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SUBY BOWDEN + ASSOCIATES

The 312 Sandoval building is also known as the old Second Ward School building and was built in 1886 to be the schoolhouse in Precinct #4 of the Santa Fe County. The building is in the "City Historic Transition District" and has "Significant" local designation. The building is also listed on the State and National Historic Register as a "Contributing" building. Our client, La Union Protectiva de Santa Fe (LUPdSF), purchased the building in the 1970s. SBA was asked us to assist them in bringing the building up to code and to repair and restore elements that are falling apart due to the old age of the building. This was the first major remodel and repair work since the 1970s.

Following is the summary of the established scope of work based upon findings from our (SFTB & SOBA) site investigation and directions from the LUPdSF board members.

1) Clear interior space of the Original Historic Building: The existing interior partition walls are non-load bearing and not of historic significance. We propose removing all interior walls (as shown in our demolition floor plan) to bring the space back to its original spatial beauty.
2) Create two new ADA bathrooms: We propose two new ADA bathrooms in the existing addition (not the original building) as shown in our drawings.
3) New mechanical room, and HVAC system: Existing HVAC and water heater needs to be replaced. A proper mechanical room (by code) is required where new HVAC equipment and water heater could be installed. New mechanical closet is proposed near the new ADA bathroom. HVAC units will be invisible from the street.
4) Add up to four skylights in the existing addition (in the back of the original building): These skylights will not be visible from the street due to roof downward sloping away from the street, and existing parapet walls.
5) Support floor structure: existing floor structure, although sound, has conditions (see attached photographs) in few places that are not up to code. The floor joists in some places are supported with pile of stones, which need to be replaced by floor jacks.
6) Insulate floor and ceiling space: At present there is no insulation in the building. By adding insulation under the floor and in the ceiling space the building will be able to conserve energy. Window update is covered further in the report, which is also essential for energy conservation.
7) Roof replacement (flat roof at the back extension): this roof is falling part and needs to be replaced soon. David's estimate covers new roof with insulation and proper roof slope.
8) Roof replacement (main building): Although the existing roof can last 1-2 more years with some repairs (around the chimneys) and new coating, we propose to replace it with a better roof with a longer warranty that closely matches existing standing seam roof and meets the Historic Preservation Board's approval.
9) Window repair/ Restoration: The existing windows are in bad shape from outside (see attached photographs). We propose the following repair work listed below and reviewed by the Case planner Ms. Marissa Barrett and Mr. David Rasch. During the preliminary on-site meeting we were advised by the Case Planner that the following conditions could be reviewed and approved on the staff level without having to go to the Historic Review Board:
   a) Replacing existing window glazing (with a new single pane) and caulking around the windows.
   b) Scabbing or Dutchman work (to restore rotten window frames) and match existing window finish as close as possible.
   c) Replacing rotten fascia trims or adding gutters to match existing gutters.

d) Existing security grills could be removed as they are not historic, and new security grills on windows could be installed as long as they are not projecting from the face of the wall.
e) Adding storm windows from the inside (to add energy efficiency that would meet code)

10) Floor finish: According to the subcontractor, existing interior flooring is structurally in good shape. We propose refinishing the floor and replacing some of it (in the entry, and in the back in few areas) to restore existing flooring.
11) New sewer, water and gas: Plumber inspected the existing sewer line and has concluded that it's very old and there are roots inside. It needs to be replaced.
12) New platform at front entry: The existing wooden deck needs to be replaced with a new ADA compatible deck, railing and ramp. See attached drawings for details. The proposed deck contributes to the symmetry of the front building façade while creating minimal visual impact on the original façade. The proposed concrete ADA ramp and deck is hidden behind new wood picket fence that is painted white. One of the archival photographs (circa 1905) show picket fence and we think it would be an appropriate solution here as well.
13) Paint: Refinish the interior space.
14) Misc Carpentry and wall patching: Existing exterior stucco has been painted over and to update the building look the only way to do it is to re-paint over the existing painted stucco finish. We were told by the NM State Historic Preservation Department that our Client would not be required to take the stucco back to its original stage (ie. Brick façade, or to the original stucco stage). We propose to match the existing paint and maintain the existing granulated stucco texture.
15) Parking lot: We propose two ADA parking spaces, patching and matching the existing parking lot surface and re-striping the parking spaces. We also propose a new curb-cut (as shown on the site plan) to allow easy ingress and egress for vehicles and safety to the building occupants.
16) Electrical: Electrician informed us that the electrical in the original part of the building was new and up to code. The old electrical (which is inside the walls) is abandoned at this point. We propose new interior electrical as required to meet code and to serve the new ADA bathrooms and mechanical closet. We also propose relocating existing exterior visible electrical wires (see attached photographs) so that they are hidden.

We have attached the following drawings:

1) A 1.0 Site Plan at 1" = 16'- 0" scale
2) A 2.0 Existing Floor and Demolition Plan at 1/4 "= 1'-0"
3) A 3.0 Proposed floor Plan at 1/4" =1'-0"
4) A 4.0 Front Elevation showing proposed ADA ramp, deck and picket fence at 1/4 "=1'-0"
5) Sheet 1 and 2 of survey drawings
6) Documents containing historical information on the building
7) Existing building photographs (labeled)

Please let us know if there is any further information needed to further clarify the project scope of work and we will be glad to provide it to you.

Respectfully yours,

Sunil Sakhalkar
Associate

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