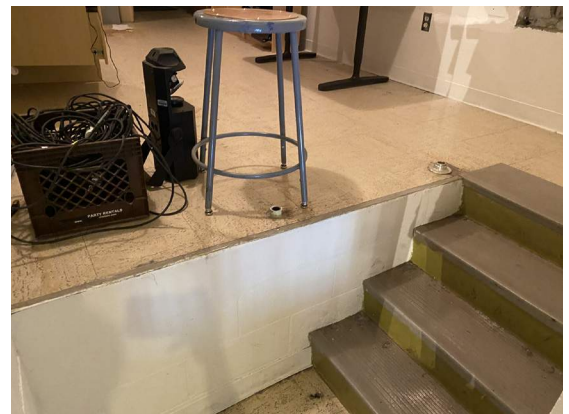
Example of attic contents | A16



Door hardware example | A17



Ramp from hallway to ensemble room | A18



Technical director office stair | A19

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 Mechanical Systems

The heating and cooling equipment is located on the roof and is comprised of several different types of equipment. B&D reported the following list of equipment: ten (10) Trane roof-top package units (RTUs) (A20), a single Samsung mini-split, seven (7) Trane gas-fired furnaces and seven (7) Trane condensers and air handlers, and five (5) roof exhaust fans, two from Dayton and three from Greenheck. The heating equipment is located in the mechanical rooms on the ground floor as well as on the roof. There are also a few small electric heaters installed in the wall around the facility. B&D did not report any anticipated repairs on this equipment.

Ductwork

Portions of ductwork throughout the building were visible in the "attic" and are rigid ducts, some with fiberglass insulation wrapped around them (A21).

3.2 Plumbing Systems

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

Domestic Hot Water System

The domestic hot water system is comprised of two "A.O. Smith" gas-fired water heaters. According to information from B&D, one of these is leaking from the bottom of the tank.

Plumbing Fixtures

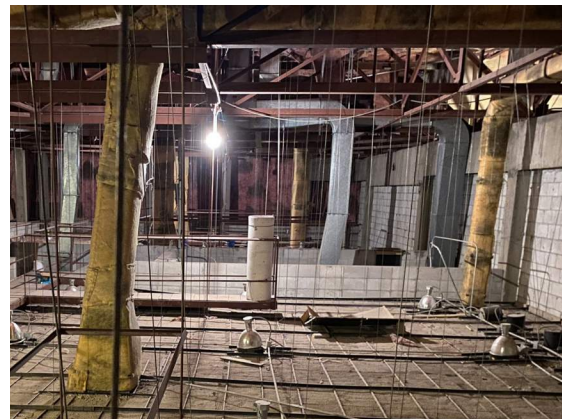
Single-occupancy restrooms in the outer lobby have sinks with two-handle faucets, and wall mount, porcelain bowls. Toilets are floor mounted with manual flush valves. These restrooms appear accessible.

Communal restrooms in the main lobby have two sinks with automatic motion-activated faucets and bottom-mount bowls. Toilets are floor mounted with manual flush valves. Urinals are wall mounted with manual flush valves. These restrooms appear to be accessible.

Three water fountains are present in the main lobby and include an ADA compliant, wheelchair height fixture with a manual front button. Communal restrooms in the hallway off of the outer lobby have urinals that are wall mounted with the bottom sunken into the floor and manual flush valves. These restrooms are not accessible.



Roof-top package units | A20



Ducting in attic space | A21



Wall sink in dance studio | A22



Dressing room retro-fitted sink | A23

The dance studio contains a large wall-mounted sink (A22). The janitorial closet and the shop have concrete floor sinks with wall-mounted double handle faucets.

The dressing rooms have sinks built into the vanity. These have two-handle faucets and top mount; self-rimming porcelain sinks with a metal rim. One of the dressing rooms has had a plastic laundry sink installed in front of the existing sink, using the existing plumbing (A23). Dressing room restrooms have prefabricated steel showers, sinks with two-handle faucets, and wall mount, porcelain sinks. Toilets are floor mounted top tank fixtures with manual flush. These restrooms are not accessible.

Several water connections are located around the exterior of the building in the exterior wall. Some show evidence of leaking (A24).

Fire Suppression

There is a fire suppression sprinkler system installed in the building, but it does not appear in every room. The staining to one of the dressing room ceilings may be evidence of leaking. The fire line appears to enter the building next to the stage cargo entrance where the pipe connection has come detached (A25).

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. No recommendations have been made on corrective measures relating to these systems.

4.1 General Electrical

Electrical appears to enter the building at the eastern corner of the building. There are two transformers, several panels, disconnects, and other electrical equipment found here. Inside the building, there are sub-panels in a few different locations. Some are for dedicated high power usage areas of the building such as the shop and stage lighting.

General Wiring Devices and Junction Boxes

Some wiring devices appear to have been added somewhat recently. These are of a newer design and in good condition. Older wiring devices are in fair to acceptable condition. There are a few wiring devices that will require replacement due to code or condition. The overall appearance of the wiring devices in the building is acceptable.

Telecommunication

Telecommunications equipment was minimal, with most of the observed equipment seemingly related to stage lighting control, such as the server rack in the projection room. There is exposed telephone equipment on a wall in an office near the northwest corner of the building. It appears to be in poor condition. Overall, the general appearance of telecommunications equipment is fair.



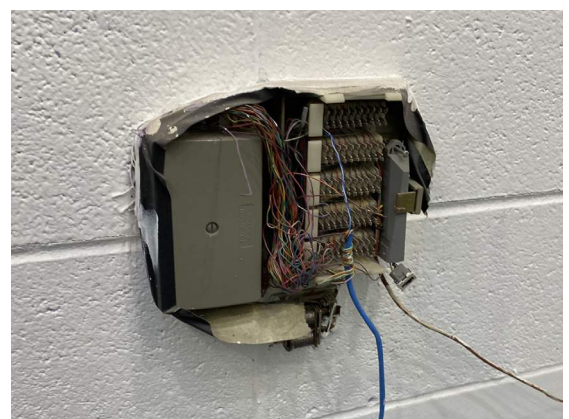
Water connection on exterior | A24



Fire water line is detached | A25



Older light switch with taped outlet | A26



Telephone equipment on office wall | A27

Fire and Security Alarm System

Access control and fire alarm system devices were not seen during the site visit. Fire alarm pull stations were seen in the building. They appear to be in good condition, though no testing was conducted.

Exterior and Site Lighting

The exterior lighting appears to be in good condition (A28). Emergency egress lights are installed at exits. Site lighting is provided by circular downlights on poles as well as pole lights pointed at the building's exterior. Exterior building fixtures are round and recessed into the wall.



Recessed exterior light | A28

Interior Lighting

Stage lighting on the main stage or in the black box theater was not examined or included in the following list.

The facility is illuminated with a mixture of lighting technologies, though fluorescent is most common. The fixtures appear to be in acceptable condition overall. The fixture types are as follows:

- Recessed can lights.
- Track lights (A26).
- Square recessed fixtures (A29).
- Surface mounted rectangular box fluorescent fixtures.
- Surface mounted linear two lamp fluorescent fixtures (A29).
- Suspended linear two-lamp fluorescent fixtures.
- Bare incandescent bulbs with metal cages around them.
- Round tipple spotlights (A30).
- Suspended high-bay UFO lights with protectors (shop).
- Round surface mounted dome lights.
- Linear florescent wall wash lights in cove.
- Suspended two-lamp fluorescent fixtures with cage protector.
- Bare bulbs (attic).
- Recessed downlight fixtures.



Mixed light fixtures in hallway | A29



Round tripple spotlights | A30

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

- Repave and re-stripe the parking lot and access road. Repair/replace the damaged concrete stairs and ramp in front of the building. Repair/replace damaged portions of the sidewalk.



Top of recessed downlights | A31

- Landscaping should be addressed by a professional landscaper. Trim overgrown plants, remove or adapt volunteer plants, and remove dead plants (A26).
- Replace the steel plate that bridges the channel in the sidewalk. Repair/replace the damaged sidewalk on either side of the plate.

Exterior

- Replace missing or moved splash blocks.
- A full roof inspection by a licensed roofing contractor is recommended to verify the estimated life left in the current roofing system. Inspect all flashings and sealants on the roof and repair as necessary.
- Remove and replace the failing sealant between the precast panels on the exterior.
- Repair the damaged brick work around the louvered vent on the northwest elevation.
- Replace the door hardware on the doors to the dance studio back entrance and the shop back entrance with panic hardware. Replace the cargo doors at the back of the stage with insulated code-compliant doors.
- Replace the stucco finish on the wall caps on the roof.
- Fix the fire water connection next to the stage cargo doors.

Interior

- Replace existing skylights with energy code compliant skylights or solar tubes. Repair ceiling damage around skylights.
- Replace VCT floors throughout the building. Replace OSB floor in dance room (new floor will depend on future use).
- Remove the acoustic tiles adhered to the ceiling of the ensemble room and repair the ceiling finish.
- Fully renovate the dressing rooms.
- Inspect the fire suppression system for leaks and evaluated it for code compliance.
- Move the large number high value items (i.e. pianos and shop tools) to a proper storage facility.

ADA

- Replace the existing stairs at sunken areas with ADA accessible ramps wherever possible.
- When possible, permanent ADA seating should be installed in lieu of temporary, wooden platforms in the main theater.
- Depending on the intended use of the facility, an elevator to the second floor may need to be installed to meet current ADA standards.

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. No inspection of stage lighting was conducted and no recommendations are made for any stage lighting equipment.

Electrical Upgrades/Maintenance:

- Commission a comprehensive inspection of the entire electrical system.
- Test the fire alarm and security systems to verify functionality.
- Convert all light fixtures to LED to lower utility and maintenance cost. 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.

Garson Theater Mechanical Information

Garson Theatre (1) - Level 2												
Unit ID	Manufacturer	Model #	Serial #	QTY	Filters	QTY	Belts	Description/Notes	Anticipated Repairs	Age	Anticipated Replacement Date	Date of Last Service
RTU-A-2	Trane	YSC092E3RHA 17C101A2B20 0A2	121811688L	4	20X25X2	1	AX35	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	N/A	12/22/2022
RTU-4	Trane	YSC036E3RHA 1EC001A1B20 000	12181650L	2	20X30X2	1	AX29	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	N/A	12/22/2022
RTU-3-2	Trane	YSC072E3RHA 14C101A1B20 1B0	121811648L	4	16X25X2	1	AX32	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	N/A	12/22/2022
RTU-A1-3	Trane	YSC102E3RHA 15C101A2B20 0A2	121811712L	4	20X25X2	1	AX35	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	N/A	12/22/2022
RTU-A1-2	Trane	YSC102E3RHA 15C101A2B20 0A2	121811724L	4	20X25X2	1	AX35	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	N/A	12/22/2022
RTU-A1-1	Trane	YSC102E3RHA 15C101A2B20 0A2	121811700L	4	20X25X2	1	AX35	Installed new filters, checked belts and made sure unit is running.	none at this time	n/a	n/a	12/22/2022
RTU-3	Trane	YSC072E3RHA 14C101A1B20 1B0	121811634L	4	16X25X2	1	AX32	replaced all filters and made sure was functioning properly	none at this time	n/a	N/A	12/22/2022

Garson Theater Mechanical Information

RTU-2	Trane	4TCC3024A1000AA	12241J2E9H	1	18X25X2	N/A	DD	replaced all filters and made sure was functioning properly	none at this time	n/a	N/a	12/22/2022
RTU-1	Trane	4TCC3024A1000AA	12241J2F9H	1	18X25X2	N/A	DD	replaced all filters and made sure was functioning properly	none at this time	n/a	N/a	12/22/2022
RTU-3-1	Trane	YSC072E3RHA14C101A1B201B0	121811620L	4	16X25X2	1	AX32	replaced all filters and made sure was functioning properly	none at this time	n/a	N/a	12/22/2022
DS-1	Samsung	AQV24NSDX	2012	N/A	N/A	N/A	N/A	Outdoor unit (cond)with AH-1	N/A	n/a	N/A	
AH-1	Samsung	AQV24NSD	2012	N/A	washable	N/A	DD	Outdoor unit (cond)with AH-1	N/A	n/a	N/A	
F-5	Trane	TDD1B080A9361AB	122347531G	1	16X25X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-5	Trane	4TXCB004CC3HCBA	12226P7Y5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
F-6	Trane	TDD1D140A9601AB	12065PJY1G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-6	Trane	4TXCD010CC3HCBA	12224X3T5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
F-7	Trane	TDD1D140A9601AB	12093J2M1G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-7	Trane	4TXCD010CC3HCBA	12242LGP5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
CU-5	Trane	4TTA3030A3000CA	12212U5F3F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
CU-6	Trane	4TTA3060D3000CA	12234JG24F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
CU-7	Trane	4TTA3060D3000CA	12214KSA4F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	

Garson Theater Mechanical Information

CU-4	Trane	4TTA3060D30 00CA	12234JFJ4F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
CU-3	Trane	4TTA3060D30 00CA	12234JFW4F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
CU-2	Trane	4TTA3060D30 00CA	12234JKA4F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
CU-1	Trane	4TTA3048D30 00CA	1221364J3F	N/A	N/A	N/A	N/A	Condenser	N/A	n/a	N/A	
F-1	Trane	TDD1D120A96 01AB	12204SP91G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-1	Trane	4TXCD0598C3 HCBA	12234LKP5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
F-2	Trane	TDD1D140A96 01AB	12055SMN1G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-2	Trane	4TXCD010CC3 HCBA	12224X6J5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
F-3	Trane	TDD1D140A96 01AB	12055SNH1G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-3	Trane	4TXCD010CC3 HCBA	1224X6A5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
F-4	Trane	TDD1D140A96 01AB	12055SN11G	1	24X24X2	N/A	DD	replaced filters	N/A	n/a	N/A	
E-4	Trane	4TXCD010CC3 HCBA	12193UKB5G	N/A	N/A	N/A	N/A	replaced filters	N/A	n/a	N/A	
EF-1	Dayton	4YC86G	12571905 1106	N/A	N/A	N/A	DD	n/a	N/A	n/a	N/A	
EF-X-2	Greenheck	LB-10-4	12893727 1207	N/A	N/A	1	3L400R	missing a belt	belts	n/a	N/A	
EF-X-3	Greenheck	LB-14-4	128937281207	N/A	N/A	1	3L410R	missing a belt	blest	n/a	N/A	
EF-4	Dayton	16D524	135939761402	N/A	N/A	TBD	TBD	direct drive	none at this time	n/a	N/A	
EF-5	Greenheck	LB-14-4	12893729-1207	N/A	N/A	TBD	TBD	direct drive	none at this time	n/a	N/A	
WH-1	AO Smith	FCG-75-400	1922115063994	N/A	N/A	N/A	N/A	had to light it	none at this time	n/a	N/A	
WH-2	AO SMith	FCG-100-270	B05M006725	N/A	N/A	N/A	N/A	had to light it	Bottom of tank is leaking	n/a	tbd	

Santa Fe Midtown - Garson Theater

PROBABLE COST ESTIMATE

12/27/22



ITEM	UNITS	COST/UNIT	COST	COMMENTS
A. ARCHITECTURAL				
Install missing splash blocks	8	\$100.00 EA	\$800.00	Recommended
Reseal/Spot Repair sealants and flashings	LS	-	\$8,000.00	Req. to prevent further damage
Inspect and repair exterior precast joints	LS	-	\$14,000.00	Req. to prevent further damage
Repainting and patching finishes	32,588 SF	\$0.90 /SF	\$29,329.57	Recommended
Replace and repair floor finishes	32,588 SF	\$5.00 /SF	\$162,940.00	Recommended
Repair and patch exterior finishes	32,588 SF	\$0.75 /SF	\$24,441.00	Req. to prevent further damage
Upgrade door hardware to ADA-compliance	93	\$750.00 EA	\$69,750.00	Req. per 2015 IBC
Repair / Replace damaged glazing & skylights	LS	-	\$8,000.00	Req. to prevent further damage
Repair / Replace ceilings	32,588 SF	\$2.00 /SF	\$65,176.00	Recommended
Provide accessible ramps to spaces (when possible)	LS	-	\$6,000.00	Req. per 2015 IBC
Provide permanent ADA seating in main theater	LS	-	\$24,000.00	Recommended
Install Elevator / Lift to second floor	LS	-	\$80,000.00	Requirement TBD on building use
		SUBTOTAL	\$492,436.57	
B. ELECTRICAL				
Replace light fixtures with LED	32,588 SF	\$6.50 SF	\$211,822.00	Recommended
Upgrade electrical system (including any HVAC upgrades)	32,588 SF	\$10.00 SF	\$325,880.00	Req. TBD on building use
		SUBTOTAL	\$537,702.00	
C. SITE				
Landscaping/Irrigation (dependent on scope).	-	-	-	Recommended
Repair Concrete Sidewalks/Steps/Ramps	500 SY	\$30.00 /SY	\$15,000.00	Req. for accessibility and safety
Repave & Restripe parking	5,718 SY	\$55.00 /SY	\$314,490.00	Recommended
		SUBTOTAL	\$329,490.00	
D. MECHANICAL				
Fire Sprinkler System throughout	32,588 SF	\$12.00 /SF	\$391,056.00	Req. TBD on building use
General HVAC Maintenance and Repairs	32,588 SF	\$4.00 /SF	\$130,352.00	Required
Repair Fire Water connection	LS	\$15,000.00	-	Required
		SUBTOTAL	\$521,408.00	
SUBTOTAL			\$1,881,036.57	
Contingency		10.00%	\$188,103.66	
NMGRT - Santa Fe		8.3125%	\$156,361.16	
TOTAL ESTIMATED COST			\$2,225,501.39	

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 detailed cost estimate.

Prepared by



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