



FACILITY ASSESSMENT REPORT

Driscoll Fitness Center

January 11, 2023



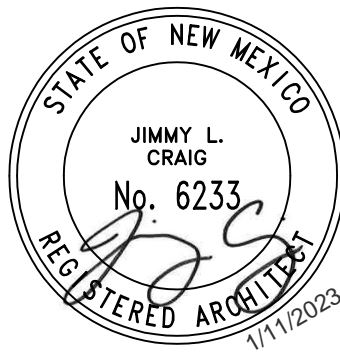
discipline | intensity | collaboration | shared ownership | solutions

FACILITY ASSESSMENT REPORT

Visual Arts Center

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

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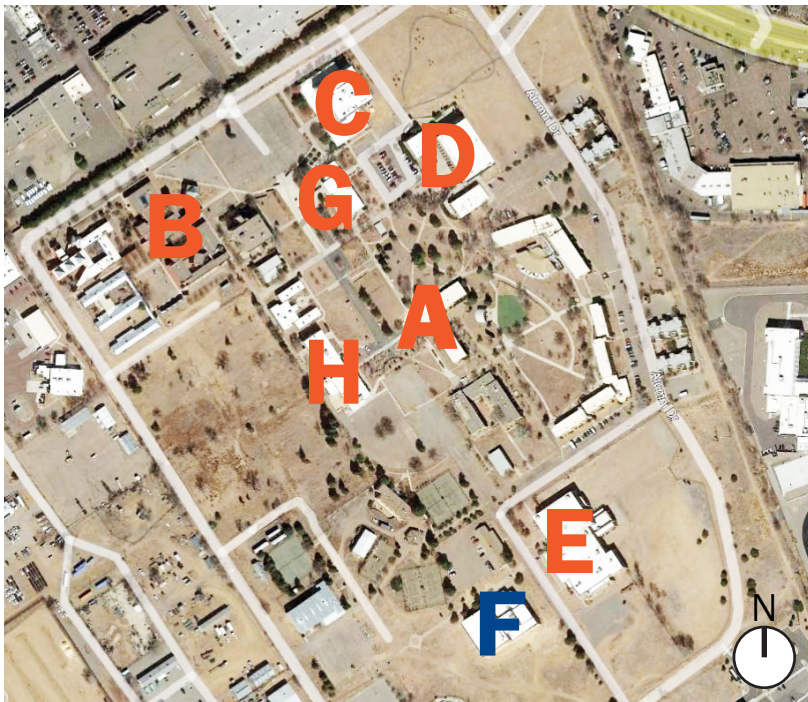
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1.0 Introduction and Project Overview

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 report covers (F) Driscoll Fitness Center. 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 December 22, 2022.



Map of Campus | A1

1.1 General Site

The Driscoll Fitness Center is along the southern edge of campus on a site that generally slopes north to south. Site landscaping is minimal, with only a few conifer trees present around the front of the building. All other plants appear to be volunteers. Several volunteer trees are growing next to the exterior wall on the northeast elevation. Site lighting consists of pole-mounted downlights in a few areas along sidewalks and exterior building lighting.

Concrete sidewalks around the site are mostly in fair condition and are getting worn (A3). This facility shares a parking lot with Onate Hall. This parking lot is worn and in fair to poor condition, with the striping being mostly gone. There is a large empty lot on the southeast and southwest sides of the building.



Driscoll Fitness Center Aerial View | A2



Exterior sidewalk with salt | A3

The gas connection appears to enter the building at a gas regulator on the southeast side of the building next to a maintenance room entrance. The sewer connection location is unclear. The electrical connection appears to enter the facility via a transformer on the northwest face of the building, to the right of the entrance (A4). Original facility drawings were not provided for this report.

2.0 Architectural

The Driscoll Fitness Center assessment focuses on the facility's overall structure, interior finishes, exterior finishes, roofing, equipment, special constructions, and code issues. The building is one story high, with the exception of the gym, which is a double-height space.

2.1 Exterior

Walls & Openings

Wall damage allowed for a small amount of investigation inside the wall assembly. Most of the exterior walls appear to be constructed of metal studs with gypsum wallboard on the interior and exterior-rated gypsum sheathing with a stucco system on the exterior. The indoor sports court has exposed steel frames as primary structure. The walls are a combination of steel structural elements and metal studs (A5). MDF panels with laminate facing is used for interior finish here. Exterior sheathing is likely exterior-rated gypsum and the same stucco finish is present here. Exterior damage to the stucco was observed in many areas around the court, though the damaged areas are all small.

The windows and glazed openings consist of operable, double-pane casement windows, small fixed windows and aluminum storefront. Most spaces to the northeast have operable windows. The operable windows have four latches around the perimeter and swing out on three hinges installed on one side of the frame. The overall condition of the windows are fair. Replacing the windows with a more efficient glazing and appropriate flashing may be necessary.

The exterior doors are a mixture of three door types. Hollow metal storefront doors are found at the entrance, as well as at externally accessed mechanical spaces. The hardware does not appear to be ADA-compliant (A6). Entrance doors appear not to have the proper accessible hold open hardware. The overall conditions of the exterior doors is acceptable.

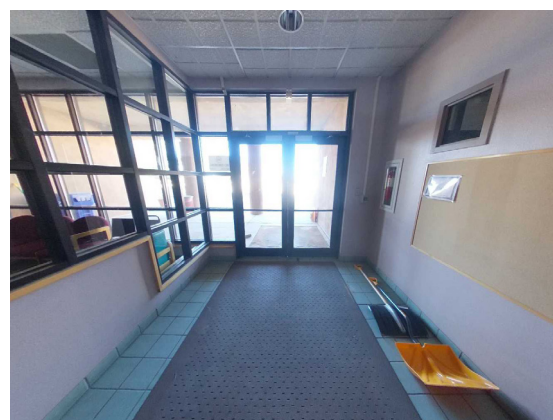
There are several external drain spouts around the building, many of which no longer have a splash block present. There is also some ponding water on the North East side of the building (A7). If not addressed, this could cause issues at the exterior of the building.



Pad-mounted Transformer | A4



Example of wall damage | A5



Storefront Entrance Doors | A6



Ponding water | A7

Roof

Please note that a roof inspection was not performed for this report due to the roof being inaccessible.

The current roof appears to be a TPO membrane roofing assembly (A8), however the original building drawings show the roof as a metal panel assembly from the building manufacturer. It was undetermined when the TPO roofing was installed and its age. From afar, the roof appears to be in good condition with no noticeable issues. A full roofing inspection is recommended. Metal flashing appears to be installed.



TPO roofing | A8

2.2 Interior

Amenities

Consist of Basketball court (1), racquetball court (2), Male & female locker rooms, and exercise rooms.

Floors

Floor: The ground floor is a reinforced concrete perimeter and column pad footing with multiple finishes depending on the space. The condition of the floor is poor with the exception of the racket ball floor which appears to have been covered with a paper covering to protect it. Floor finishes include the following:

Wood Flooring Located in the large open studio room the condition appears to be in poor condition (A9).

Carpet: Located in the lobby, offices, and gathering space (A10) the carpet is in fair to poor condition, with some areas showing more significant wear than others.

Tile: Located in the locker rooms and some bathrooms. Dirty and outdated, but in acceptable condition (A11)

Partitions

The majority of the partitions are steel studs with painted gypsum board and wood panels. Overall, the interior partition walls are in fair condition with only minor damage in a few areas. The walls in the gymnasium have many spots with major damage.

Ceilings

Painted gypsum board ceilings and lay-in acoustic ceiling tile (ACT) are present in most places. The gymnasium and some storage spaces are exposed to structure.

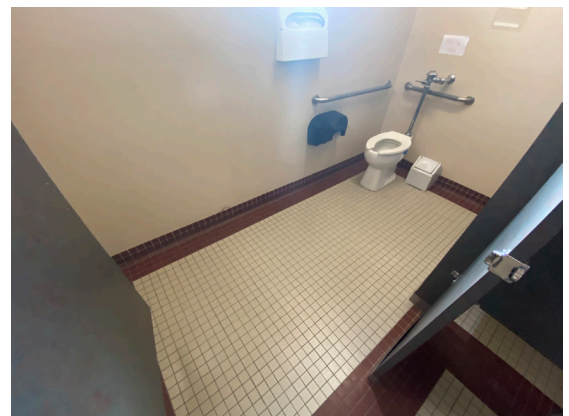
Lay-in Acoustical Ceilings Tiles (ACT): Areas with ACT are in poor condition. The ceiling tiles are dirty, stained, outdated and don't match (A12). Some are offset to accommodate temporary HVAC solutions.



Studio room | A9



Gathering Space | A10



Tile flooring | A11

Painted Gypsum Board: Gypsum board ceilings are in hallways, bathrooms, conference rooms, communal spaces, some janitor closets, and some offices and classrooms. Some classrooms have a perimeter of gypsum ceiling with ACT in the middle of the ceiling. Gypsum board ceilings appear to be in good condition with exceptions of holes from previous mechanical or electrical items in some instances.

Casework & Furnishings

Casework mostly exists at the reception desk. It is outdated and doesn't meet ADA. Without the ADA compliance it will likely need to be demolished and replaced.

Doors

Interior doors include custom solid wood doors (with or without small windows)(A14), painted solid wood doors with hollow metal doors frames. They are not ADA-compliant. Overall, the interior doors are in fair condition.

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.

3.1 Existing Mechanical Systems

The mechanical systems include (4) tankless water heaters (A15), (6) Exhaust fans, (1) roof mounted damper, (6) Evaporated coolers, (6) Furnaces. Some equipment is located on the roof. It appears as though the majority of the system is shut off due to needed water line repairs. Temporary, portable AC units were present in a few rooms.

Ductwork

Portions of ductwork throughout the building are exposed. The visible ductwork appears in fair to good condition (A16).

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. There was no evidence of any sewer backups into the facility.

Expansion Tanks

Only one smaller expansion tank was observed in the mechanical room, suspended above the water heaters. It appears to be approximately 5 gallon in capacity.



Typical Acoustic Ceiling Tile | A12



Reception Desk | A13



Typical interior door & hardware | A14



Tankless water heaters | A15

Plumbing Fixtures

A wide variety of plumbing fixtures are present. All fixtures are manually actuated. Restrooms have dual-handle faucets, wall-mounted soap pumps, and a mixture of wall-mounted and countertop lavatories. Toilets are floor mounted with manual flush valves. Urinals are floor/wall mounted with manual flush valves (A18). No ADA compliant water fountain appear to be present. Plumbing fixture clearances and heights do not appear to be fully ADA-compliant throughout the facility.

Locker rooms contain show stalls in the women's and an open shower in the men's locker room. The shower fixtures are combination stainless steel fixtures that appear in fair to good condition. Floor drains are present in the locker rooms. No accessible bench or changing area in the locker rooms was observed.

The janitorial closet contained a floor mounted mop sink that was worn but in fair condition. The surrounding walls were damaged from water and abuse over the years.

Fire Suppression

There is a partial fire suppression system installed in the building. The system appears limited to the main gymnasium space however, it is unclear if the system is present above the ACT ceilings in other spaces.

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 regarding corrective measures relating to these systems.

4.1 General Electrical

Electrical appears to enter the building at the north side of the building. An electrical room off of the main lobby contains the primary electrical equipment (A20). Other distribution panels are located throughout the building.

General Wiring Devices and Junction Boxes

The overall appearance of the wiring devices for the building ranges from fair to good. Several thermostats are dated (A17). The building's telecommunications and IT systems is recommended to be fully inspected.

Fire Alarm System

The facility appears partially equipped with a fire and/or smoke alarm system, however the system does not appear to contain the required alert and notification devices typically used. No strobes or pull stations were observed. Only a few smoke detectors were observed. It is unclear if these were tied into the system or standalone. A full



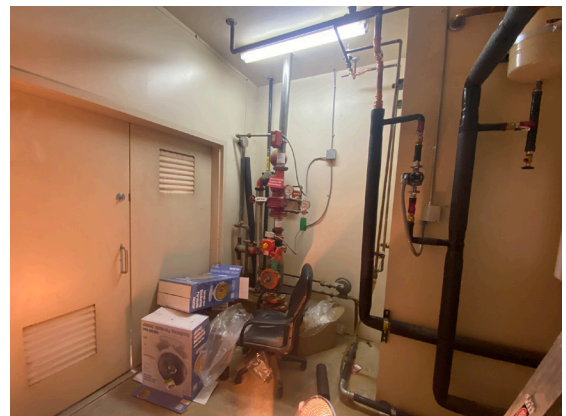
Ceiling and HVAC ductwork | A16



Dated Thermostat | A17



Typical plumbing fixture | A18



Mechanical Room | A19

inspection of any system present is recommended.

Exterior and Site Lighting

The exterior lighting consists of wall packs (A21) and recessed down lights. It is undetermined if these fixture are in working order; observation occurred during the day. Site lighting is not present in the immediate vicinity of the building.

Interior Lighting

The facility is illuminated with mostly 2'x4' fluorescent fixtures laid into the ACT ceilings. Other light fixtures include surface mounted fluorescent fixtures in the locker rooms and support spaces, recessed can lights in the lobby, and HID fixtures in the gymnasium. Overall the fixtures appear to range from poor to fair condition.



Electrical Room | A20

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 and repainted, including accessible handicapped spaces.

Landscaping should be addressed by a professional landscaper. Overgrown plants should be trimmed, volunteer plants removed or adapted, and dead plants removed.

Re-grade surrounding site to slope away from the building where there is ponding water.

Exterior

All windows should be tested for proper thermal properties. Flashings and sealants at all openings should be inspected.

All stucco needs to be patched and repaired where there is noticeable damage (A23-A24).

Missing or moved splash blocks should be replaced or moved back in position.

A full roof inspection by a licensed roofing contractor is recommended to verify the estimated life left in the current roofing system. All flashings and sealants should also be inspected.

Finishes

All carpet shall be replaced.



Typical exterior wall pack light | A21



Racquetball court lighting | A22



Stucco Damage | A23

The tile in the bathrooms should be fully cleaned, although it is recommended to update for aesthetics.

Damaged ceiling tiles need to be replaced (A25). The gymnasium ceiling will need to be inspected to properly repair damage.

ADA

ADA compliance is not met on this building and will need to be updated in future renovations.

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: The electrical system should be formally inspected for issues.

The fire alarm system should be fully inspected and tested to verify functionality and extent. 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. It is recommended to convert all light fixtures to LED for lower maintenance and utility cost.



Stucco damage at east corner | A24



Ceiling, Lighting, HVAC and stains | A25

Prepared by



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Driscoll Fitness Center (18) - Level 1										
Unit ID:	Manufacturer:	Model #:	Serial #:	QTY:	Filters:	QTY	Belts:	Description/Notes:	Anticipated Repairs:	Date of last service:
Furn-1	Reznor	HRGB400-S2	EARD66H6N18365	1 2 3	18 X 25 X 1 20 X 25 X 2 20 X 20 X 2	1	BX - 49	Controls North gym on rooftop replaced filters & checked belt.	None at this time	12/2/2022
EC-1	Mastercool	No name plate	N/A	N/A	N/A	2	A98	North part of gym, also is shut off at this time.	None at this time	12/1/2022
Furn-2	Reznor	HRGB400-S2	EARD66H6N18363	1 2 3	18 x 25 x 1 20 x 25 x 2 20 x 20 x 2	1	A49	South gym replaced filters, checked belts	None at this time	12/1/2022
EC-2	Aerocool	IS601	2214651	N/A	N/A	2	A98	South gym also is shut off at this time	None at this time	12/1/2022
Furn-3	Reznor	HRGB400-S2	EARD66H6N18364	1 2 3	18 x 25 x 1 20 x 25 x 2 20 x 20 x 2	2	AX48	Weight room , changed all filters & checked belts	none at this time	12/1/2022
EC-3	Aerocool	IS601	2215845	N/A	N/A	2	A98	weight room	new water lines	12/1/2022
Furn-4	Reznor	HRGB100-S2	EARD66H5N18361	2	20 x 25 x 1	1	A38	CONTROLS lockers	None at this time	12/1/2022
EC-4	Mastercool	No name plate	N/A	N/A	N/A	1	A55	LOCKER ROOMS	Water lines & media	12/1/2022
Furn-5	Reznor	HRGB75-S2	EARD66H5N18360	2	20 x 25 x 1	1	A38	LOBBY AREA	None at this time	12/1/2022
EC-5	Mastercool	No name plate	N/A	N/A	N/A	1	A55	LOBBY AREA	Water lines & media	12/1/2022
Furn-6	Reznor	HRGB125-S2	EARD66H5N18362	2	20 X 25 X 1	1	A38	LOBBY AREA	None at this time	12/1/2022
EC-6	Mastercool	No name plate	N/A	N/A	N/A	1	A61	LOBBY AREA	Water lines & media	12/1/2022
PRE-1	Greenheck	GB-360-50	92D00754	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-2	Dayton	4HX89A	D98900788	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-4	Greenheck	GB-120-4	92D00755	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-5	Greenheck	GB-120-4	illegible	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-6	Greenheck	GB-200-20	92D00757	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-7	Greenheck	GB-130-4	92D00759	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
PRE-8	Greenheck	GB-200-20	92D00758	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
WH-1	Navien Tankless	ELJF15917	MF970046101519	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
WH-1	Navien Tankless	ELJF15917	MF970046101519	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022
WH-1	Navien Tankless	ELJF15917	MF970046101519	N/A	N/A	N/A	N/A	Inside bolier room	None at this time	12/1/2022

FILTER LIST	
QTY:	SIZES:
12	20 X 25 X 1
6	20 X 20 X 1
3	16 X 25 X 1
1	18 X 20 X 1

Santa Fe Midtown - Driscoll Fitness Center

PROBABLE COST ESTIMATE

1/11/23



ITEM	UNITS	COST/UNIT	COST	COMMENTS
A. ARCHITECTURAL				
Reseal/Spot Repair sealants and flashings	LS	-	\$12,000.00	Req. to prevent damage
Replace / Repair floor finishes	22,712 SF	\$5.00 /SF	\$113,560.00	Recommended
Repainting and patching finishes	22,712 SF	\$0.90 /SF	\$20,440.80	Recommended
Replace missing splashbocks	6	\$100.00 EA	\$600.00	Recommended
Repair and patch exterior finishes	22,712 SF	\$0.75 /SF	\$17,034.00	Req. to prevent further damage
Repair/ Replace Ceiling Tiles	8,600 SF	\$2.00 /SF	\$17,200.00	Recommended
Replace walkoff mat at entry	LS	-	\$400.00	Req. for safety
Lobby Restroom Renovations for full ADA	120 SF	\$400.00 /SF	\$48,000.00	Req. per 2015 IBC
Lockerroom Renovations for full ADA (showers & locker area)	1,200 SF	\$100.00 /SF	\$120,000.00	Req. per 2015 IBC
		SUBTOTAL	\$349,234.80	
B. ELECTRICAL				
Replace light fixtures with LED	22,712 SF	\$6.50 SF	\$147,628.00	Recommended
Upgrade electrical system (including HVAC items)	22,712 SF	\$12.00 SF	\$272,544.00	Req. TBD on building use
		SUBTOTAL	\$420,172.00	
C. SITE				
Landscaping/Irrigation (dependent on scope).	-	-	-	Recommended
Concrete Sidewalk repair/replacement	160 SY	\$30.00 /SY	\$4,800.00	Recommended
Parking repaving and restriping	2,365 SY	\$55.00 /SY	\$130,075.00	Recommended
		SUBTOTAL	\$134,875.00	
D. MECHANICAL				
General HVAC maintenance and repairs	22,712 SF	\$8.00 /SF	\$181,696.00	Recommended
		SUBTOTAL	\$181,696.00	
SUBTOTAL			\$1,085,977.80	
Contingency		10%	\$108,597.78	
NMGRT - Santa Fe		8.3125%	\$90,271.90	
TOTAL ESTIMATED COST			\$1,284,847.48	

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