FACILITY ASSESSMENT REPORT

Benildus Hall

January 11, 2023

WILSON & COMPANY

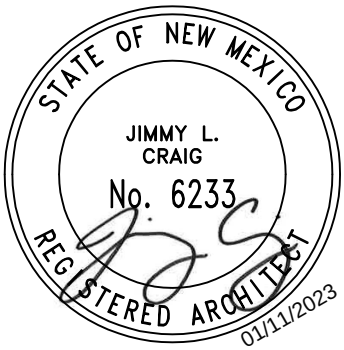
discipline | intensity | collaboration | shared ownership | solutions

FACILITY ASSESSMENT REPORT

BENILDUS HALL

Prepared for

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



January 11, 2023
WCI Project #: 21-600-030-10

Prepared by

WILSON &COMPANY
HIGHER RELATIONSHIPS

4401 Masthead St. NE, Suite 150
Albuquerque, NM 87109
(505) 348-4000

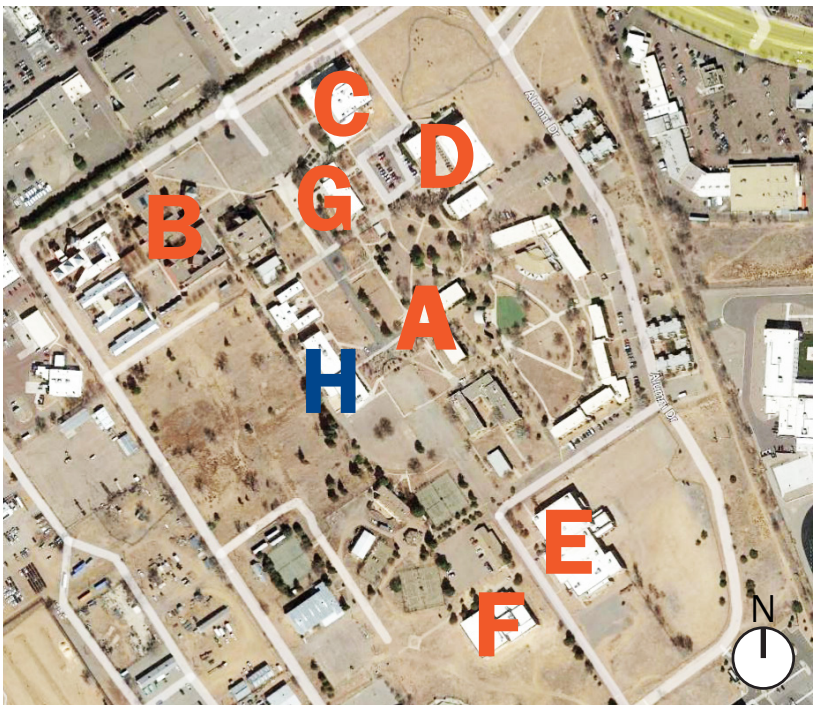
Contents

1.0 Introduction and Project Overview

The City of Santa Fe contracted Wilson & Company to assess and document the conditions of twelve 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 seven locations, two of which are complexes of multiple buildings. A total of twelve buildings will be assessed by Wilson and Company.

Disclaimer: No destructive testing was preformed; this report contains observations of the as-built facility only. No hazardous material testing was preformed, and no hazardous materials testing report was provided to Wilson. A phase 1 environmental assessment should be commissioned if one has not already been performed.

This report covers (H) Benildus Hall. 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 December 21th, 2022.



Map of campus | A1

Benildus Hall aerial view | A2

1.1 General Site

Benildus Hall is in the center of the campus on a site that is generally flat. Site landscaping is very minimal, as much of the landscape has generally died off.

Site lighting is poor and consists of few pole-mounted downlights near the paths around the building, and exterior building sconces and can-lights under soffits (A3).

Concrete sidewalks, ramps and stairs around the site range from acceptable to poor condition (A4). The concrete at the main entrance has some grading issues that cause pooling of water which freezes. This is a safety concern.

There is no indication of meters for gas or electrical at the facility. It is believed to be on one meter for the whole campus.

Exterior Lighting | A3

2.0 Architectural

The Benildus Hall assessment focuses on the facility's overall structure, interior finishes, exterior finishes, roofing, equipment, special constructions, and code issues. The building was completed in 1961 and is two stories tall. Several spaces in the interior of the building were locked and inaccessible during the site visit.

2.1 Exterior

Walls & Openings

The exterior walls are metal studs with concrete, brick and metal panel cladding on a slab-on-grade foundation. The walls are in good condition, but may have inadequate insulation. (A5)

The windows need to be cleaned. There is no visual evidence of window flashing to prevent water from getting inside the building. The original construction documents show the windows as 1" insulated glazing, however proper flashing could not be determined (A6).

Exterior door types are aluminum storefront with one-two sets of doors. (A7) Each side of the building has a set of aluminum full glass doors. The Northwest side of the building has an additional double set of hollow metal doors on the lower level. The Southwest side of the building has a bump-out garage with overhead door with a single full glass door adjacent. Although not visible from the exterior, the building does have skylights. The aluminum storefront doors have panic hardware although may need to be brought up to code. The 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, and potentially others that are terminating underground. It is advised to be cautious about sink holes if the pipes break. An external drain at the main entrances is running through a column and allowing water to drain in front of the hold-open accessible door hardware.

Roof

The roofing system appears to be a white thermoplastic polyolefin (TPO) membrane roofing assembly. The age of the roof is unknown. It is unclear if metal flashing at the edge of the membrane was installed. The structure of the roof appears to be insulated metal trusses. (A9)

Exterior grading at main entrance| A4

Exterior Materials | A5

Exterior Windows | A6

Insulation at roof structure | A7

Pipe Openings | A8

Exterior Full Glass Doors | A9

2.2 Interior

Floors

The ground floor is a concrete slab. The second-floor also appears to be a concrete slab. The condition of the floor finishes ranges from fair to good. Floor finishes include the following:

Ceramic Tile: Located at the main floor lobbies, atrium, restrooms and the middle of the second floor corridor. The tile is 1'x1' and is in acceptable condition, with the exception of tiles near expansion joints. (A9 & A10)

VCT: Located at the northern portion of the 2nd floor corridor, it is in good condition.

Carpet Tile: Located in classroom spaces & offices. Overall, the carpet is in acceptable condition. The carpet tile used in the recording studio is not properly attached to the plywood. (A11)

Exposed Concrete: Located in the garage bumpout space and the stairs. It is in good condition.

Wood planks over plywood: Located in the recording studio and although it is in good condition, the flooring transitions are done poorly, and need wall trim at the perimeter. (A12)

Partitions

The majority of the first floor partitions are a combination of CMU and/or textured/painted gypsum board. While the majority of second floor is also textured/painted gypsum. Overall, the interior partition walls are in good to acceptable condition. Some vinyl base is not secure. (A13)

Ceilings

Painted gypsum board ceilings or 24 x 24" acoustic ceiling tiles are present in most places. Mechanical spaces are not exposed.

Painted Gypsum Board: Gypsum board ceilings are in lobbies, restrooms, and decorative soffits. Gypsum board ceilings appear to be in good condition.

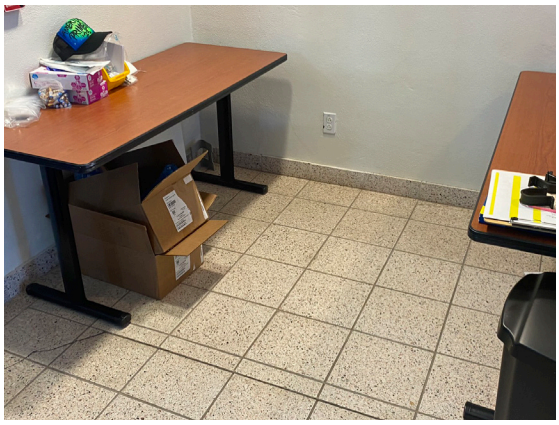
Acoustic Ceiling Tiles Both decorative wood and typical ceiling tiles are used through the majority of the facility. The decorative wood ACT is being used in the garage/bump out and the lobby. There are many instances of the typical ACT that is damaged, most likely from a mechanical, plumbing, or roof system leak. (A14) Otherwise, these ceilings appear to be in acceptable to good condition.

Casework & Furnishings

Built in casework is not present throughout the building. There are furnishings, although may have been brought in by a third party.

- Garage/Bump-out - television, table, chairs, cabinet and coolers
- Lobbies - printer, desk, tables, and broken office chairs, refrigerator, coffee maker, built-in casework with a sink (acceptable condition)

Ceramic tile damage at expansion joint| A9



Ceramic tile damage at expansion joint| A10

Carpet tile over plywood not secure | A11

Wood flooring without baseboard | A12

- Recording Studio - tables, chairs, speakers, sound systems, keyboard, sound table, acoustic panels, music and guitar stands, chords, drum set
- Classrooms and Offices - An assortment of furniture is present mostly tables, chairs, whiteboards, bookshelves, couches
- Corridors - Artwork
- Print room - file cabinets, plotter, tables and chairs

Overall, built-in furnishings are in acceptable condition.

Doors

Interior doors include solid wood doors with hollow metal frames. The hardware appears to be new. Overall, these doors are in good condition.

Stairs, Ramps & Elevators

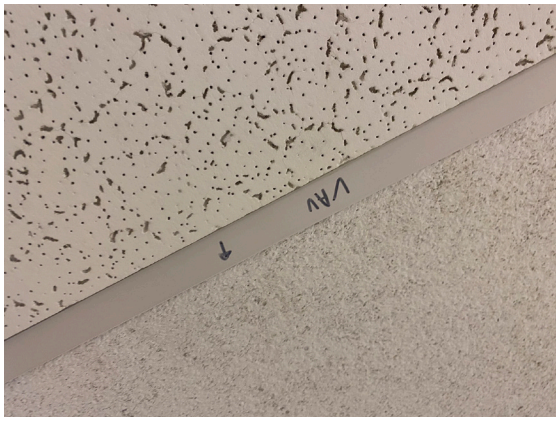
There are four stairwells leading from the first floor up to the second floor and include a landing. These stairs are concrete and in good condition. The main lobby stair appears to have a bench as cane detection, but was not built to be continuous.

Detached vinyl base | A13

Acoustic ceiling tile stainaige| A14

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. 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 A.



VAV above ceiling tiles | A15

3.1 Mechanical Systems

The heating and cooling system is variable air volume (VAV) and has rooftop units. (A15 & A16) It includes a cast iron boiler, variable speed heat pump, terminal air units and exhaust fans.

Ductwork

Portions of ductwork and plumbing throughout the building were visible above the ceiling tiles and appear to be insulted (A17).

VAV system | A16

3.2 Plumbing Systems

The plumbing system includes a tank-less water heater, and sanitary sewer piping. It is unclear what the state of any of the sanitary lines are in.

Plumbing Fixtures

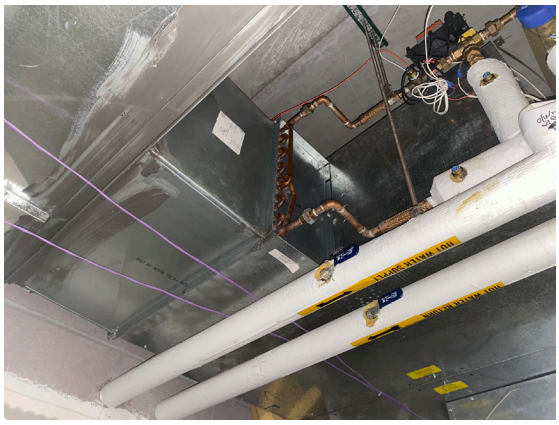
Multi-occupancy restrooms sinks with two-handle faucets, and wall mount, and integral counter tops & bowls. Toilets are wall mounted with manual flush valves. These restrooms appear accessible. Urinals are wall mounted with manual flush valves.

Two water fountains are present in the main atrium on both the 1st and second floor. They appear to be ADA compliant, wheelchair height fixture with a manual front button. They have poor finishes on the wall to prevent efflorescence. (A18)

One water connection located in the exterior wall on the Northwest side of the facility shows some evidence of leaking (A24).

Fire Suppression

There is a fire suppression sprinkler system installed in the building, and it's likely to be a dry-pipe system. The staining to some of the acoustic ceiling tiles may be evidence of leaking. There are some missing escutcheon covers. (A22)



HVAC lines | A17

Efluenscense behind drinking fountain | A18

Exterior leaking Spiggot| A19

Missing eschutcheon cover | A20

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 northwest side of the building. There are two transformers, panels, disconnect, and other electrical equipment found here. Inside the building, there are sub-panels in a few different locations.

Outlets

Many outlets did not have proper covers to hide the wall finish and junction box. On the first floor corridor there appears to be a water stain dripping from the outlet. This can be an indication of water in the wall. It may be worth looking into it's cause. (A25) A majority of the classrooms and offices had wiring extending from holes and broken ceiling tiles to utilizing the old clock outlets. (A26 & A27)

Telecommunication

Telecommunications equipment was likely located in a locked room, There was an exposed telephone line on a wall that appeared to have been covered on purpose. It appears to not be in use. It is unclear what the state of the telecommunications equipment is.

Fire and Security Alarm System

Fire alarm system were located in every room. 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

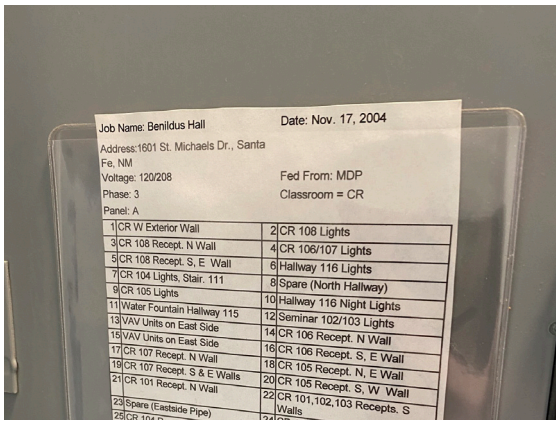
Emergency egress lights are installed at exits. Site lighting is provided by circular downlights on poles, but they appear to illuminate the paths, and not the building. Exterior building fixtures include sconces and canned lights.

Interior Lighting

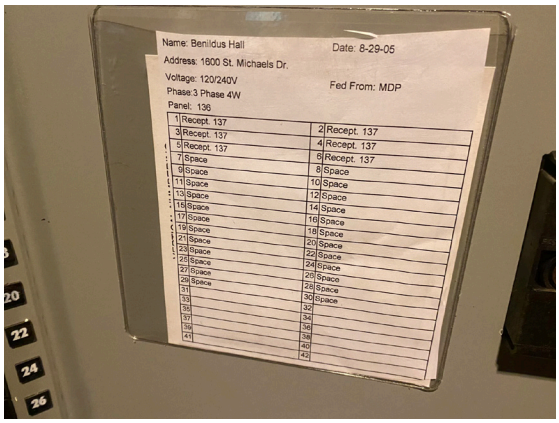
The facility is illuminated with a mixture of lighting technologies, though fluorescent is most common. The fixtures appear to be in acceptable condition overall. There was one row of lights without power at the second floor of the atrium. (A28) The fixture types are as follows:

- Recessed can lights.
- Surface mounted rectangular box fluorescent fixtures.
- Round surface mounted dome lights.
- Linear florescent wall wash lights in cove.
- Recessed downlight fixtures.

Transformers- Pad Mount| A21



Electrical Fuse Box - locations | A22



Electrical Fuse Box - locations| A23

Outlet Cover| A24

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

- Repair/replace the grading in front of the main entrance.
- Landscaping should be addressed by a professional landscaper.

Exterior

- Replace missing 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.
- Add sealant to all pipe openings
- Inspect and repair sealants at exterior openings and glazing.

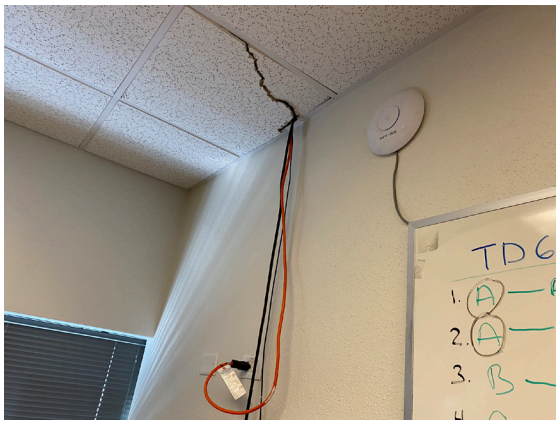
Interior

- Patch/repair or replace broken ceramic floor tiles at expansion joints. Consider using a different floor material to allow for expansion and contraction
- Replace stained acoustic tiles after inspecting the fire suppression system for leaks and evaluate it for code compliance.
- Move the large/high value items (i.e. pianos and sound systems) to a proper storage facility.

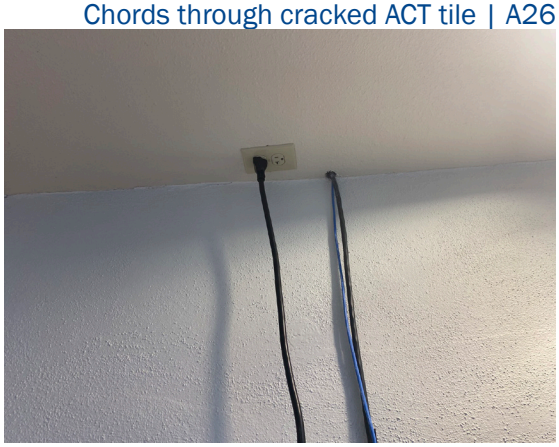
ADA

- Consider adding an additional handrail to the Accessible ramp (A29)
- All hot and cold water pipes need to be insulated or covered with an appropriately angled ADA apron. (A30)
- Continuous cane detection is needed under the stairs. (A31)
- Move accessible hold-open door hardware to a safer more and more convenient location. (A32)

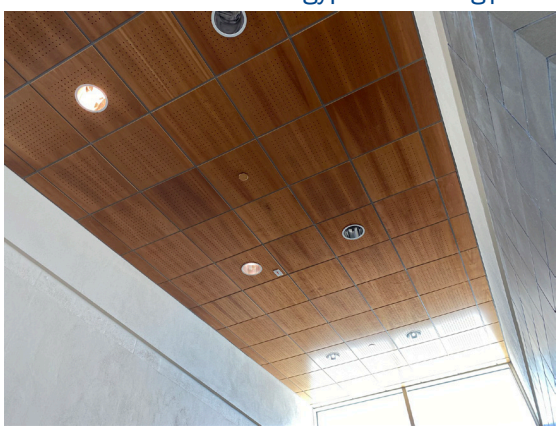
Water stain near outlet | A25



Chords through cracked ACT tile | A26



Chord hole in gypsum ceiling| A27



Row of electrical lights without power | A28

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 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.

ADA ramp| A29

Missing ADA Apron| A30

Cane Detection | A31

ADA door hold-open hardware| A32

Benildaus (23) - Level 1

Unit ID	Manufacturer	Model #	Serial #	QTY	Filters	QTY	Belts	Description/Notes	Anticipated Repairs	Age	Anticipated Replacement Date	Date of Last Service	Filters	
RTU-1	CARRIER	50AK-025-C-511HT	1905F14276	10	20X24X2	1	BX-54	Replaced all filters, checked belt, and oiled unit. unit is functioning properly.	None	N/A	N/a	12/1/2022	40	20x24x2
RTU-2	CARRIER	50AK-020-C-511HT	1905F14281	10	20X24X2	2	BX50	Replaced all filters, checked belts replaced them both. they had tears in them. unit is functioning properly.	None	N/A	N/a	12/1/2022	4	16x20x2
RTU-4	CARRIER	50AK-030-D-D11HT	3304F52190	10	20X24X2	2	5VX530	Replaced all filters, checked belts replaced them both. they had tears in them. unit is functioning properly.	Needs new condensor motors	N/A	TBD	12/1/2022		
RTU-3	CARRIER	50AK-030-D-D11HT	3304F52187	10	20X24X2	2	BX-50	Replaced all filters, checked belts replaced them both. they had tears in them. unit is functioning properly.	Needs new contactors	N/A	TBD	12/1/2022		
RTU-5	CARRIER	50TFF008-M-511HY	1605G30696	4	16X20X2	1	A50	Replaced all filters, checked belts replaced them both. they had tears in them. unit is functioning properly.	None	N/A	N/a	12/1/2022		
HWP-1				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
HWP-2				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
HWP-3				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
HWP-4				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
HWP-5				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
HWP-6				N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
BLR	Buderus	GE515/9	05086704-71850150	N/A	N/A	N/A	N/A	outside mech room	None	N/A	N/a	12/1/2022		
VAV-214	Trane	N/A		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-Hall	Trane	PH1-CV18		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-217	Trane	PH1-VAV-17		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-220	Trane	PH1-16		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-221	Trane	PH1-15		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-213	Trane	PH1-VAV-22		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-211	Trane	PH1-VAV21		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-224	Trane	PH1-14		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-206	Trane	VAV-13		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-210	Trane	VAV-20		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-Hall	Trane	VAV-24		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-207	Trane	VAV-12		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-Hall	Trane	VAV-11		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-209	Trane	VAV-19		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-RR	Trane	VAV-16		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-251	Trane	VAV-16		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-249	Trane	VAV-17		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-247	Trane	VAV-20		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-250	Trane	VAV-15		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-Hall	Trane	VAV-13		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-228	Trane	VAV-12		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		
VAV-242	Trane	VAV-11		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022		

VAV-105	Trane	VAV-07		N/A	N/A	N/A	N/A	inside celling tile	VAV controls	N/A	TBD	12/1/2022
EF-3	Penn	DX11B		N/A	N/A	1	4L270	roof top	None	N/A	N/a	12/1/2022
EF-5		4C661A		N/A	N/A	1	3L410R	roof top	None	N/A	N/a	12/1/2022
WH-1	AO Smith	EL5C10917	GF040010725	N/A	N/A	N/A	N/A	2nd floor	None	N/A	N/a	12/1/2022
WH-2	AO Smith	ECS-40-200	GC040041039	N/A	N/A	N/A	N/A	mech room	None	N/A	N/a	12/1/2022
WH-3	AO Smith	GF040010839	9260408002	N/A	N/A	N/A	N/A	mech room	had to replace drain valve at the bottom of tank there was calcuim build up on it we had to replace it on site because it was leaking.		N/A	N/a

Santa Fe Midtown - Benildus Hall

PROBABLE COST ESTIMATE 1/11/23

ITEM	UNITS	COST/UNIT	COST	COMMENTS
A. ARCHITECTURAL				
Reseal/Spot Repair sealants and flashings	LS	-	$10,000.00	Req. to prevent damage
Replace / Repair floor finishes	27,757 SF	$2.00 /SF	$55,514.00	Recommended
Repainting and patching finishes	27,757 SF	$0.90 /SF	$24,981.30	Recommended
Replace missing splashbocks	8	$100.00 EA	$800.00	Recommended
Repair/ Replace Ceiling Tiles	27,757 SF	$2.00 /SF	$55,514.00	Recommended
Modify Handrails	40 LF	$25.00 /LF	$1,000.00	Req. per 2015 IBC
Update door Hardware	4	$750.00 EA	$3,000.00	Req. per 2015 IBC
		SUBTOTAL	**$150,809.30**	
B. ELECTRICAL				
Replace light fixtures with LED	27,757 SF	$6.50 SF	$180,420.50	Recommended
Upgrade electrical system (including any HVAC work)	27,757 SF	$12.00 SF	$333,084.00	Req. TBD on building use
		SUBTOTAL	**$513,504.50**	
C. SITE				
Landscaping/Irrigation (dependent on scope)	-	-	-	Recommended
Repair paving/sidewalks (at main entrance)	100 SY	$30.00 SF	$3,000.00	Req. for accessibility and safety
Repave & Restripe parking	3,800 SY	$55.00 SF	$209,000.00	Recommended
		SUBTOTAL	**$212,000.00**	
D. MECHANICAL				
General HVAC Maintenance	27,757 SF	$22.00 /SF	$610,654.00	Recommended
Repair RTU-3	LS	$4,000.00	-	
Repair RTU-4	LS	$4,000.00	-	
Repair / Replace HVAC Controls	LS	-	-	
		SUBTOTAL	**$610,654.00**	
SUBTOTAL			**$1,486,967.80**	
Contingency		10.00%	$148,696.78	
NMGRT - Santa Fe		8.3125%	$123,604.20	
TOTAL ESTIMATED COST			**$1,759,268.78**	

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

4401 Masthead St. NE, Suite 150
Albuquerque, NM 87109
(505) 348-4000