

**AGREEMENT FOR CONSULTANT SERVICES
FOR THE CAMP NACO MASTER PLAN UPDATE**

This Agreement for Consultant Services for the Camp Naco Master Plan Update (the "Agreement") is made and entered into the Ninth day of February, 2023 (the "Effective Date"), by and between Poster Mirto McDonald, Inc., an Arizona corporation (hereinafter "Consultant") and the City of Bisbee, an Arizona municipal corporation (hereinafter "City"). Consultant and City may hereinafter be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, pursuant to the terms and conditions of the grant from the Mellon Foundation for Camp Naco (the "Grant"), the City has a need for consulting services for an update to the 2015 Camp Naco Strategic Preservation Plan (the "Master Plan"); and,

WHEREAS, Consultant prepared the Master Plan and has the knowledge, skills and experience to provide such services for the update to the Master Plan, in accordance with the terms and conditions of the Grant; and,

WHEREAS, the consulting services provided for herein are intended to include all necessary work and services for the update to the Master Plan, to include, assessments of any changes in building conditions and an update of material and labor costs.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals: The foregoing Recitals are incorporated and set forth herein as part of the terms of this Agreement.
2. Services: The purpose of this Agreement is to provide for the necessary update to the Camp Naco Master Plan (the "Plan Update"), as more fully detailed in the proposal from Consultant attached hereto as Exhibit A (the "Services"), which Plan Update is necessary in order to accomplish the requirements of the Grant.

Consultant will be responsible for writing the Plan Update, to include, assessments of any changes in building conditions, an update of material and labor costs, producing any necessary graphic illustrations, renderings and photographs, graphic formatting and design, art direction and otherwise producing the final Plan Update document. It is incumbent upon the Consultant to propose the type and level of specificity of graphic illustrations to be developed as a part of the Plan Update that will best convey necessary plan elements.

Consultant agrees to provide all such Services in a timely manner within a reasonable time after receipt of City directives. Consultant agrees to provide Services by and through qualified personnel under standards and conditions generally accepted by professionals in the field or occupations for which services are provided. Services shall be provided based upon the proposal provided by the Consultant and approved by the City in writing. In addition to the specific Services detailed herein, Consultant shall coordinate with the City the documented scope of Services contained herein, participate in team conference calls and meetings, and provide timely invoicing and reporting of project progress. Ten (10) bound paper copies and one electronic copy in a Portable Document Format (PDF) of the Updated Camp Naco Master Plan and one flash drive containing all images and electronic files of the project shall be provided to the City upon completion of the Services.

3. Payment: City shall pay Consultant \$7,712.00 for the Services as detailed in Exhibit A. Payment will be made upon receipt of a detailed invoice from Consultant upon completion of the Services. No compensation shall be paid for any service rendered by the Consultant considered an additional service beyond the scope of Services approved by the City unless rendition of that service and expense thereof has been authorized in writing by the City in advance of performance of such service. Any additional services performed by the Consultant prior to such authorization by the City shall be deemed a part of basic services for work performed under a City approved proposal for services governed by this Agreement, whether enumerated in this agreement or not, for which the Consultant shall be entitled to no additional compensation.
4. Coordination of Work/Work Product: Consultant shall coordinate all work with the City's designated representative for each task or project assigned to Consultant and submit to the City's representative all work product in written or graphic form (and in electronic form if requested) as applicable or required. All reports, surveys, test data, memoranda, samples, plans, specifications, and other documents or materials submitted by or to the City shall be considered the property of the City. When available and requested by the City, work product shall be provided in electronic form at actual cost in media compatible for use with City software and equipment.
5. Protection of Work, Property and Persons: Consultant will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the services provided under this Agreement. Consultant will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to all employees providing work under this Agreement and other persons who may be affected thereby.
6. General Insurance Requirements: Consultant will provide proof of its workers compensation, general and professional liability coverages to the City before undertaking work for the City.

7. Indemnification: Failure of Consultant to obtain or maintain such required insurance during this Agreement, or to provide proper proofs thereof upon request of the City, shall not diminish, waive or otherwise reduce the Consultant's obligations to maintain such insurance coverage and Consultant shall hold the City harmless and defend and indemnify the City, its agents, officers, and employees, against all claims, damages, losses, and expenses resulting from Consultant's negligent acts, mistakes, or omissions in performance of this Agreement. This includes any acts, mistakes or omissions of Consultant's subcontractors, agents or employees.

8. Delegation and Subcontracting: Unless otherwise proposed and approved in the Consultant's proposal for services, Consultant shall not delegate or subcontract any work to be performed by Consultant under this Agreement to any other person, business or entity without the express advance written approval of the City for such delegation or subcontract work. Consultant understands and agrees that any design teams undertaking feasibility studies, repairs, alterations or new construction within or adjoining historic properties must include a historical architect, architectural conservator or preservation specialist, as applicable, who meets Department of Interior Professional Qualification Standards and GSA Qualification Requirements.

9. Period of Services and Termination: Consultant will provide its services as described in the Proposal and the schedule provided until completion, or until termination of those services by the City. The City may and reserves the right to terminate this Agreement at any time with or without cause by giving Consultant written notice of termination. Upon receipt of such notice, Consultant shall discontinue all services in connection with the performance of services authorized under this Agreement or City approved proposal for services and City shall upon invoice remit payment for all authorized services completed up to the date of termination notice. Upon payment of this final termination invoice, the Consultant shall deliver any and all work product including drawings or other documents, prepared as instruments of service, whether complete or in progress. It is further agreed that if services are terminated the Consultant shall be compensated for all services rendered through the date of termination not to exceed the amount authorized for services through the date of termination. If the City questions the extent of work on a final invoice, Consultant shall give the City the opportunity to review and evaluate all work upon which the invoice is based in the offices of the Consultant prior to payment. This Agreement or work performed under the provisions of this Agreement may also be terminated by the Consultant upon not less than seven (7) days written notice in the event the City shall substantially fail to perform in accordance with the terms and conditions of this Agreement, through no fault of the Consultant. In the event of termination by the Consultant, the other provisions concerning termination contained in this paragraph shall be applicable.

10. Choice of Law and Venue: This Agreement shall be governed by the laws of the State of Arizona as to validity, interpretation and performance. Any judicial proceeding or other legal action relating to this Agreement shall be filed in a court of competent jurisdiction in Cochise County, Arizona.
11. No Partnership: Nothing in this Agreement constitutes a partnership or joint venture between the Parties and neither Party is the principal or agent of the other. This Agreement does not create an employee/employer relationship between the Parties. It is the Parties' intention that the Consultant will be an independent contractor, and not a City of Bisbee employee, for all purposes. Consultant is responsible for maintaining Worker's Compensation Insurance Coverage for all non-exempt workers, employees and subcontractors, in accordance with Arizona law; is responsible for adhering to all applicable laws regarding nondiscrimination in employment; and is responsible for any taxes on the compensation paid hereunder.
12. Funding: Any contract entered into by the City of Bisbee is subject to funding availability and the approval of such funding by the City Council. The Parties acknowledge and agree that this Agreement is specifically for the purposes of carrying out the duties and obligations of the City in accordance with the Grant and is subject to the receipt and payment of grant funds from the Mellon Foundation for the Services performed by the Consultant. If the Grant source of funds is terminated or otherwise unavailable, the City shall have the right to immediately terminate this Agreement.
13. Compliance with Federal and State Laws: Consultant understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989. Under the provisions of A.R.S. § 41-4401, Consultant hereby warrants to the City that the Consultant and each of its subcontractors ("Contractors") will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty"). A breach of the Contractor Immigration Warranty shall constitute a material breach of this Agreement and shall subject the Consultant to penalties up to and including termination of this Agreement at the sole discretion of the City.

The City retains the legal right to inspect the papers of any Consultant or Contractor who works on this Agreement to ensure that the Consultant or Contractor is complying with the Contractor Immigration Warranty. Consultant agrees to assist the City in regard to any such inspections.

The City may, at its sole discretion, conduct random verification of the employment records of the Consultant and of any Contractors to ensure compliance with this Contractor Immigration Warranty. Consultant agrees to assist the City in regard to any random verifications performed.

Neither the Consultant nor any Contractor shall be deemed to have materially breached the Contractor Immigration Warranty if the Consultant or Contractor establishes that it has complied with the employment verification provisions prescribed by sections 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214, Subsection A.

The provisions of this Article must be included in any contract the Consultant enters into with any and all of its Contractors who provide services under this Agreement or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a Consultant or Contractor.

14. Integration: This Agreement sets forth the entire agreement of the Parties, and supersedes any and all prior agreements, with respect to the Services. No amendment or modification of any provision of this Agreement shall be valid unless set forth in a written amendment to this Agreement signed by both Parties.
15. Nondiscrimination: Consultant shall not discriminate against any person on the basis of race, religion, color, age, sex, disability, or national origin in the performance of this Agreement, and shall comply with the terms and intent of Title VII of the Civil Rights Act of 1964, P.L. 88-354 (1964), and with the American with Disabilities Act of 1990. In addition, shall include similar requirements of subcontractors in any contracts entered into for performance of obligations under this Agreement.
16. Incorporation of Laws: If there is any federal law or regulations that is applicable under the terms, conditions and obligations of the Grant, such laws or regulations shall be incorporated herein.
17. Cancellation: All parties are hereby put on notice that this Agreement is subject to cancellation by the Governor for conflicts of interest, pursuant to A.R.S. § 38-511.
18. Notices: All notices required or permitted under this Agreement shall be given by U.S. mail, postage prepaid, or personally delivered, at the address shown below. Notices will be deemed received at the time of actual receipt, evidenced by a receipted copy (in the case of notices that are personally delivered), or by the Postal Service receipt; or three (3) calendar days after mailing, whichever comes first, in the case of notice that are mailed.

CITY OF BISBEE
Attn: City Manager
76 Erie Street
Bisbee, Arizona 85603

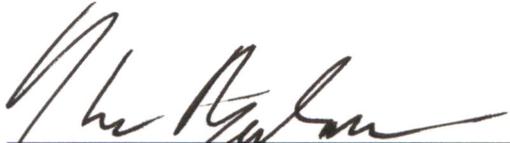
CONSULTANT
Poster Mirto McDonald
Attn: Corky Poster
317 N. Court Ave.
Tucson, Arizona 85701

19. Headings. The heading to each paragraph contained herein is for the convenience of the Parties and has no independent legal significance.
20. Drafting. The provisions of this Agreement shall be deemed prepared or drafted by any one Party or its attorneys and shall not be construed more strongly against either Party.
21. Counterparts. This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed original hereof.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement effective as of the date first above written.

CITY OF BISBEE

CONSULTANT



Ken Budge, Mayor

By:  _____
Its: Secretary-Treasurer _____

ATTEST:

APPROVED AS TO FORM:

Ashlee Coronado, City Clerk

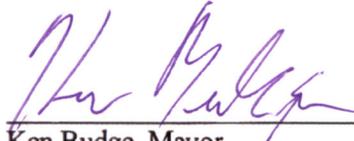
Joseph D. Estes, City Attorney

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CITY OF BISBEE

CONSULTANT

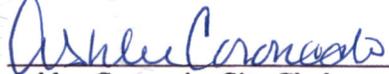


Ken Budge, Mayor

By: 

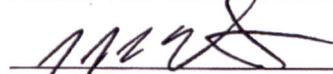
Its: Secretary-Treasurer

ATTEST:



Ashlee Coronado, City Clerk

APPROVED AS TO FORM:



Joseph D. Estes, City Attorney

EXHIBIT "A"

PROPOSAL - SCOPE OF WORK



DATE: October 31, 2022

TO: Stephen Pauken, City Manager, City of Bisbee
c/o Rebecca Orozco, Community Coordinator, Naco Heritage Alliance

FROM: Corky Poster, Architect/Principal, Poster Mirto McDonald

RE: Architectural/Planning Services for Update of *Camp Naco Strategic Preservation Plan* , November 2015

SCOPE: The Scope includes a review of the previous 2015 *Camp Naco Strategic Preservation Plan* , an assessment of any changes in building condition, and an update of material and labor costs since 2015. The Update pre-supposes that the project will be largely built-out in a single phase using recently-acquired State Grant funds and possible private foundation funds.

BASE TASK NO.	PMM - Prime Consultant TASK DESCRIPTION	Staff Description	Billable Rate	Hrs Per Task	PFM Total Per Task/Staff	Total Per Task
1	Review the November 2015 Camp Naco Strategic Preservation Plan.	Principal/Arch	\$ 156.70	2	\$ 313	
		Arch. Associate	\$ 76.92	2	\$ 154	\$ 467
2	Visit the Camp Naco site in Naco Arizona to determine any significant changes to the existing structures since 2015.	Principal/Arch	\$ 156.70	6	\$ 940	
		Arch. Associate	\$ 76.92	6	\$ 462	\$ 1,402
3	Update pages 24-52 in the 2015 report to to reflect inflation in construction costs and changes in building condition.	Principal/Arch	\$ 156.70	16	\$ 2,507	
		Arch. Associate	\$ 76.92	16	\$ 1,231	\$ 3,738
4	Replace page 10 with a new Executive Summary, assuming a single construction phase and not multiple phases.	Principal/Arch	\$ 156.70	3	\$ 470	
		Arch. Associate	\$ 76.92	0	\$ -	\$ 470
5	Replace page 11 with a comprehensive guide to the new cost estimate. Delete pages 13-23.	Principal/Arch	\$ 156.70	3	\$ 470	
		Arch. Associate	\$ 76.92	3	\$ 231	\$ 701
6	Combine Tasks 1-5 above into a single Camp Naco Strategic Preservation Plan Update.	Principal/Arch	\$ 156.70	4	\$ 627	
		Arch. Associate	\$ 76.92	4	\$ 308	\$ 934
GRAND TOTALS Tasks 1-6				57	\$ 7,712	\$ 7,712

Thank you.
Corky Poster, Architect/Principal

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



COLLABORATORS:

ARCHAEOLOGY SOUTHWEST

POSTER FROST MIRTO, ARCHITECTURE - PLANNING - PRESERVATION

WITH **CONSULTECON**

ODEN CONSTRUCTION



POSTER
FROST
MIRTO

ARCHITECTURE
PLANNING
PRESERVATION

This project has been funded in part by a grant from Daniel K. Thorne Intervention Fund of the National Trust for Historic Preservation.

Matching funds have been provided by donors to Archaeology Southwest.

This masterplan is published by Archaeology Southwest. It is available for download as a pdf at: www.archaeologysouthwest.org/naco

Publication date: November 2015



Archaeology Southwest

300 North Ash Alley, Tucson, Arizona 85701 www.archaeologysouthwest.org

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

Appendix 4-2

Copies of Newspaper Articles Referenced in this Document
Bisbee Daily Review, June 7, 1919

U. S. TO BUILD \$7,000,000 "FENCE" ON MEXICAN BORDER



BY A. E. GELSHOF,
U. S. A. Washington Bureau,
1228-1229 Murray Building.

WASHINGTON, June 7.—There was to building a great fence along the Mexican border?

It's 1299 miles long, and while its walls are of wood and other building materials, its rails will be American soldiers.

Assistant Secretary of War Crowell, will recently acting secretary of war, as given the special authorization to do for the first time the fence about the big fence, planning all the interests of the war's command as my goal.

The huge barrier isn't a fence in the all sense of the word, though its purpose is to fence.

In explaining this project, Assistant Secretary of War Crowell declared it is primarily for defense against the elements, and not against the Mexicans. It is admitted, however, that the steel business are for the purpose of checking the border against invaders by bands and cattle herds.

The lumber for the construction work will be drawn largely from the large unused stocks held by the war department when the armistice was signed. At Camp Hancock there are 10,000,000 feet of unused lumber, at Camp Henry 20,000,000 feet. The border has been split up into 37 military districts.



THE CAMP NACO PRESERVATION TEAM

Built in 1919, Camp Naco was part of a thousand-mile long "human fence along the border." In 2006, the remaining complex of 20 adobe buildings, located just 700 yards from the International Border, was threatened with imminent demolition. Since then, a team of committed preservationists has gone to work to protect this historic site. It is rare for such a diverse group to come together from so many directions and perspectives to forge a unified effort to preserve a historic resource that has had its share of setbacks:

- In 2006 an arson fire destroyed five of six former noncommissioned officer's quarters.
- After a highly successful community-based cleanup of trash and overgrown vegetation in 2007, the Arizona Department of Environmental Quality (ADEQ) showed up on site and proclaimed it a health hazard because the roof tiles installed at the original construction in 1919 contained asbestos. The public was subsequently shut out of Camp Naco.
- The evening before a public meeting was held in Naco, Arizona, arsonists struck again, destroying one of four officer's quarters. The public meeting was held, the grant application for an Environmental Protection Agency (EPA) Brownfields Grant that was the topic of the meeting was subsequently submitted, and ultimately was funded.

Nothing has been easy at Camp Naco, but the Camp Naco Preservation Team is not easily deterred. The ultimate goal is still to put the buildings back into community use. Major milestones of complete abatement of asbestos and stabilization of more than half of the buildings of Camp Naco has been achieved. However, there is still much work to be done. This document is intended to describe the scope and three year sequence of the efforts and resources required to bring this historic facility back into community use.

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



SITE HISTORY

Naco, Arizona, is an unincorporated community in Cochise County located on the International border. It has a current population (2010 census) of 1,046. Naco grew out of a late nineteenth century mining boom in southeastern Arizona and northern Mexico. With the completion of the Arizona Southeastern Railroad in 1898-1899, to link mines in Arizona and Mexico, the twin communities of Naco, Arizona and Naco, Sonora grew up where the railroad line crossed the border. With the onset of the Mexican Revolution in 1910, tensions along the border increased, and Naco, Arizona, had a military presence from 1911 until the end of 1923.



The land parcel where Camp Naco is located was originally subdivided for residential development. In 1919, the War Department leased the land and developed Camp Naco. It was one of numerous military facilities deployed from the Colorado River to the Gulf of Mexico as part of the Mexican Border Defense project. After the Camp was decommissioned in 1923, John Newell used the property as a personal residence and rented a number of the buildings for residences to other community members. In 1935, the Civilian Conservation Corps leased the majority of the buildings as the base of operations for CCC Company 3839. The CCC departed in 1937 and the Newell family continued in residence along with other renters into the 1980s. VisionQuest purchased the property in 1990, but it was never occupied thereafter. By purchasing the property in 2006, Huachuca City sought to preserve and rehabilitate the property and its 20 adobe buildings.



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



CAMP NACO TIMELINE

1910 – Mexican Revolution begins

1919-1923 – As a response to unrest at the border, the War Department releases funds for a major Border Fence Project – Camp Naco is built as part of that. The camp houses the 10th Cavalry Regiment, an elite group of African-American soldiers, also known as the “Buffalo Soldiers”, who are commissioned to protect the border.

1923 - Camp Naco decommissioned, John Newell takes ownership of the property and uses it as a personal residence

1935 – Civilian Conservation Corps leases the buildings as a base of operations for CCC Company 3839

1937 – The CCC leaves

1937-1990 - The Newell family continues residence on the property and rents out other buildings for residential use.

1990 – VisionQuest purchases the property

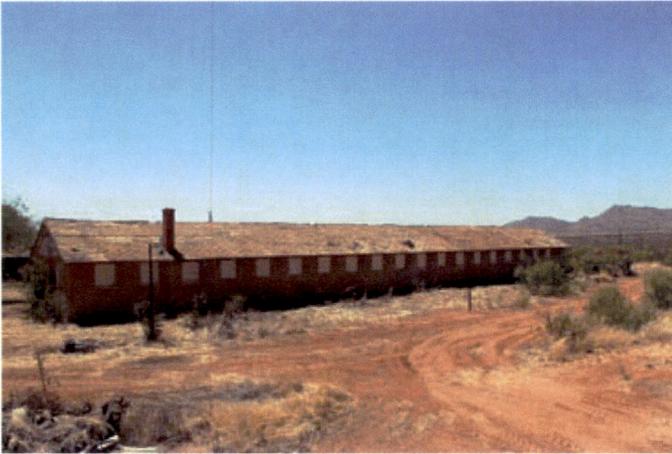
2006 (May) – Arson strikes at Camp Naco. Becky Orozco gets involved and begins trying to fight for the preservation of the camp. She contacts Bill Doelle and they release an article in *Archaeology Southwest Magazine*, featuring the history and story of Camp Naco. The Town of Huachuca purchases the property for \$10 in hopes of preserving and rehabilitating the property for a future use.

2007- Arizona Heritage Fund Grant prepared by Debby Swartzwelder, is successful. The grant award is for \$86,700, which was used for a cleanup of the site, to fence it off, and to prepare a Building Condition Assessment which was conducted by R. Brooks Jeffery. Part of the grant funding also went to conduct a pair of community meetings, facilitated by Jeffery, which established community interest in Camp Naco and at which future ideas of adaptive reuse were discussed.

2007 (May) – A community based cleanup of trash and overgrown vegetation is held, which spurs an investigation by the Arizona Department of Environmental Quality



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



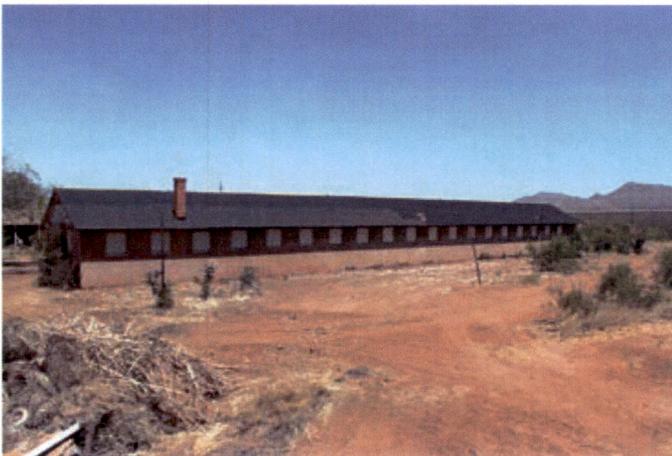
(ADEQ). The site is determined to have asbestos from the roof tiles that were installed in the original construction. The site is then shut off to the public.

2007 – Southwestern Foundation Grant Awarded for the amount of \$17,500

2010 – Arson strikes again at Camp Naco on the eve of a community meeting on EPA Brownfields Grant Proposal.

2010 - ADEQ Grant Awarded to Stabilize Building A-5 for the amount of \$37,000

2011 – EPA Brownfields Grant awarded for the amount of \$400,000. The majority of this funding is used for asbestos removal for the whole site and stabilization of 10 buildings, which included re-roofing and stabilization of structural elements on site.



2012 – Camp Naco Historic District added to National Register of Historic Places at National level of significance on October 17, 2012.

2012 – Southwestern Foundation Grant awarded for the amount of \$15,000

2013 – Work for the EPA Brownfields Grant is completed. With the removal of the last portions of asbestos, the making the camp a safe site for the public to enter.

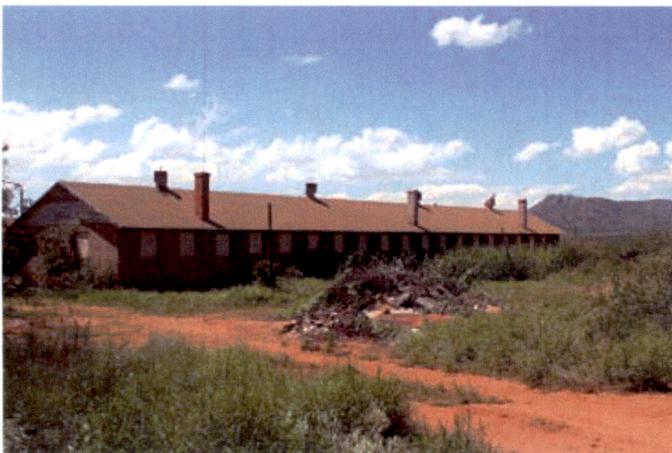
2014 (May) – Southwestern Foundation awards grant for \$20,000 to assist stabilization.

2014 (June) – Governor’s Heritage Preservation Honor Award, given to the Camp Naco Team in recognition of their efforts

2014 – National Trust for Historic Preservation Grant awarded to complete a Master Planning Process by Poster Frost Mirto.

2015 – Bisbee Woman’s Club awards \$500 to assist construction debris cleanup and Waste Management contributes two rollofs to the effort.

2015 – A Freeport-McMoRan Copper & Gold Inc. awards \$1,000 to assist with stabilization.



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

THE CAMP NACO PROJECT PARTICIPANTS

The Camp Naco Team has grown over time. The core team is listed first in the following list. They have been the long-term partners since 2006. The consultants and professional service providers appear later on this list, but they too are essential team members. While they may have been paid for some of their services, all of the professional members also gave a great deal more. Purchasing and donating materials, providing equipment, investing labor beyond the budgets at no costs, and providing cash donations. Every team member shows a deep commitment to this project that clearly greatly exceeds any economic benefit to them.

Town of Huachuca City—since the fall of 2006, they have played a central role on the Camp Naco Preservation Team. They stepped up to take ownership of this property, which otherwise would have been demolished. The Town has collaborated and served as a grant administrator on three grants: Arizona Heritage Fund, Arizona Department of Environmental Quality, and Environmental Protection Agency Brownfields. They also provided a major source of matching in-kind labor on those grants.

Naco Heritage Alliance—this new, local nonprofit grew out of an informal group of people who cared about this place. They called themselves the Camp Naco Arizona Preservation Committee or CNAPC. The Naco Heritage Alliance has promoted interest in Camp Naco and helped in fund raising since incorporating and achieving its 501(c)(3) status in 2010. Members of the Naco Heritage Alliance maintain a Facebook page called Friends of Camp Naco that shares information about Camp Naco history and highlights ongoing outreach and preservation efforts.

Archaeology Southwest—this Tucson-based nonprofit published an issue of Archaeology Southwest Magazine that is still used to share information about Camp Naco. They have submitted two successful grants to the Southwestern Foundation for Education and Historical Preservation, serve as a fund-raiser for Camp Naco, and continually advocate for preservation of Camp Naco.

Cochise Community College—Becky Orozco, Instructor of History and Anthropology, has invested tremendous effort over the full course of the Camp Naco preservation effort.

She has provided tours and lectures, she has coordinated with politicians, municipal governments, and various agencies, and she has been a fund raiser and donor. She has brought in other Cochise College staff, particularly in providing an economic impact assessment of Camp Naco's potential.

Cochise County—has been an ongoing partner in the Camp Naco Preservation efforts. They contributed the funds to fence the two pairs of officer's quarters and contributed use of a roll-off for disposing of construction debris during the EPA Brownfields grant effort.

University of Arizona College of Architecture, Planning, and Landscape Architecture—R. Brooks Jeffery and a number of his students have provided key services, and Jeffery has donated substantial amounts of his time to Camp Naco. He and his students prepared a Building Condition Assessment Document that is the baseline for all work that has followed. Jeffery also conducted two community conversation sessions in Naco, Arizona to give the local community a voice in the future of Camp Naco.

Desert Archaeology, Inc.—has provided mapping resources, donations to support the National Register and stabilization effort, and release time for Bill Doelle to work on many aspects of this preservation effort.

Poster Frost Mirto—an architectural firm from Tucson that has a strong commitment to historic preservation projects has provided professional services and substantial donated time and resources to this project.

Barker-Morrissey Contracting—this Tucson-based firm served as the general contractor for the EPA Brownfields grant effort. Company co-owner and President, Kevin Morrissey, took a strong interest in the project and the company provided a substantial donation to the fundraising effort to put roofs back on the Camp Naco Buildings.

Southwest Hazards Control—was the asbestos abatement contractor for the EPA Brownfields grant. They performed their tasks efficiently, which meant that a greater sum of the grant funds were available to stabilize key adobe buildings than was initially anticipated. They also provided additional assistance by making one of their roll-offs available for the

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

removal of construction debris by Oden Construction.

Oden Construction—Randy Oden and his employees have been involved in both the ADEQ and the EPA grants. Asbestos tile removal made these buildings extremely vulnerable to rainfall and resulting erosion of adobe walls. It is Oden's team that has worked to put these buildings back together. They are skilled at implementing historic preservation projects. From repairing eroded adobe walls, to replacing damaged porches and roofs, ten Camp Naco buildings have been stabilized. Oden has also been a project advocate and has donated both time and money to the project. The efficiency and experience of his team have helped stretch the scarce resources and accomplish much more than was originally expected. Oden Construction also filled available job openings with a number of local residents. At one time during the EPA Brownfields grant effort there were four local residents working with Oden.

Naco Fire District—has hosted several public meetings regarding Camp Naco, helped with cleanup, and both Jesse Morales and Joe Garcia have been ardent supporters of preserving Camp Naco.

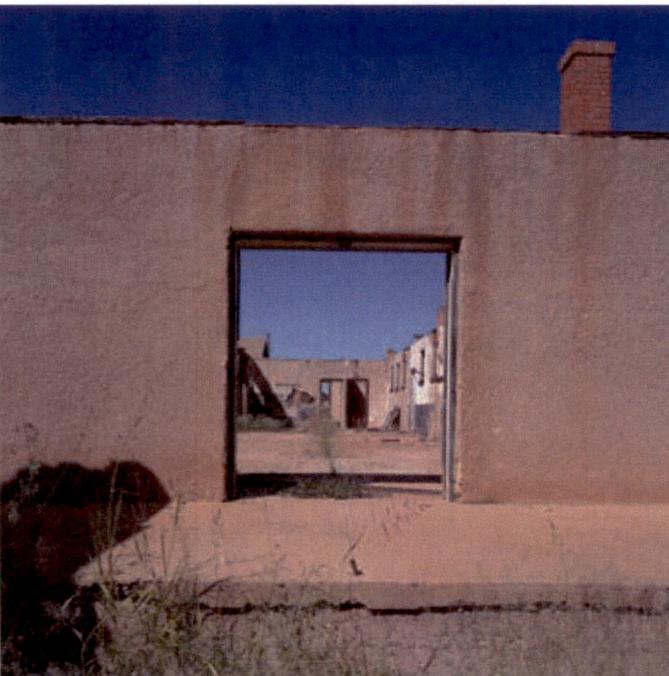
Turquoise Valley Golf Club—has also hosted multiple public meetings, loaned their lawn mower to help with reducing the potential fire hazard of tall grass that had grown up after the rainy season, and has been a supporter of Camp Naco preservation throughout this effort.

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

WHY CAMP NACO PRESERVATION MATTERS



L. BJORKLUND, 1970



Local Community History and Sense of Place. Though the local population of Naco, Arizona is relatively small, Camp Naco was an important visual part of the community throughout its history. Furthermore, because the place was long owned by the prominent Newell family, it had an association with their local history. Finally, many local residents rented one of the former residential units and called those places home for periods of time.

Nationally Important Themes. The National Register nomination for the Camp Naco Historic District recognizes “Border Protection along the United States-Mexico Border” as a theme of national level significance. It is a complex history that extends back into the Spanish era when New Spain established a line of presidios to protect its northern frontier from Apache incursions. That complex history extends to today. The Mexican Border Defense project resulted in construction of Camp Naco in 1919 and included several dozen other localities along more than a thousand miles of the International Border. The other aspect of border protection at Camp Naco is the presence of African-Americans known as “Buffalo Soldiers” as the primary personnel stationed at Camp Naco. Thus, according to the National Register Nomination: “Camp Naco is associated with the contributions made by African-American soldiers who served their country during a period of racial segregation.”

Economic Potential. In a brief study by Robert Carreira, Director of the Center for Economic Research at Cochise College, preserving and rehabilitating Camp Naco was projected to have a strong positive economic impact on the community—some 45 new jobs and \$1.5 million in total economic impact. Carreira concluded his 2010 study: “a rehabilitated and preserved Camp Naco has the potential to help revitalize one of the most economically depressed areas of Cochise County, generating a significantly positive socioeconomic impact.”

Note the diversity of members on the Camp Naco Preservation Team. The above three reasons are likely to be important to each of them. But there is a less tangible, yet very powerful, sense of being in a special place that develops quickly with many visitors to Camp Naco. That intangible element of Camp Naco also deserves acknowledgment.

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

EXECUTIVE SUMMARY

Strategic Plan for Rehabilitaion and Adaptable Reuse.

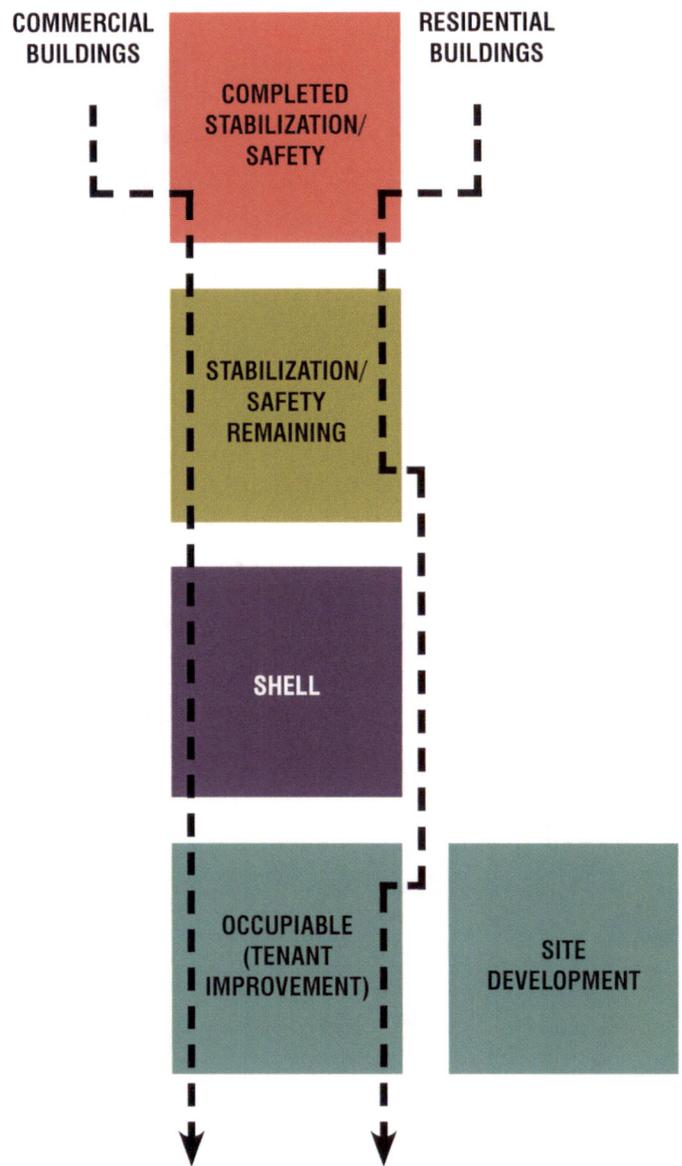
Though much work has been done thus far to stabilize and preserve Camp Naco, the goal of the site returning to a usable resource in the community is still a long way off.

The Camp Naco Strategic Preservation Plan seeks to provide a clear pathway to realizing this goal by breaking up the construction into manageable pieces over time and quantifying roughly how much funding is need for each piece. This is first achieved by organizing all of the buildings on the site into two categories; **Commerical** and **Residential**, each with their own respective phasing.

The commerical buildings follow a path in which there are three phases, a **Stabilization/Safety Remaining** phase, a **Shell** phase, and an **Occupiable (Tenant Improvement)** phase. The residential buildings follow a path in which there are two remaining phases, a **Stabilization/Safety Remaining** phase, and an **Occupiable** phase. Each of these phases could be funded and constructed in part or in whole, allowing for flexibility over time.

An additional phase, the **Completed Stabilization/Safety** phase has also been included to show how much work has been completed to date; this demonstrates not only that there has been consistent and sustained interest in the Camp Naco preservation effort, but also shows how much more work is needed for the emergency repairs of each individual building.

The last piece of preservation work needed at Camp Naco will be the **Site Development**. This is pulled apart as its own phase because of the difficulty in determining the exact site treatment, which will vary widely depending on who the end user for the site will be. Basic site necessities have been tabulated and given a rough estimate.



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

METHODOLOGY

Building Rehabilitation - As part of the strategic preservation plan, a methodology for the phasing the building rehabilitation at Camp Naco has been established. This methodology allows for the buildings to be constructed and funded in whole or in part and gives a clear picture of what each phase will cost.

Building Types - The site is first divided into two categories of building types, Residential Units and Commercial Units. The residential units includes all of the 'B' Buildings which were the Non-Commissioned Officer's Quarters and all

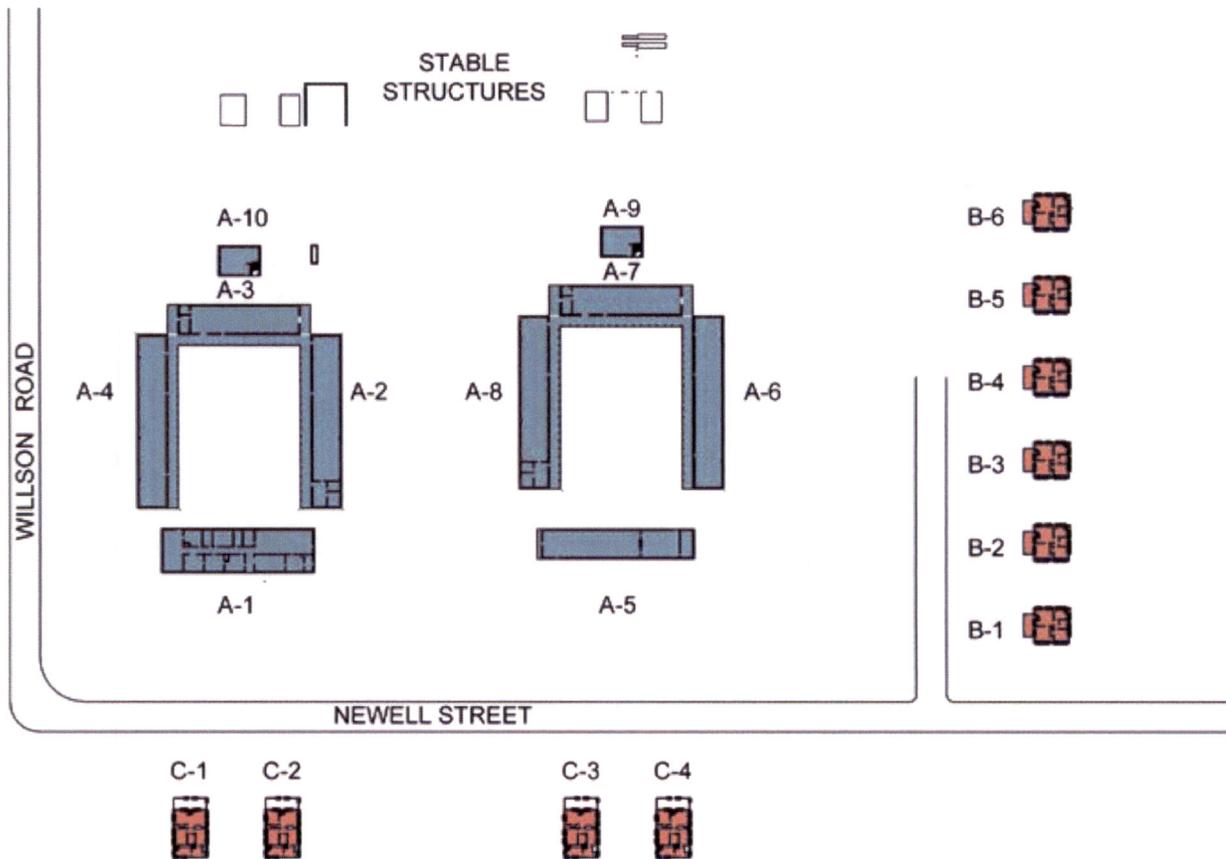
of the 'C' Buildings which were the Officer's Quarters. The small, residential layout of these buildings lean their occupancy towards residential or small office uses. The commercial units include all of the 'A' Buildings which were historically used as barracks. The large, open floor plan of these buildings make them more suited for commercial uses with much higher occupancies and could host a wide variety of users.

RESIDENTIAL BUILDINGS

B1, B2, B3, B4, B5, B6, C1, C2, C3, C4

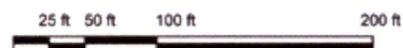
COMMERCIAL BUILDINGS

A1, A2, A3, A4, A5, A6, A7, A8, A9, A10



CAMP NACO

SITE PLAN



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

METHODOLOGY

Site Development - The preservation efforts at Camp Naco have thus far have been focused on stabilizing the buildings from future deterioration and threat of fire; in the future the development of the site will be a critical component in telling the story of place. Because no end user has yet been identified, it is difficult to determine what the site costs will be or what the strategy will be. At this point, the basic site necessities have been tabulated into a rough cost analysis. It includes such basic utilities as parking, plumbing, electrical and sewer connections and sidewalks. These numbers have been pulled aside from the costs associated with the restoration of the individual buildings and are the most variable of all the estimates because of the difficulty in determining what site needs each potential user might have.

CAMP NACO SITE WORK:

PARKING LOT 200 FT. X 75 FT.	\$95,000
ROADWAY 4,400 SQ. YDS.	\$79,200
SIDEWALKS 2,350 LF	\$52,875
WATER METERS	
C1,C2 - 1 METER	\$5,000
C3,C4 - 1 METER	\$5,000
B1,B6 - 1 METER	\$8,000
A1,A2,A3,A4,A10 - 1METER	\$8,000
A5,A6,A7,A8,A9 - 1 METER	\$8,000
SITE WATER 3,000 LF	\$45,000
SITE SEWER 3,000 LF	\$63,000
STREET CUTS 5 @ 8,000 EA.	\$40,000
PERMIT FEES	\$40,000
SITE ELECTRICAL (WITH SITE LIGHTING)	\$110,000
.....	
SITE TOTALS	\$559,075

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

COST MATRIX

BUILDING NO.	COMPLETED STABILIZATION/ SAFETY	STABILIZATION/ SAFETY REMAINING	SHELL	OCCUPIABLE	TOTAL (last 3 columns)
A1	\$50,000	\$10,000	\$160,000	\$163,450	\$333,450
A2	\$50,000	\$0	\$140,000	\$127,150	\$267,150
A3	\$50,000	\$0	\$130,000	\$73,500	\$203,500
A4	\$50,000	\$0	\$130,000	\$127,150	\$257,150
A5	\$37,000	\$0	\$120,000	\$109,850	\$229,850
A6	\$30,000	\$0	\$360,000	\$127,150	\$487,150
A7	\$30,000	\$0	\$310,000	\$73,500	\$383,500
A8	\$50,000	\$0	\$140,000	\$127,150	\$267,150
A9	\$30,000	\$0	\$0	\$90,000	\$90,000
A10	\$30,000	\$0	\$0	\$80,000	\$80,000
B1	\$5,000	\$0	\$0	\$150,000	\$150,000
B2	\$5,000	\$0	\$0	\$150,000	\$150,000
B3	\$5,000	\$0	\$0	\$150,000	\$150,000
B4	\$5,000	\$0	\$0	\$150,000	\$150,000
B5	\$40,000	\$0	\$0	\$100,000	\$100,000
B6	\$5,000	\$0	\$0	\$150,000	\$150,000
C1	\$35,000	\$5,000	\$0	\$100,000	\$105,000
C2	\$40,000	\$7,500	\$0	\$100,000	\$107,500
C3	\$10,000	\$35,000	\$0	\$100,000	\$135,000
C4	\$5,000	\$40,000	\$0	\$110,000	\$155,000
TOTAL	\$585,000	\$97,500	\$1,490,000	\$2,358,900	\$3,946,400

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

IMPLEMENTATION BY PHASE

PHASE	BUILDING NO.	USE	COST	CUMULATIVE COST
PHASE 1	C1	On-Site Caretaker	\$105,000	\$105,000
PHASE 2	B5	Artist/Researcher In-Residence	\$100,000	\$205,000
PHASE 3	A8	Artist Studio	\$267,150	\$472,150
PHASE 4	A5	Office/Community Use	\$229,850	\$702,000
PHASE 5	SITE	N/A	\$559,075	\$1,261,075
PHASE 6	C2	Unknown	\$107,500	\$1,368,575
PHASE 6	C3	Unknown	\$135,000	\$1,503,575
PHASE 6	C4	Unknown	\$150,000	\$1,653,575
PHASE 6	B1	Unknown	\$150,000	\$1,803,575
PHASE 6	B2	Unknown	\$150,000	\$1,953,575
PHASE 6	B3	Unknown	\$150,000	\$2,103,575
PHASE 6	B4	Unknown	\$150,000	\$2,253,575
PHASE 6	B6	Unknown	\$150,000	\$2,403,575
PHASE 6	A9	Unknown	\$90,000	\$2,493,575
PHASE 6	A1	Unknown	\$333,450	\$2,827,025
PHASE 6	A2	Unknown	\$267,150	\$3,094,175
PHASE 6	A3	Unknown	\$203,500	\$3,297,675
PHASE 6	A4	Unknown	\$257,150	\$3,554,825
PHASE 6	A10	Unknown	\$80,000	\$3,634,825
PHASE 6	A6	Unknown	\$487,150	\$4,121,975
PHASE 6	A7	Unknown	\$383,500	\$4,505,475
TOTAL				\$4,505,475

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

IMPLEMENTATION BY PHASE

Future Phasing - The building cost matrix analyzes the buildings at Camp Naco at a detailed level, but the question still remains, which buildings should be worked on first and in what order and what is the most likely future user group? The implementation by phase matrix offers a strategy for these questions.

After discussions with community stakeholders and analysis of the Consultecon report, a direction has emerged. Of the four scenarios proposed, the most viable potential use for Camp Naco is an arts-oriented facility. This idea is based on a few observations; Camp Naco's proximity to Bisbee's emerging arts and music scene, and Camp Naco's striking similarity to Marfa, Texas in terms of location and building layout. Bisbee is the closest city to Naco and the two have a natural, shared history. Bisbee attracts many day and weekend tourists from Tucson and other larger cities in Arizona who come to explore the funky, historic parts of the downtown. Naco could become a future extension of this network.

Before this vision could be realized, the first phase at Camp Naco would be to establish a caretaker for the site and house them in the C1, Officer's Quarter Cabin. This cabin is ideally located at the corner of Newell and Willson and would offer a good security vantage point for the caretaker. By placing the caretaker in this part of the site, the chain link fencing could also come down and open up that part of the site to be accessible to the public again. The caretaker would be charged a low rent in exchange for their maintenance and monitoring responsibilities and this would help defray the costs for utility expenses.

The second phase would be to restore the B-5, Non-Commissioned Officers' Quarter, which is in the best condition of the group. This building is one of the least expensive to rehabilitate and would require a smaller initial fundraising campaign. Once restored, the cabin could be rented out for either an artist/researcher in residence and eventually become financially self-sustaining.

In the third phase, the restoration of the barracks building A8 would be the next priority. The large, open floor plan of the building would make it an ideal studio space for an artist working on larger media. It would also give a new

lens to Camp Naco, offering a new reason for visitors to enjoy the site. The A6 and A7 ruins to the north and east would offer a poetic background to the new use.

In the fourth phase, building A5, would be the next extension of this use. Like A8, it also has a large open floor plan and might house a non-profit dedicated to the arts mission of Camp Naco, and might also serve as the community outreach/engagement connection for the local Naco residents. Once an arts' focus and uses were established in the eastern quadrangle, an unlimited amount of possibilities would exist for the remaining buildings.

However, in order for this vision to be carried out, the fifth phase would require significant site development and investment. It is difficult to determine how the remaining buildings at Camp Naco will be used, but larger scale infrastructure improvements would be needed to allow the site to be used to its maximum potential. The first four phases could be completed in a piecemeal way in regards to infrastructure, but for a campus wide plan to emerge a larger scale site development would need to be enacted.

This campus wide vision is captured in the last phase, Phase 6, in which the remaining buildings are grouped together. The amount of capital investment needed to restore these buildings makes it difficult to determine what the future uses might be. The most logical use would be an extension of the arts uses and opening up more arts studio spaces with newly recruited artists in residence, however, a larger institutional use that paired well with the arts might also work.

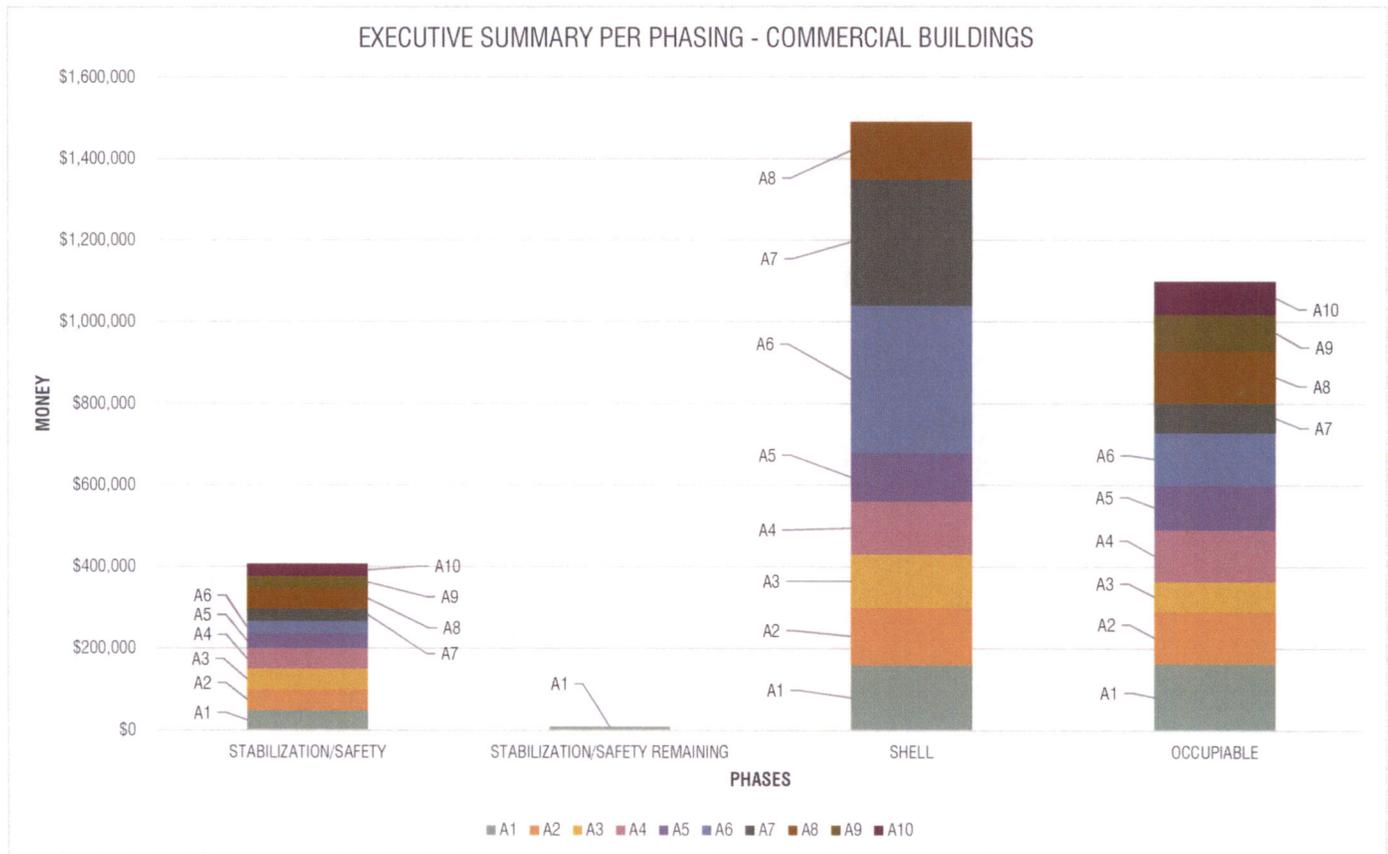
The last phasing could begin with raising capital for the C and B cabins to house either office or artist in residence uses. These smaller, residential spaces could be rented out for either long term or short term and generate income to potentially fund the remaining rehabilitation work.

The next component of the last phase would be to complete the eastern quadrangle and lastly the western. The large amount of space would be ideal either for permanent, landscape or large scale art installations or a partnering institutional use.

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

EXECUTIVE SUMMARY GRAPH

COMMERCIAL BUILDINGS - this graph shows the cost for each phase broken down by each individual commercial building. The total sum for each phase is listed below.



EXECUTIVE SUMMARY GRAPH TOTALS:

COMPLETED STABILIZATION/SAFETY PHASE: **\$430,000**

STABILIZATION/SAFETY PHASE REMAINING: **\$10,000**

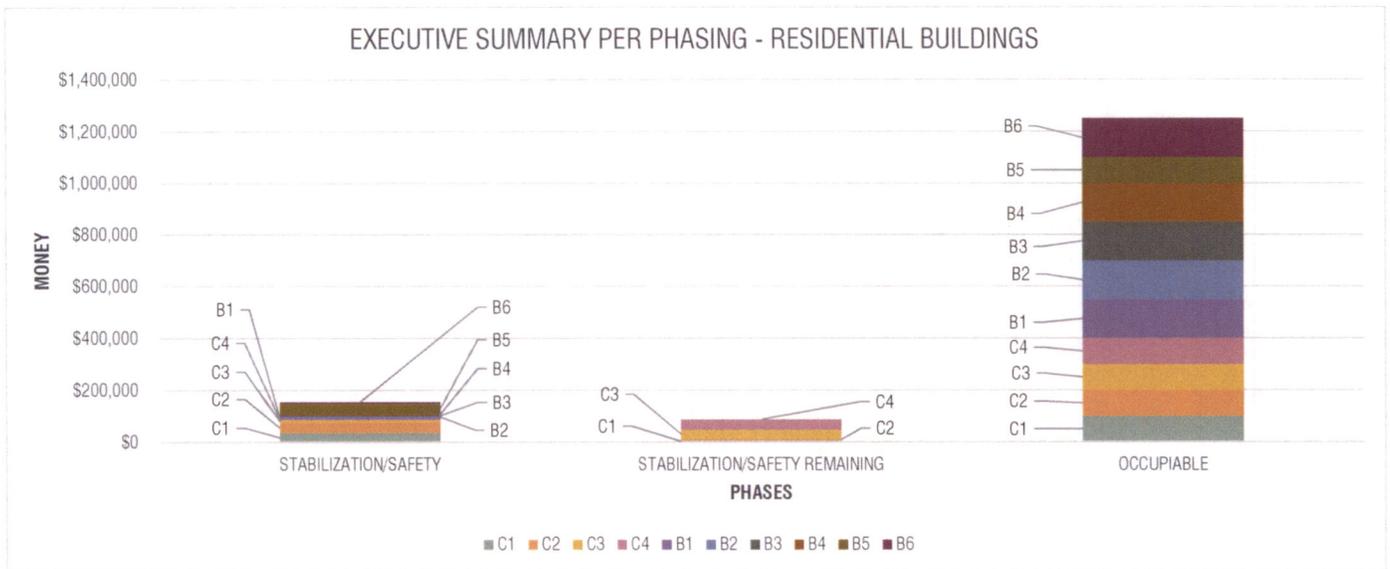
SHELL: **\$1,490,000**

OCCUPIABLE (TENANT IMPROVEMENT): **\$1,098,900**

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

EXECUTIVE SUMMARY GRAPH

RESIDENTIAL BUILDINGS - this graph shows the cost for each phase broken down by each individual residential building. The total sum for each phase is listed below.



EXECUTIVE SUMMARY GRAPH TOTALS:

COMPLETED STABILIZATION/SAFETY PHASE: **\$155,000**

STABILIZATION/SAFETY PHASE REMAINING: **\$80,000**

OCCUPIABLE: **\$1,250,000**

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

METHODOLOGY

Phasing - After the establishment of two building categories, the project has been phased in terms of construction sequencing. There are three potential phases: a **Stabilization/Safety Remaining** phase, a **Shell** phase and an **Occupiable** phase. The **Stabilization/Safety Completed** phase represents work that has already been completed and serves as a starting point for evaluation.

Commercial Buildings. The strategy for the commercial buildings is to first complete any remaining **Stabilization/Safety** work needed, to bring the buildings up to a usable **Shell** and then to complete the buildings with a user-specific tenant improvement in the **Occupiable** phase. Because the end user for Camp Naco has yet to be determined, preservation efforts must continue in a way that allows for the site to remain adaptable for any potential user group.

COMMERCIAL BUILDINGS

A1, A2, A3, A4, A5, A6, A7, A8, A9, A10

COMPLETED STABILIZATION/SAFETY

This phase is the work that has been completed to date in order to stabilize the existing buildings from further deterioration and to make them safe for the public to access. Safe is defined as an area that can be entered without a hard hat. This work has included asbestos remediation, emergency repairs, new roll roofing, and removal of dangerous structural elements.

STABILIZATION/SAFETY REMAINING

This phase represents the remaining work that needs to be completed in order to achieve a stable and safe status for the building. This phase includes rodent and vegetation remediation, structural stabilization, and other items necessary to protect the buildings from further decay.

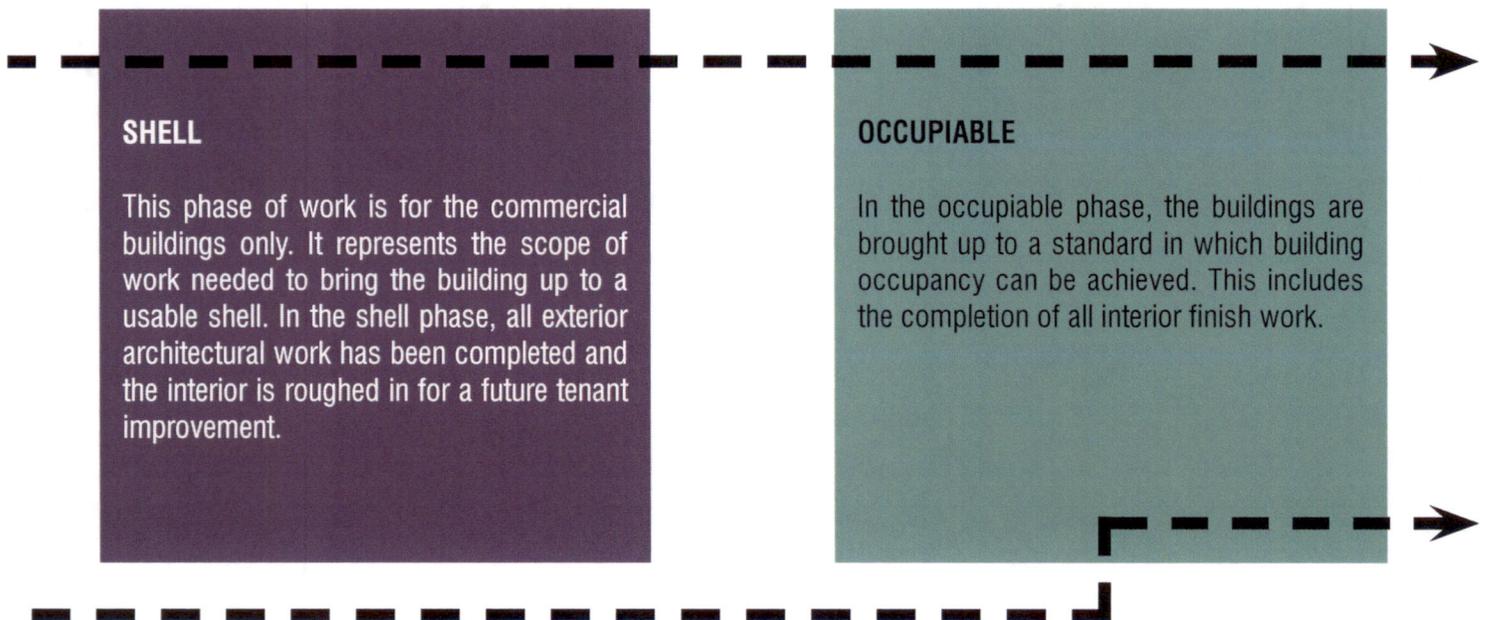
RESIDENTIAL BUILDINGS

B1, B2, B3, B4, B5, B6, C1, C2, C3, C4

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

By bringing the buildings to a shell status, the building can then be customized to a wide variety of uses in the **Occupiable** phase which allows for greater flexibility over time. This model is commonly used in commercial developments.

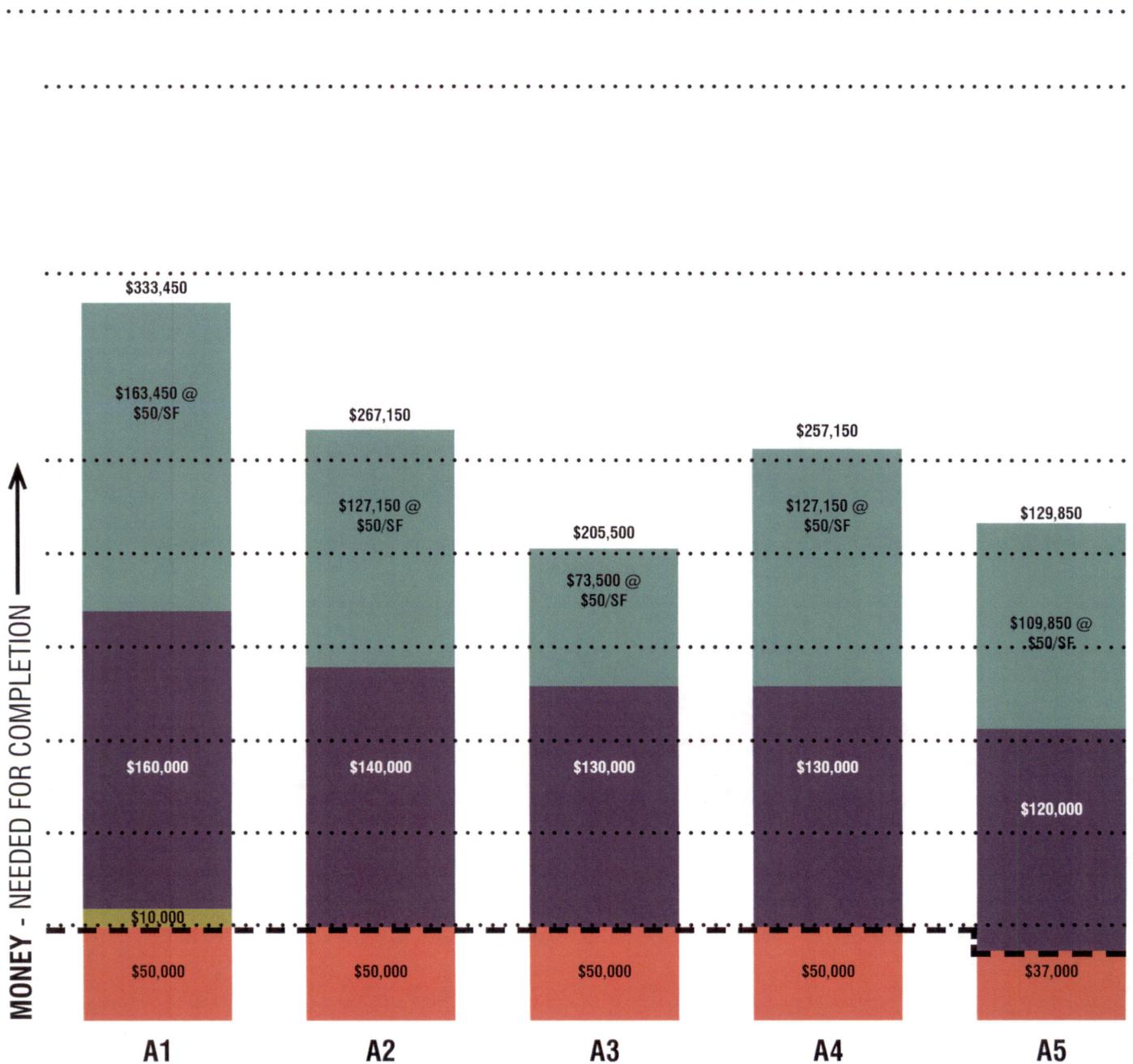
Residential Buildings. The residential buildings at Camp Naco follow a slightly different path because of their small size, which limits the potential range of users. There are only two phases needed, a phase to complete the **Stabilization/Safety** work remaining and an **Occupiable** phase in which the building is brought up to a livable standard.



SUMMARY PHASES / COST COMPARISON CHART

COMMERCIAL BUILDINGS

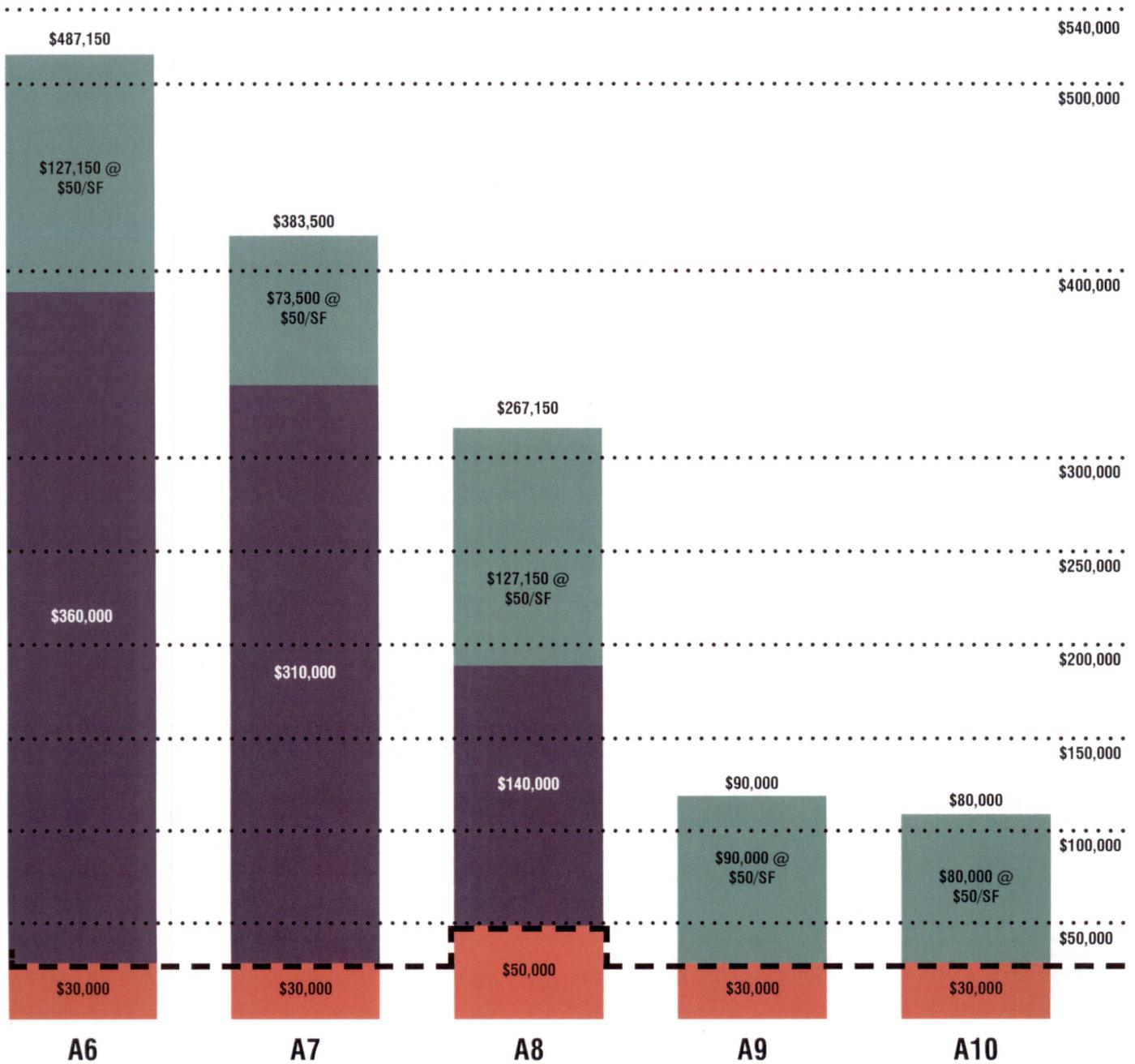
■ STABILIZATION/SAFETY COMPLETED
 ■ STABILIZATION/SAFETY REMAINING



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

SHELL

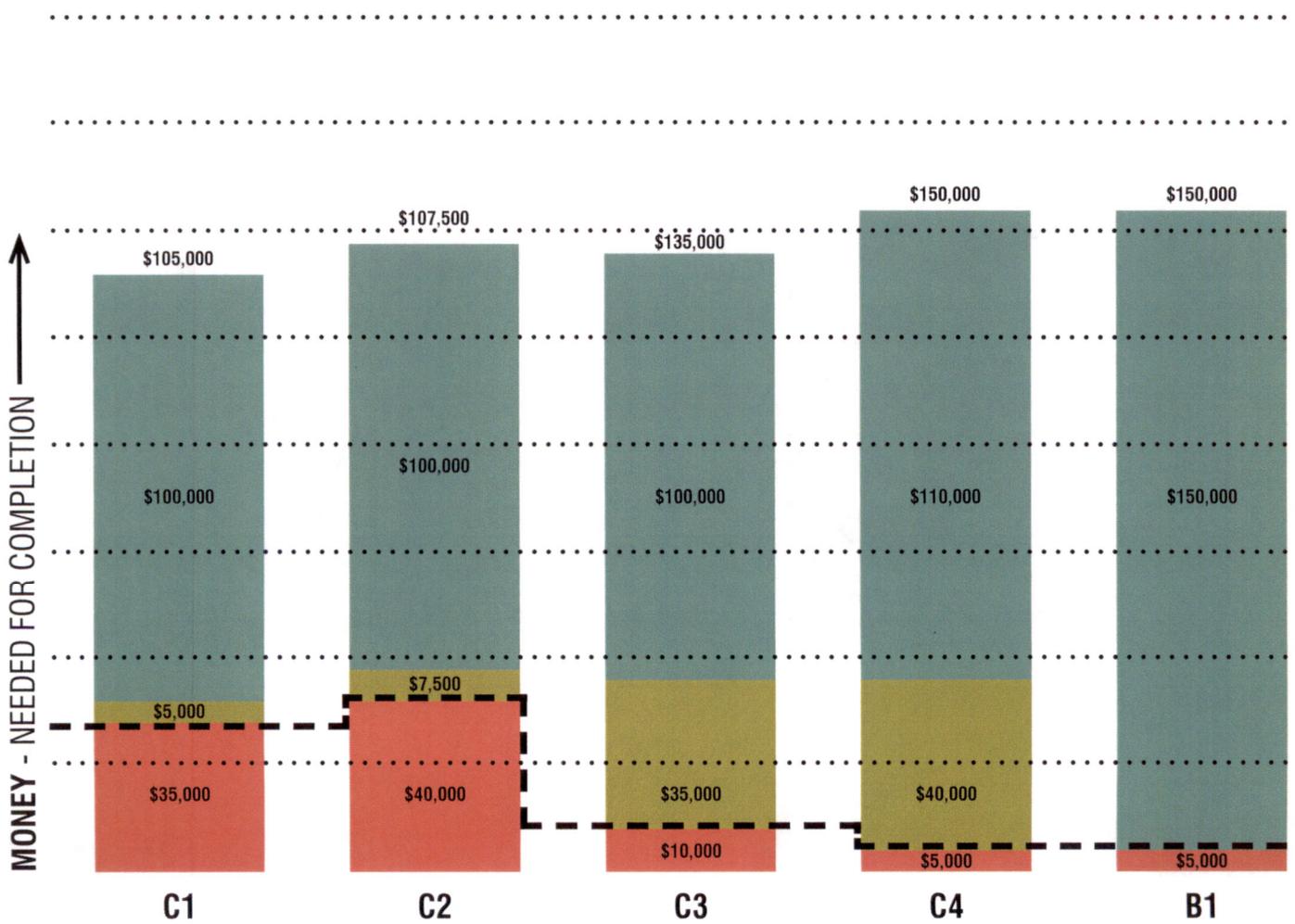
OCCUPIABLE



SUMMARY PHASES / COST COMPARISON CHART

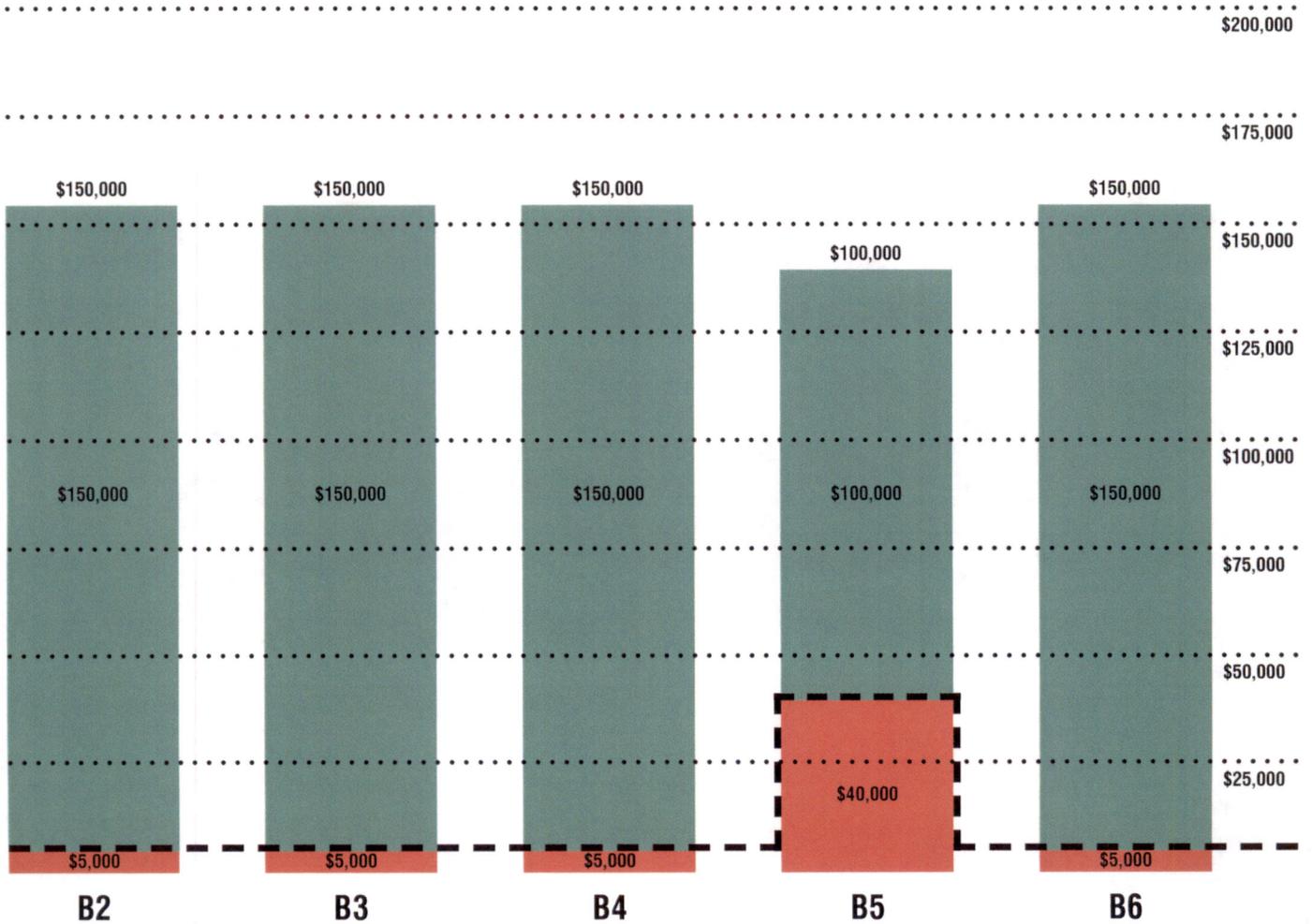
RESIDENTIAL BUILDINGS

■ STABILIZATION/SAFETY COMPLETED
 ■ STABILIZATION/SAFETY REMAINING



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

 OCCUPIABLE



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING A1 - SOUTH ELEVATION

BUILDING NO. : A1, Barracks - Western Quadrangle

SQUARE FOOTAGE: 3,268.73 SF

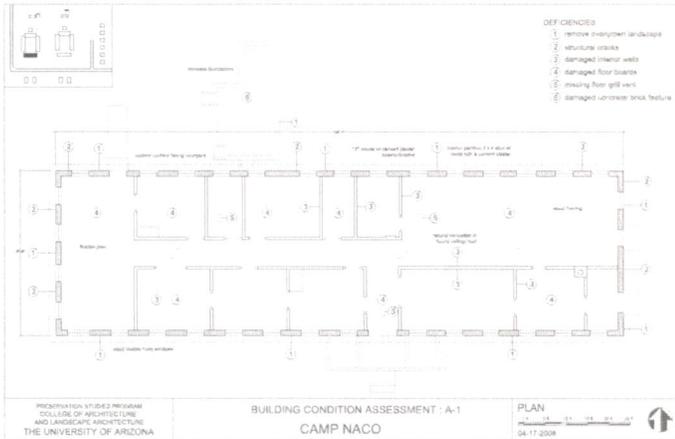
CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: ~\$50,000



BUILDING A1 - PLAN

STABILIZATION/SAFETY REMAINING

Bat Mitigation

TOTAL: ~\$10,000

SHELL

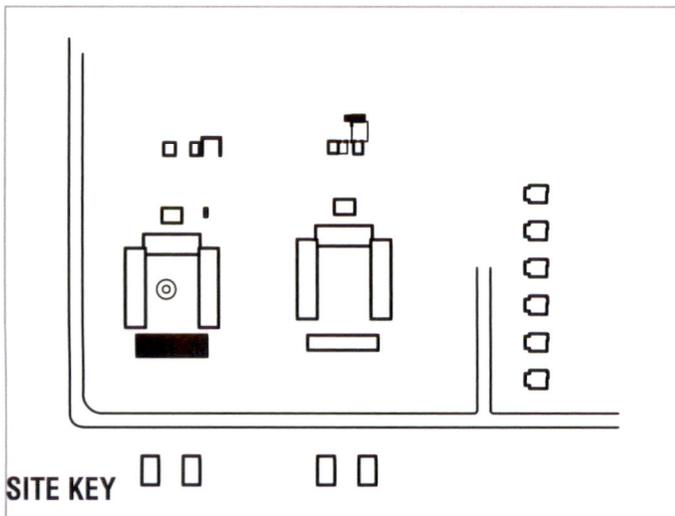
Selective Demolition Work, Wood Flooring, Electrical, HVAC, Window and Door Repair, Insulation at Roof, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: ~\$160,000

OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$163,450 @ \$50/SF



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING A2 - EAST SIDE

BUILDING NO. : A2, Barracks - Western Quadrangle

SQUARE FOOTAGE: 2,542.49 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use.

STABILIZATION/SAFETY COMPLETED

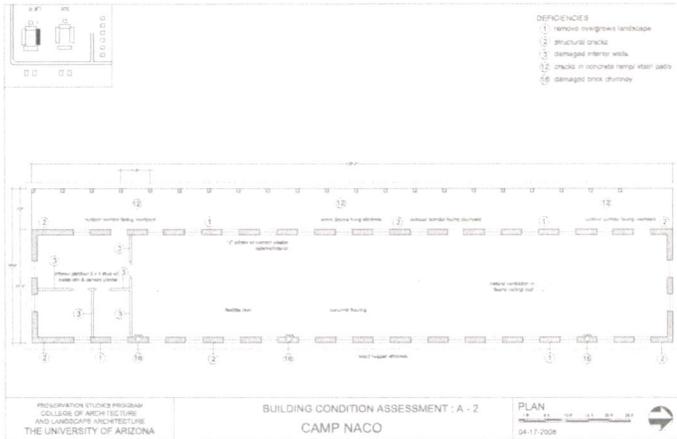
Shingles (Asbestos) Removed, New Roll Roofing With Shingles, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$50,000

STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

TOTAL: \$0



BUILDING A2 - PLAN

SHELL

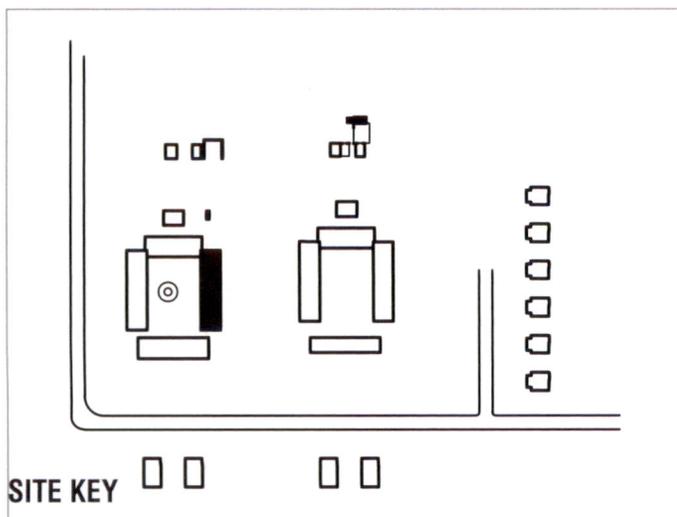
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$140,000

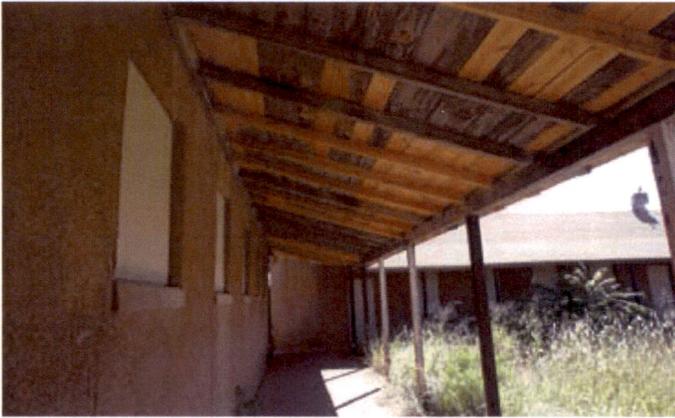
OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$127,150 @ \$50SF



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING A3 - SOUTH PORCH - LOOKING EAST

BUILDING NO. : A3, Barracks - Western Quadrangle

SQUARE FOOTAGE: 1,470.00 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

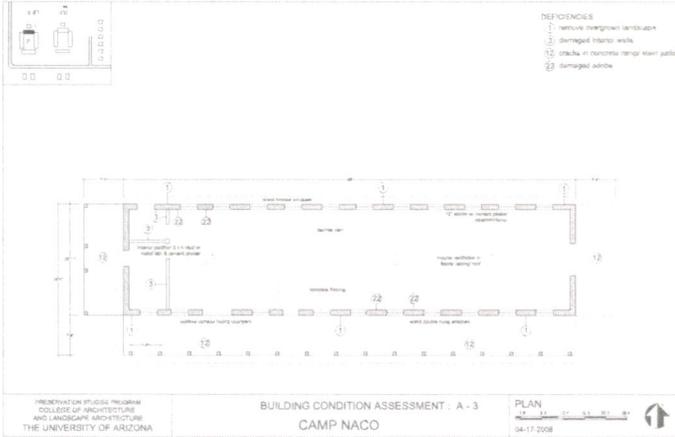
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$50,000

STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

TOTAL: \$0



BUILDING A3 - PLAN

SHELL

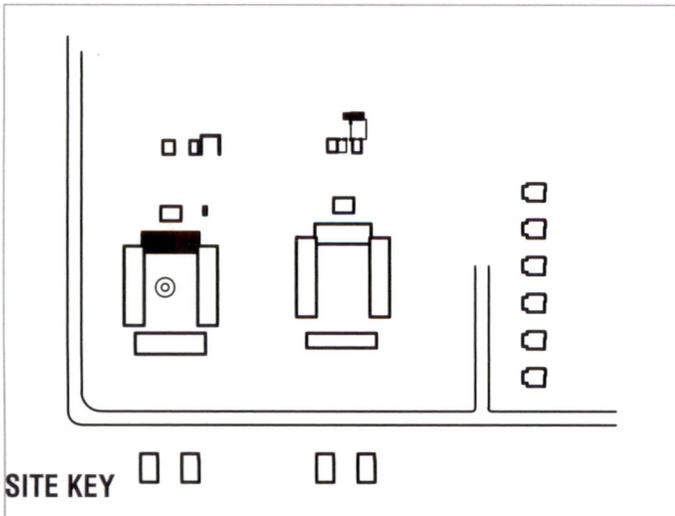
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Windows and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$130,000

OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$73,500 @ \$50/SF



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING A4 - EAST SIDE

BUILDING NO. : A4, Barracks - Western Quadrangle

SQUARE FOOTAGE: 2,542.59 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$50,000

STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

TOTAL: \$0

SHELL

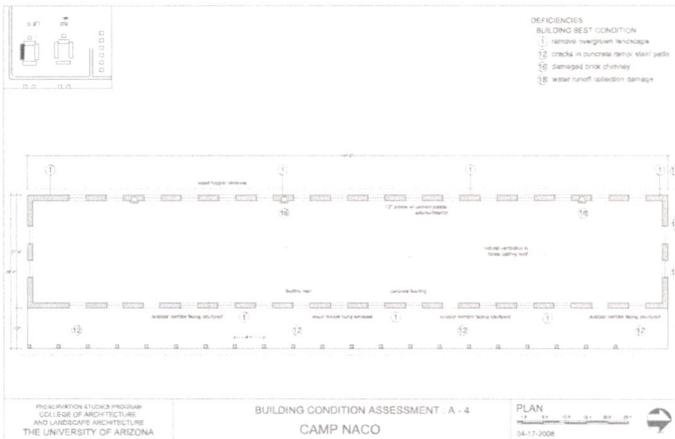
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$130,000

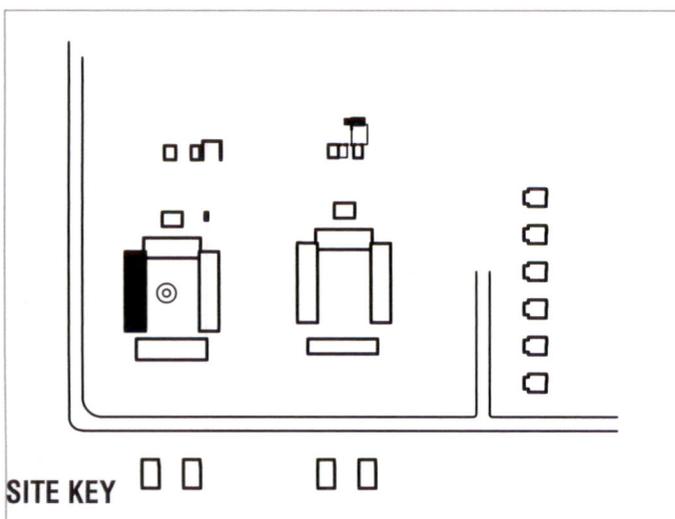
OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

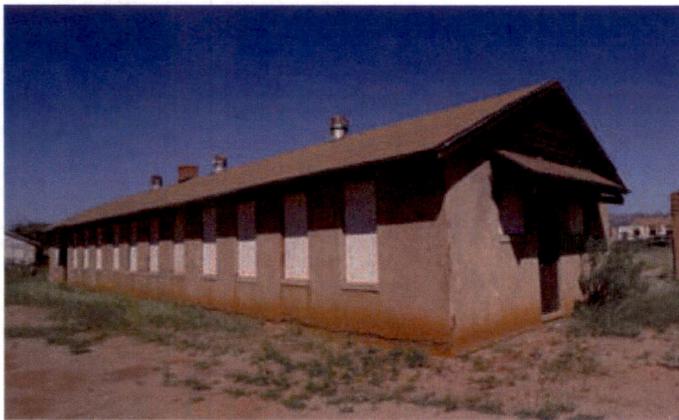
TOTAL: ~\$127,150 @ \$50SF



BUILDING A4 - PLAN



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING A5 - LOOKING SOUTH

BUILDING NO. : A5, Barracks - Eastern Quadrangle

SQUARE FOOTAGE: 2,197.22 SF

CURRENT STATUS: Stable

POTENTIAL USERS: Naco Community Center

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators. Work completed under ADEQ Grant (Awarded in 2010, Completed in 2010).

TOTAL: \$37,000

STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

TOTAL: \$0

SHELL

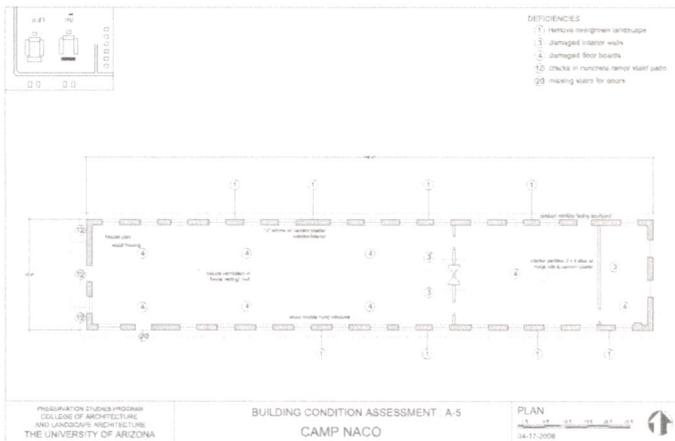
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Windows and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$120,000

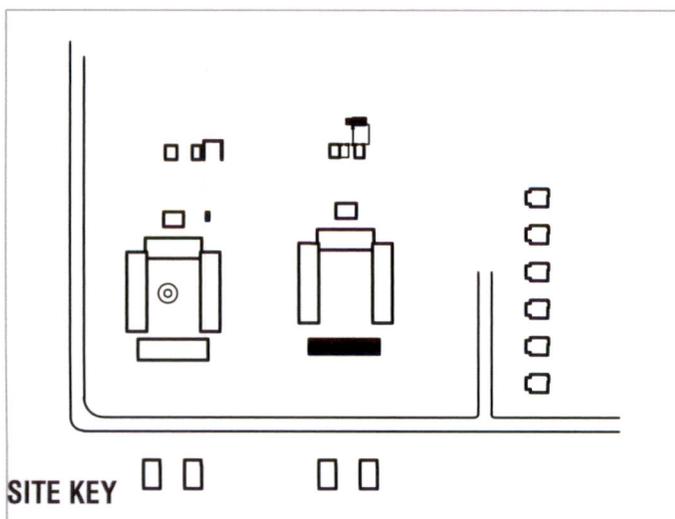
OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$109,850 @ \$50/SF



BUILDING A5 - PLAN



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING A6 - LOOKING NORTH

BUILDING NO. : A6, Barracks - Eastern Quadrangle

SQUARE FOOTAGE: 2,542.59 SF

CURRENT STATUS: Stable Ruin

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

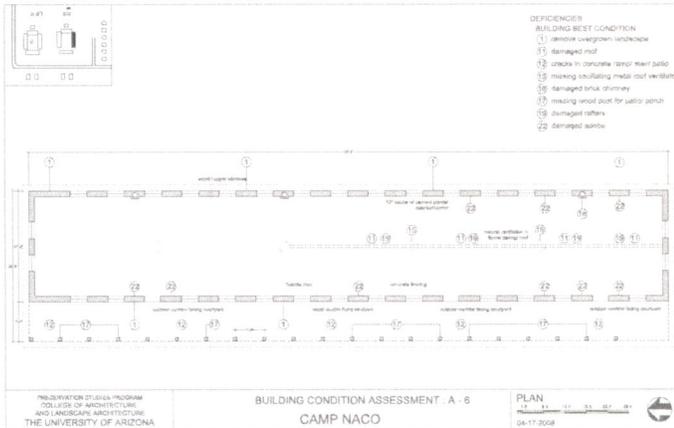
Shingles (Asbestos) Removed, Dangerous Collapsed Roof Removed, Dangerous West Wall Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$30,000

STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

TOTAL: \$0



BUILDING A6 - PLAN

SHELL

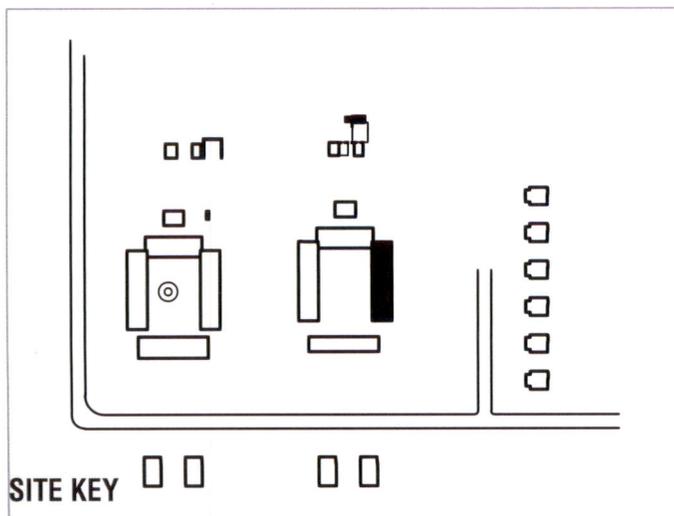
Selective Demolition Work, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$360,000

OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$127,150 @ \$50SF



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING A7 - LOOKING NORTH

BUILDING NO. : A7, Barracks - Eastern Quadrangle

SQUARE FOOTAGE: 1,470.00 SF

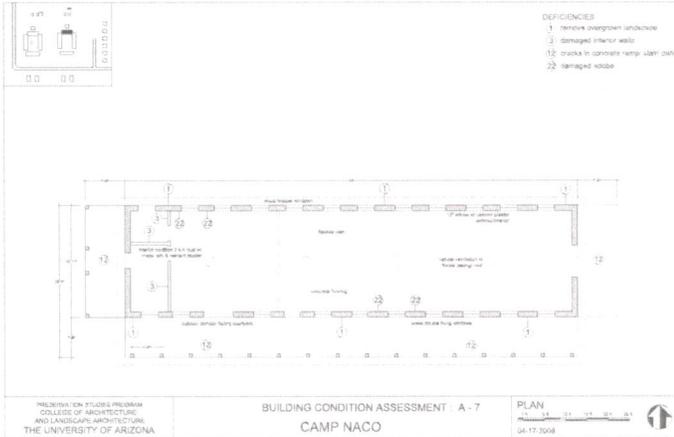
CURRENT STATUS: Stable Ruin

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$30,000



BUILDING A7 - LOOKING NORTH

STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

TOTAL: \$0

SHELL

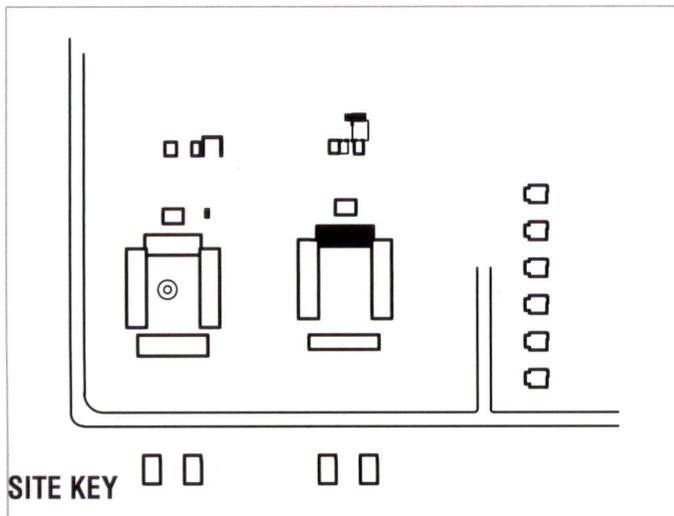
Selective Demolition Work, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$310,000

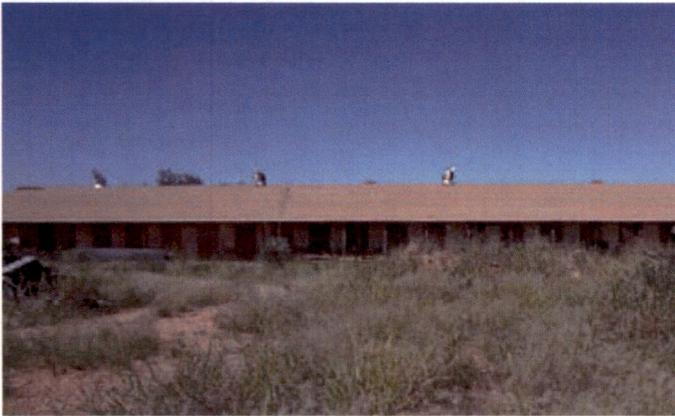
OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

TOTAL: ~\$73,500 @ \$50/SF



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING A8 - LOOKING NORTHEAST

BUILDING NO. : A8, Barracks - Eastern Quadrangle

SQUARE FOOTAGE: 2,542.59 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

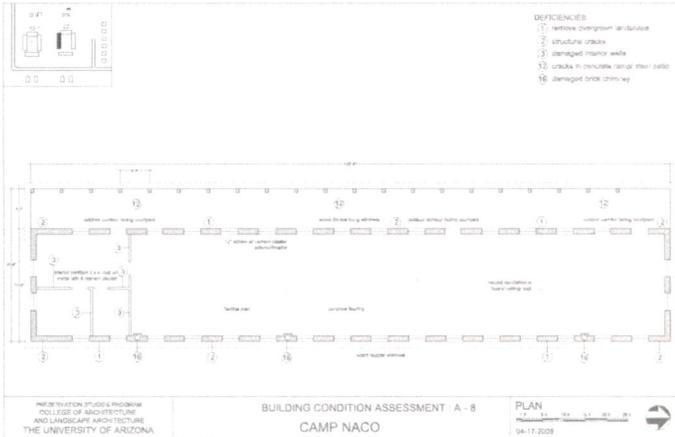
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$50,000

STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

TOTAL: \$0



BUILDING A8 - PLAN

SHELL

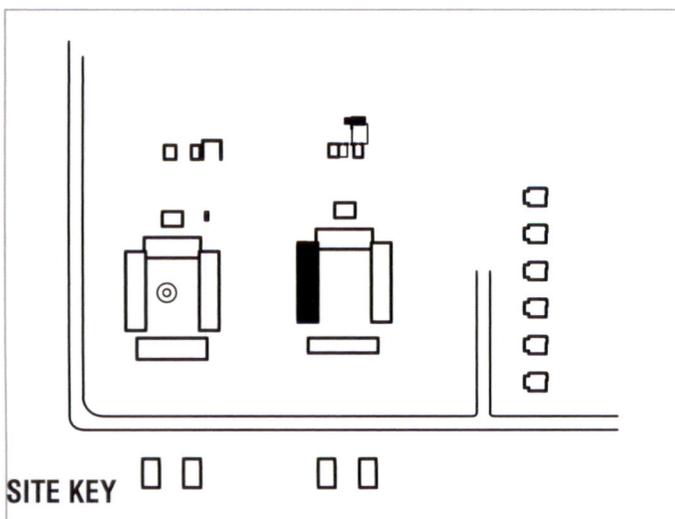
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$140,000

OCCUPIABLE

Plumbing, Site Work, Interior Partitions/Finish Carpentry as Necessary per User

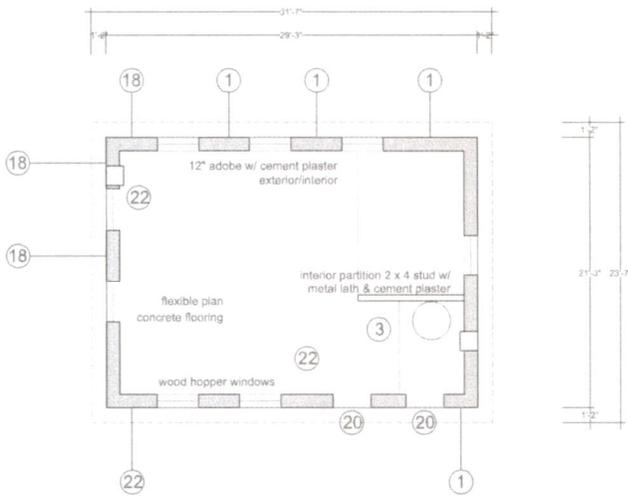
TOTAL: ~\$127,150 @ \$50SF



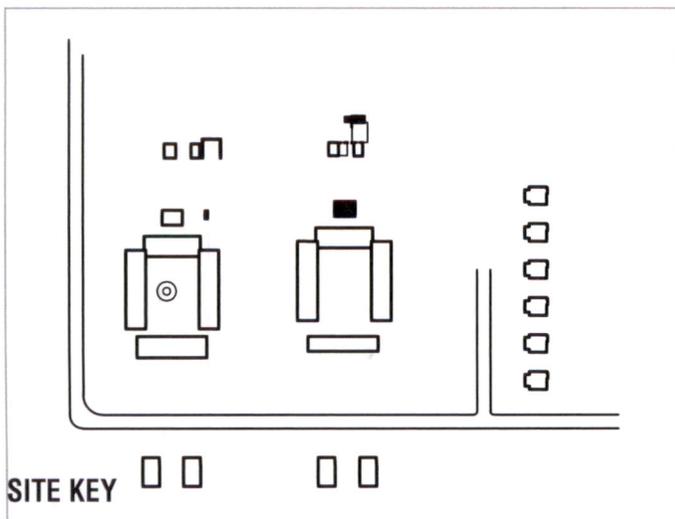
CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING A9 - SOUTHWEST CORNER



BUILDING A9 - PLAN



BUILDING NO. : A9 - Bathrooms

SQUARE FOOTAGE: 621.56 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators. Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL: \$30,000

STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

TOTAL: \$0

OCCUPIABLE

Selective Demolition Work, Concrete Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$90,000

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING A10 - EAST SIDE

BUILDING NO. : A10 - Bathrooms

SQUARE FOOTAGE: 621.56 SF

CURRENT STATUS: Stable

POTENTIAL USERS: University Research Center or Institutional Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators. Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013). Stucco removed and replaced (Completed 2015).

TOTAL: \$30,000

STABILIZATION/SAFETY REMAINING

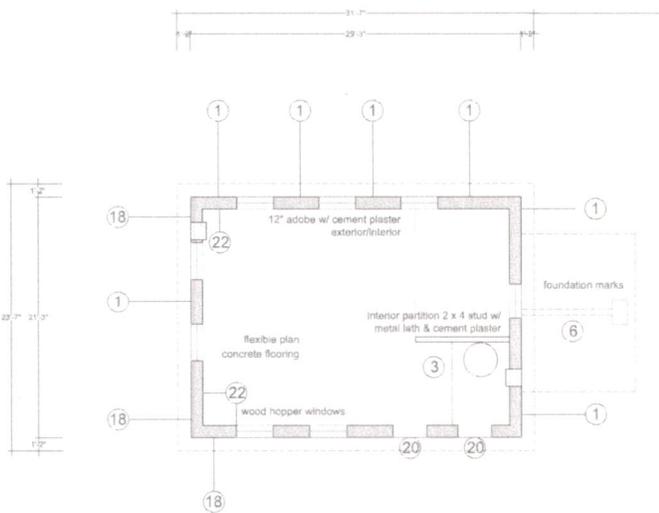
No additional work needed to stabilize building.

TOTAL: \$0

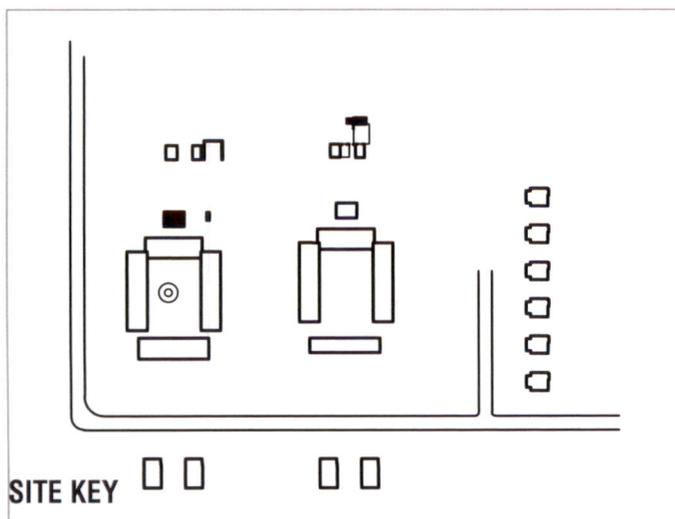
OCCUPIABLE

Selective Demolition Work, Concrete Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$80,000



BUILDING A10 - PLAN



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING B1 - INTERIOR

BUILDING NO. : B1, Non-Commissioned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

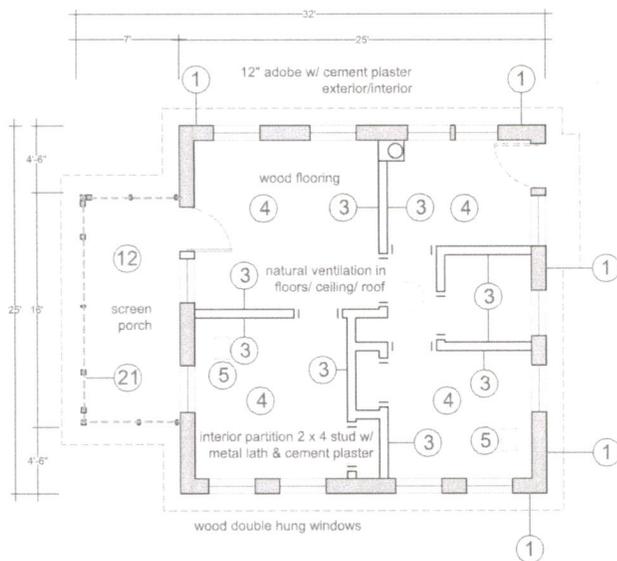
CURRENT STATUS: Stable Ruin

POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$5,000



BUILDING B1 - PLAN

STABILIZATION/SAFETY REMAINING

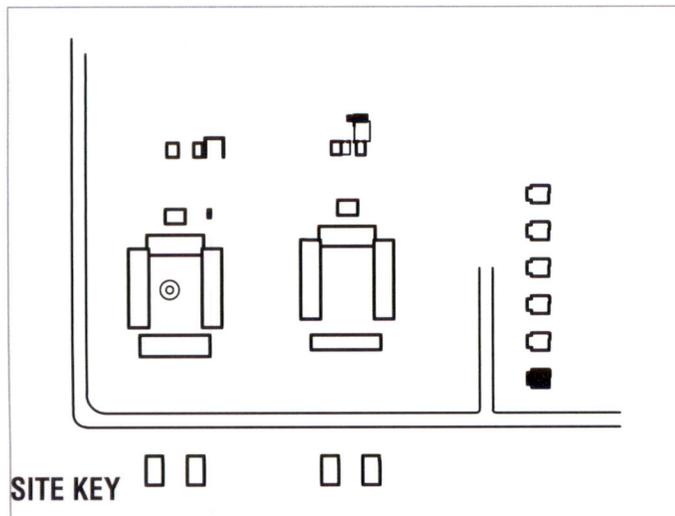
No additional stabilization work needed.

TOTAL: \$0

OCCUPIABLE

Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$150,000



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING B2 - INTERIOR

BUILDING NO. : B2, Non-Commissioned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

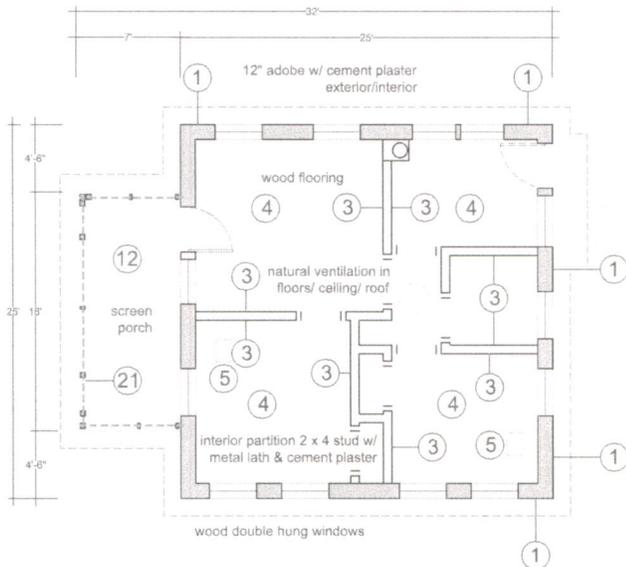
CURRENT STATUS: Stable Ruin

POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$5,000



BUILDING B2 - PLAN

STABILIZATION/SAFETY REMAINING

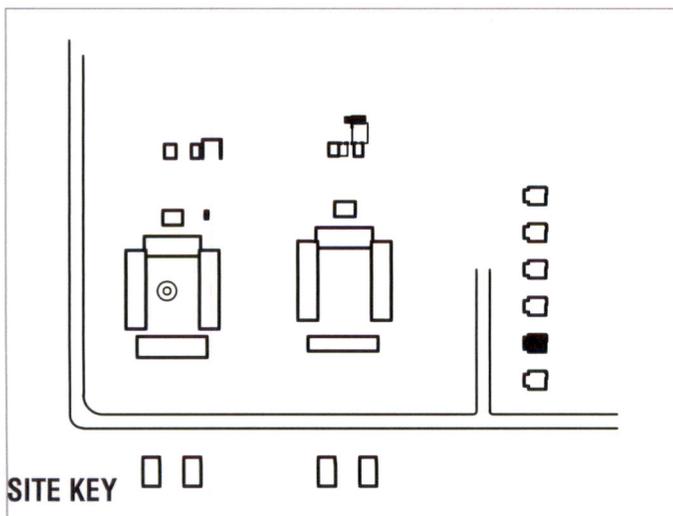
No additional work needed to stabilize building.

TOTAL: \$0

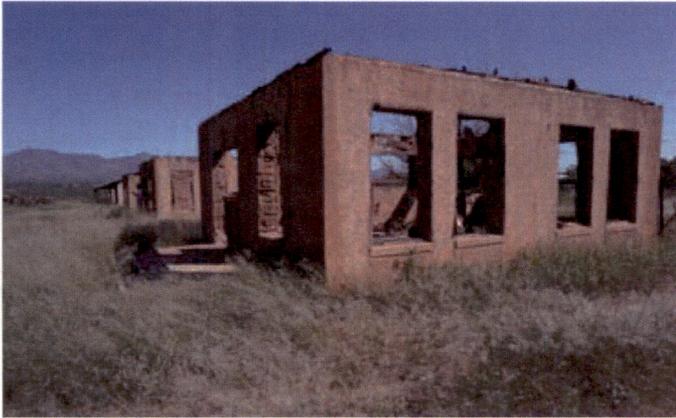
OCCUPIABLE

Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$150,000



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING NO. : B3, Non-Commissoned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

CURRENT STATUS: Stable Ruin

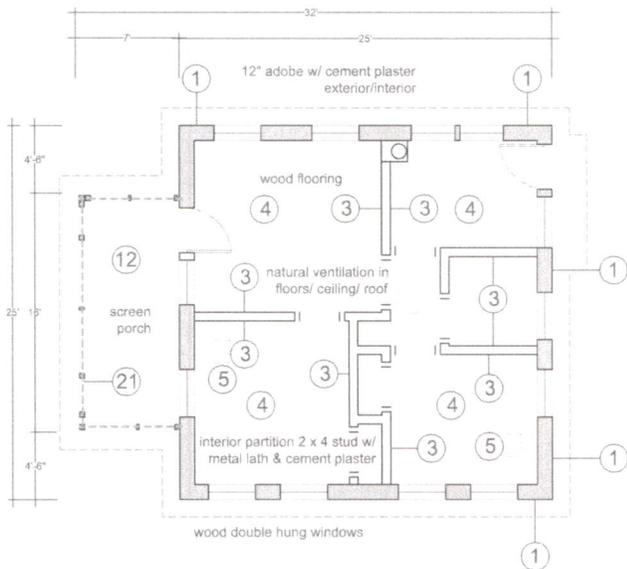
POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$5,000

BUILDING B3 - WEST SIDE

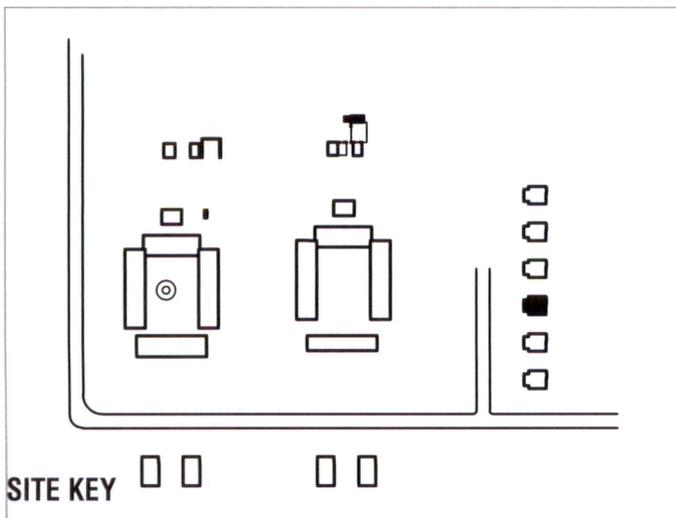


STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

TOTAL: \$0

BUILDING B3 - PLAN



OCCUPIABLE

Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$150,000

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING B4 - EAST SIDE

BUILDING NO. : B4, Non-Commissioned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

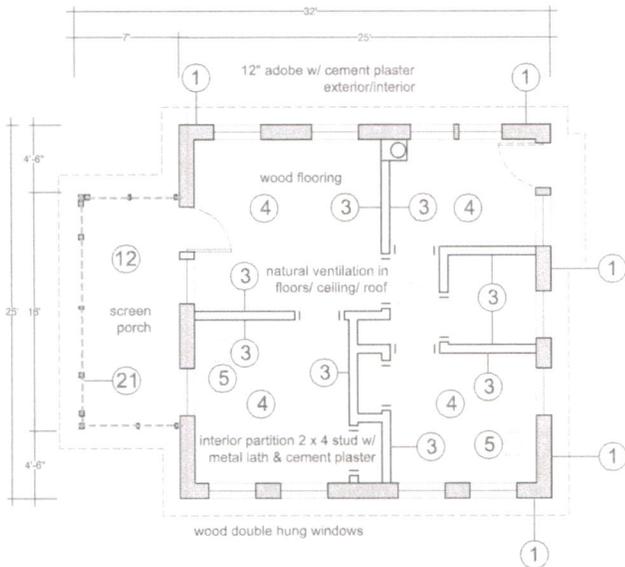
CURRENT STATUS: Stable Ruin

POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$5,000



BUILDING B4 - PLAN

STABILIZATION/SAFETY REMAINING

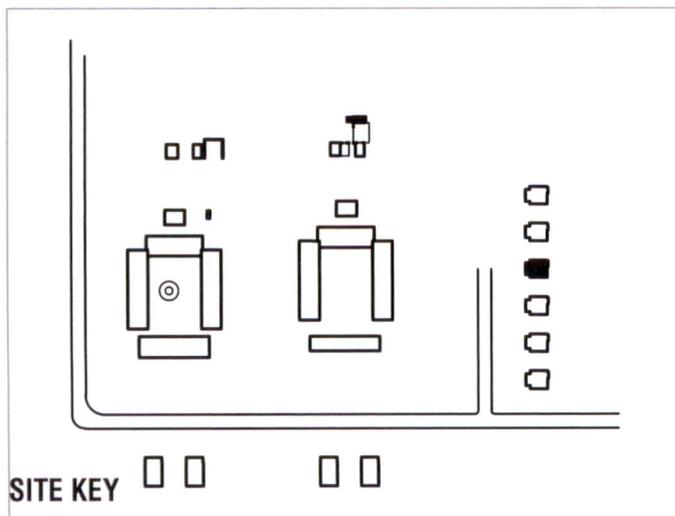
No additional work needed to stabilize building.

TOTAL: \$0

OCCUPIABLE

Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$150,000



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING NO. : B5, Non-Commissioned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

CURRENT STATUS: Stable

POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013?)

TOTAL: \$40,000

STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

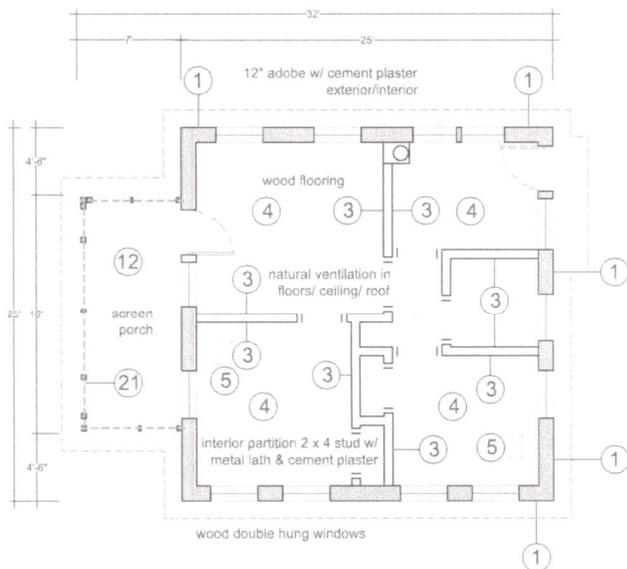
TOTAL: \$0

OCCUPIABLE

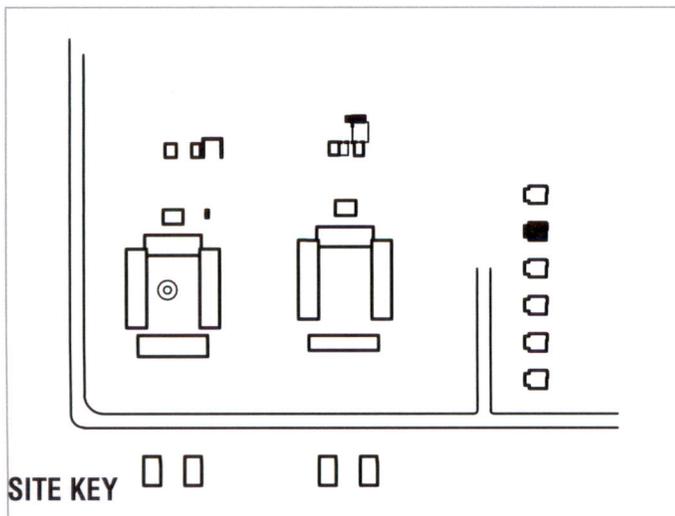
Selective Demolition Work, New Pavers, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$100,000

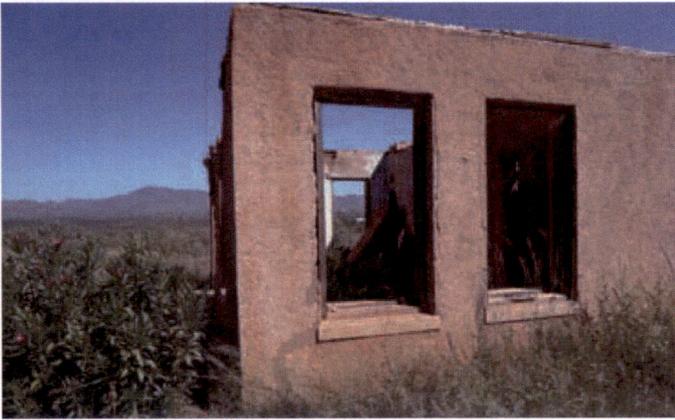
BUILDING B5 - SOUTHWEST CORNER



BUILDING B5 - PLAN



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING B6 - EAST SIDE

BUILDING NO. : B6, Non-Commissioned Officer's Quarter

SQUARE FOOTAGE: 625.00 SF

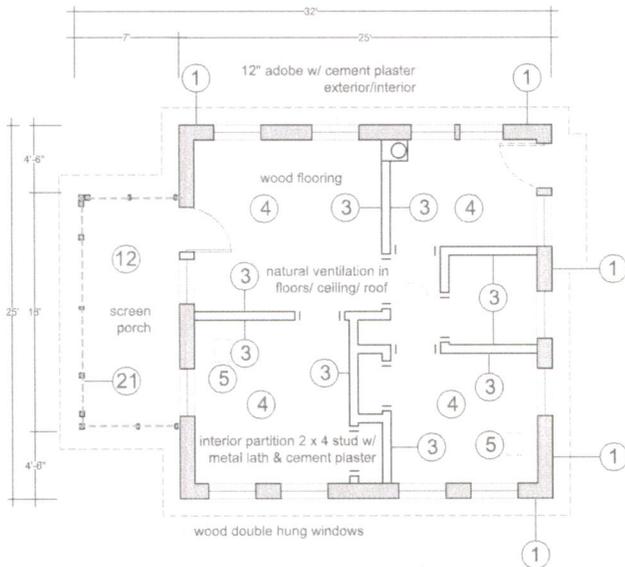
CURRENT STATUS: Stable Ruin

POTENTIAL USERS: Research Facility Or Institutional Short-Term Residential Use

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

TOTAL: \$5,000



BUILDING B6 - PLAN

STABILIZATION/SAFETY REMAINING

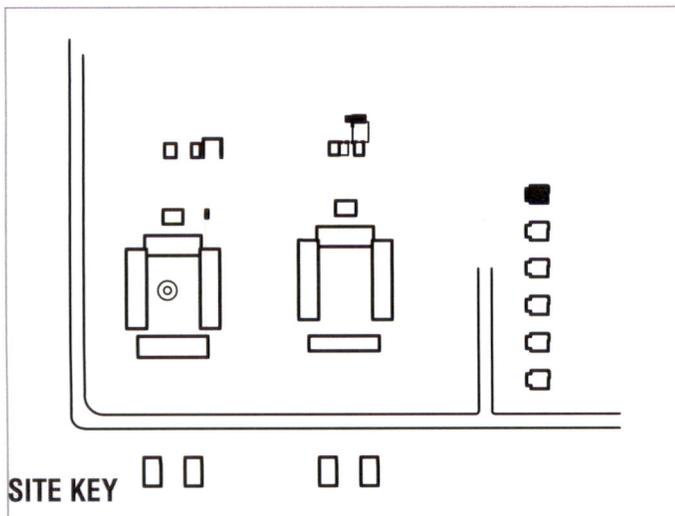
No additional work needed to stabilize building.

TOTAL: \$0

OCCUPIABLE

Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared

TOTAL: \$150,000



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING NO. : C1, Officer's Quarter

SQUARE FOOTAGE: 790.50 SF

CURRENT STATUS: Stable

POTENTIAL USES: Residential, Home Office

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed (Awarded 2011, Completed 2013). New Roof Decking, Porches Rebuilt, Windows Boarded, No Missing Ventilators, Roll Roofing Applied (Awarded In 2014, Completed 2013).

TOTAL : \$35,000

STABILIZATION/SAFETY REMAINING

Holes in subfloor to be repaired with plywood patching.

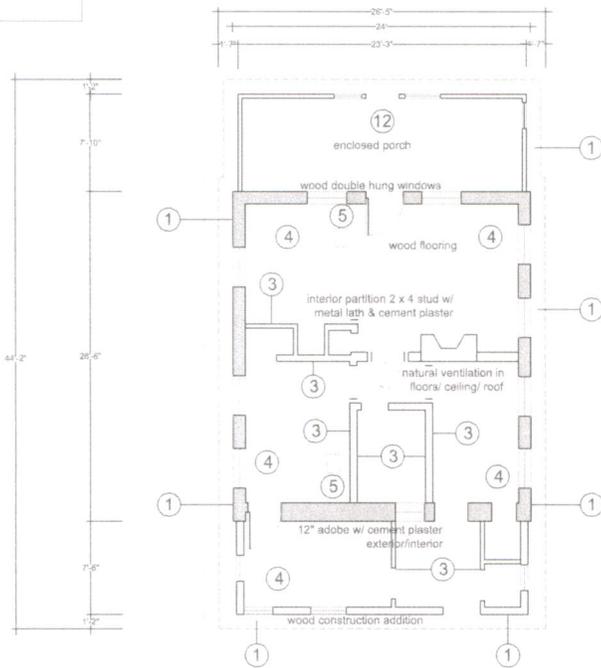
TOTAL : \$5,000

OCCUPIABLE

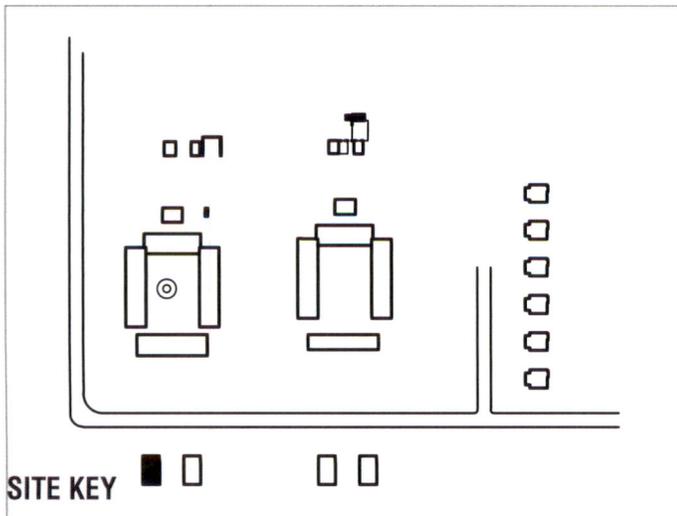
New Floor Pavers, Plumbing, Electrical, HVAC, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared, Repair Windows and Doors, Insulation at Roof, Finish Carpentry Work

TOTAL : \$105,000

BUILDING C1 - NORTHEAST CORNER



BUILDING C1 - PLAN



CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING NO. : C2, Officer's Quarter

SQUARE FOOTAGE: 790.50 SF

CURRENT STATUS: Stable

POTENTIAL USES: Residential, Home Office

STABILIZATION/SAFETY COMPLETED

Shingles (Asbestos) Removed (Awarded 2011, Completed 2013), New Roof Decking, Porches Stabilized, Windows Boarded, No Missing Ventilators, Roll Roofing Applied (Awarded In 2014, Completed 2013).

TOTAL : \$40,000

STABILIZATION/SAFETY REMAINING

Bat Mitigation.

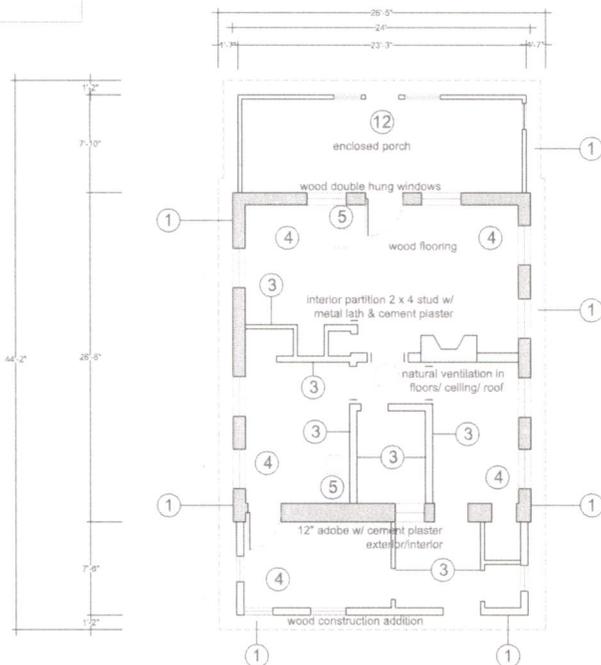
TOTAL : \$7,500

OCCUPIABLE

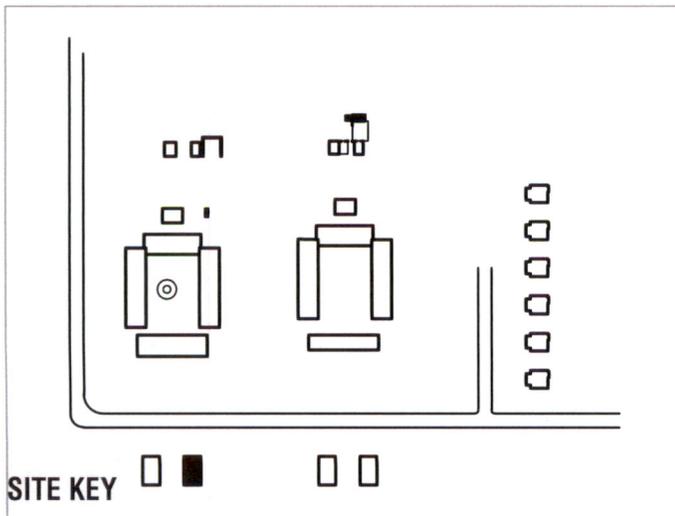
New Floor Pavers, Plumbing, Electrical, HVAC, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared, Repair Windows and Doors, Insulation at Roof, Finish Carpentry Work

TOTAL : \$100,000

BUILDING C2 - NORTHWEST CORNER



BUILDING C2 - PLAN



CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



BUILDING C3 - NORTH ELEVATION

BUILDING NO. : C3, Officer's Quarter

SQUARE FOOTAGE: 790.5 SF

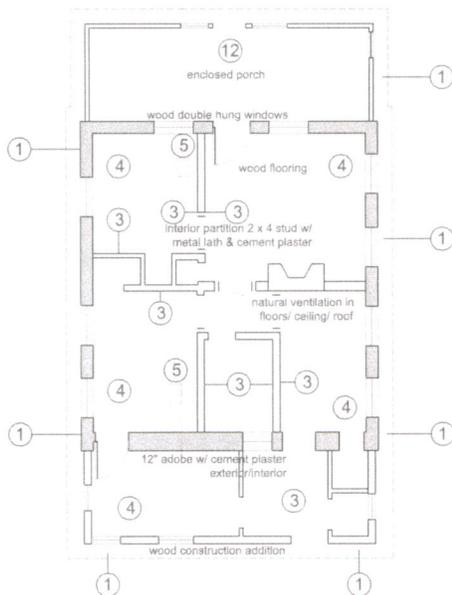
CURRENT STATUS: Unstable

POTENTIAL USERS: Residential, Home Office

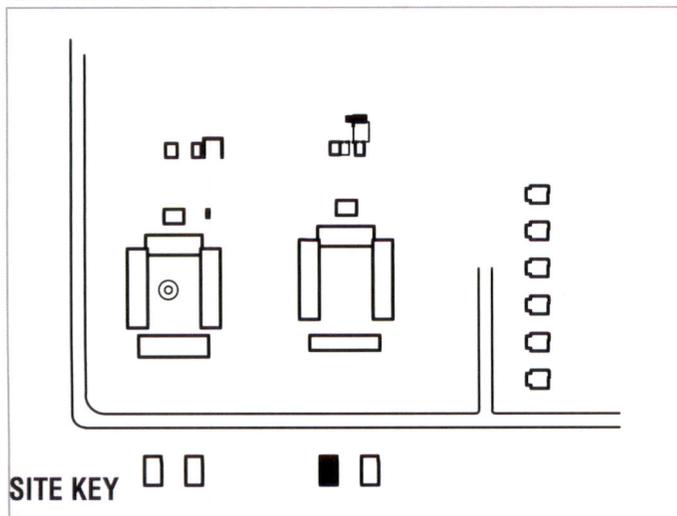
STABILIZATION/SAFETY COMPLETED

Asbestos Removal. Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL : \$10,000



BUILDING C3 - PLAN



STABILIZATION/SAFETY REMAINING

Rebuild Collapsed South Adobe Wall, Replace Damaged Roof Members, Rebuild Chimney, Rebuild Porch, Resheet Entire Roof, Dry-in and Apply Roll Roofing.

TOTAL : \$35,000

OCCUPIABLE

Selective Demoliton Work, New Floor Pavers, Rough Carpentry, Plumbing, Electrical, HVAC, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared, Repair Windows and Doors, Insulation at Roof, Finish Carpentry Work

TOTAL : \$100,000

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



BUILDING C4 - NORTH ELEVATION

BUILDING NO. : C4, Officer's Quarter

SQUARE FOOTAGE: 790.50 SF

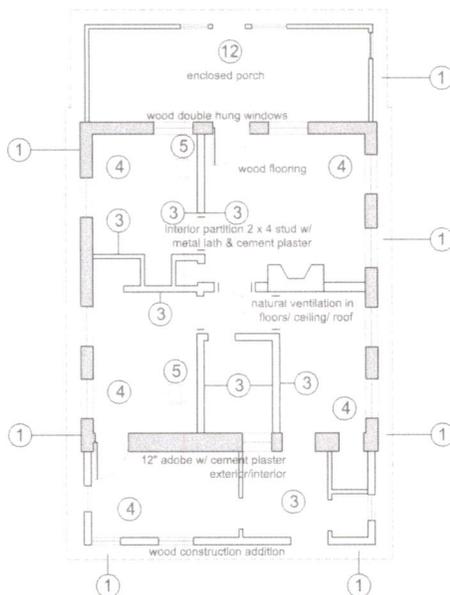
CURRENT STATUS: Unstable

POTENTIAL USERS: Residential, Home Office

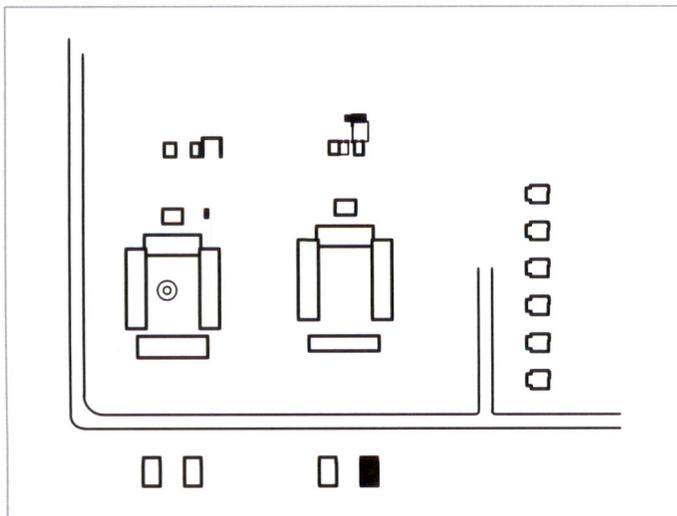
STABILIZATION/SAFETY COMPLETED

Asbestos Removal. Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

TOTAL : \$5,000



BUILDING C3 - PLAN



STABILIZATION/SAFETY REMAINING

Rebuild Entire Roof Structure Rebuild Chimney, Rebuild Both Porches, Rebuild South Adobe Wall, Dry-in and Apply Roll Roofing.

TOTAL : \$40,000

OCCUPIABLE

Selective Demolition Work, New Floor Pavers, Rough Carpentry, Plumbing, Electrical, HVAC, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional Structural Repairs as Needed, Vegetation Cleared, Repair Windows and Doors, Insulation at Roof, Finish Carpentry Work

TOTAL : \$100,000

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

UNIT COST INDEX - SELECTIVE ITEMS

ROOFING:

C1	\$4,200
C2	\$4,200
C3	\$4,200
C4	\$4,200
B1	\$3,000
B2	\$3,000
B3	\$3,000
B4	\$3,000
B5	\$3,000
B6	\$3,000
A1	\$9,750
A2	\$18,000
A3	\$9,750
A4	\$18,000
A5	\$1,250
A6	\$18,000
A7	\$1,250
A8	\$18,000
A9	\$3,200
A10	\$3,200

1 UNISEX BATHROOM:

	\$12,000
STEEL STUD DRYWALL PARTITION	\$35/LF
DRYWALL CEILING	\$1.75
PAINTING	\$0.38
FLOORING VCT	\$1.65
ROOFING	\$2.75
DOORS & HARDWARE	\$450/DOOR

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING A1:

SELECTIVE DEMOLITION	\$6,500
NEW FLOORING (WOOD)	\$14,000
ELECTRICAL	\$19,000
HVAC (SPLIT SYSTEM)	\$24,000
WINDOWS (REBUILD HISTORIC)	\$21,000
DOORS & HARDWARE	\$4,500
INSULATION (AT ROOF)	\$3,000
WALL BOARD/PLASTER	\$10,000
FINISH CARPENTRY	\$7,500
EXTERIOR STUCCO	\$4,000
PAINTING	\$7,000
MISCELLANEOUS	\$4,500
GENERAL CONDITIONS	\$14,000
OVERHEAD AND PROFIT	\$13,900
TAXES	\$8,050
.....	
TOTAL	\$160,950

BUILDING A2:

SELECTIVE DEMOLITION	\$3,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$30,000
DOORS & HARDWARE	\$2,000
INSULATION (AT ROOF)	\$3,200
FINISH CARPENTRY	\$7,500
EXTERIOR STUCCO	\$3,000
PAINTING	\$10,500
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$11,520
TAXES	\$6,671
.....	
TOTAL	\$133,391

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING A3:

SELECTIVE DEMOLITION	\$3,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$25,000
DOORS & HARDWARE	\$4,500
INSULATION (AT ROOF)	\$2,800
FINISH CARPENTRY	\$7,500
EXTERIOR STUCCO	\$3,000
PAINTING	\$9,000
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$11,080
TAXES	\$6,416
TOTAL	\$128,296

BUILDING A4:

SELECTIVE DEMOLITION	\$3,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$30,000
DOORS & HARDWARE	\$2,000
INSULATION (AT ROOF)	\$3,200
FINISH CARPENTRY	\$7,500
EXTERIOR STUCCO	\$3,000
PAINTING	\$10,500
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$11,520
TAXES	\$6,671
TOTAL	\$133,391

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING A5:

SELECTIVE DEMOLITION	\$3,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$25,000
DOORS & HARDWARE	\$2,500
INSULATION (AT ROOF)	\$2,800
FINISH CARPENTRY	\$6,000
EXTERIOR STUCCO	\$4,000
PAINTING	\$6,000
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$10,530
TAXES	\$6,098
TOTAL	\$121,928

BUILDING A6:

ADOBE MASONRY	\$70,000
BRICK MASONRY	\$6,500
FRAMING	\$75,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$45,000
DOORS & HARDWARE	\$2,500
ROOFING	\$9,500
INSULATION (AT ROOF)	\$3,200
FINISH CARPENTRY	\$7,000
EXTERIOR STUCCO	\$15,000
PAINTING	\$10,000
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$20,000
OVERHEAD AND PROFIT	\$31,270
TAXES	\$18,110
TOTAL	\$362,080

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING A7:

ADOBE MASONRY	\$52,000
BRICK MASONRY	\$6,500
FRAMING	\$62,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$40,000
DOORS & HARDWARE	\$4,500
ROOFING	\$9,000
INSULATION (AT ROOF)	\$2,800
EXTERIOR STUCCO	\$15,000
PAINTING	\$10,000
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$20,000
OVERHEAD AND PROFIT	\$27,080
TAXES	\$15,683
TOTAL	\$313,563

BUILDING A8:

SELECTIVE DEMOLITION	\$3,000
ELECTRICAL	\$20,000
HVAC (SPLIT SYSTEM)	\$25,000
WINDOWS (REBUILD HISTORIC)	\$30,000
DOORS & HARDWARE	\$2,000
INSULATION (AT ROOF)	\$3,200
FINISH CARPENTRY	\$7,500
EXTERIOR STUCCO	\$3,000
PAINTING	\$10,500
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$11,520
TAXES	\$6,671
TOTAL	\$133,391

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING A9:

SELECTIVE DEMOLITION	\$8,000
CONCRETE	\$4,000
ELECTRICAL	\$10,000
PLUMBING	\$16,000
HVAC (SPLIT SYSTEM)	\$10,000
WINDOWS (REBUILD HISTORIC)	\$8,000
DOORS & HARDWARE	\$1,000
INSULATION (AT ROOF)	\$1,500
EXTERIOR STUCCO	\$3,000
PAINTING	\$3,200
MISCELLANEOUS	\$2,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$7,370
TAXES	\$4,268
TOTAL	\$85,338

BUILDING A10:

SELECTIVE DEMOLITION	\$8,000
CONCRETE	\$4,000
ELECTRICAL	\$10,000
PLUMBING	\$16,000
HVAC (SPLIT SYSTEM)	\$10,000
WINDOWS (REBUILD HISTORIC)	\$8,000
DOORS & HARDWARE	\$1,000
INSULATION (AT ROOF)	\$1,500
PAINTING	\$3,200
MISCELLANEOUS	\$2,000
GENERAL CONDITIONS	\$7,000
OVERHEAD AND PROFIT	\$7,070
TAXES	\$4,094
TOTAL	\$81,864

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING C1:

SELECTIVE DEMOLITON	\$3,500
NEW FLOORING (PAVERS)	\$7,200
PLUMBING	\$9,500
ELECTRICAL	\$10,500
HVAC	\$10,000
WINDOWS	\$6,500
DOORS & HARDWARE	\$4,500
INSULATION	\$1,400
WALL BOARD/PLASTER	\$6,800
FINISH CARPENTRY	\$6,800
PAINTING	\$6,500
MISCELLANEOUS	\$4,500
GENERAL CONDITIONS	\$14,000
OVERHEAD AND PROFIT	\$9,000
TAXES	\$5,302
TOTAL	\$106,002

BUILDING C2:

SELECTIVE DEMOLITON	\$3,500
NEW FLOORING (PAVERS)	\$7,200
PLUMBING	\$9,500
ELECTRICAL	\$10,500
HVAC	\$10,000
WINDOWS	\$6,500
DOORS & HARDWARE	\$4,500
INSULATION	\$1,400
WALL BOARD/PLASTER	\$6,800
FINISH CARPENTRY	\$6,800
PAINTING	\$6,500
MISCELLANEOUS	\$4,500
GENERAL CONDITIONS	\$14,000
OVERHEAD AND PROFIT	\$9,000
TAXES	\$5,302
TOTAL	\$106,002

CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING C3:

SELECTIVE DEMOLITION	\$3,500
NEW FLOORING	\$7,200
ADOBE MASONRY	\$9,000
BRICK MASONRY	\$4,850
FRAMING	\$12,500
PLUMBING	\$9,500
ELECTRICAL	\$10,500
HVAC (SPLIT SYSTEM)	\$10,000
WINDOWS (REBUILD HISTORIC)	\$6,500
DOORS & HARDWARE	\$4,500
ROOFING	\$1,800
INSULATION (AT ROOF)	\$1,400
FINISH CARPENTRY	\$7,800
WALLBOARD/PLASTER	\$7,800
PAINTING	\$7,200
MISCELLANEOUS	\$4,500
GENERAL CONDITIONS	\$14,000
OVERHEAD AND PROFIT	\$12,255
TAXES	\$7,097
TOTAL	\$141,902

BUILDING C4:

SELECTIVE DEMOLITION	\$3,500
NEW FLOORING	\$7,200
ADOBE MASONRY	\$9,000
BRICK MASONRY	\$4,850
FRAMING	\$18,500
PLUMBING	\$9,500
ELECTRICAL	\$10,500
HVAC (SPLIT SYSTEM)	\$10,000
WINDOWS (REBUILD HISTORIC)	\$6,500
DOORS & HARDWARE	\$4,500
ROOFING	\$1,800
INSULATION (AT ROOF)	\$1,400
FINISH CARPENTRY	\$7,800
WALLBOARD/PLASTER	\$7,800
PAINTING	\$7,200
MISCELLANEOUS	\$4,500
GENERAL CONDITIONS	\$14,000
OVERHEAD AND PROFIT	\$12,855
TAXES	\$7,444
TOTAL	\$148,849

CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

BUILDING B1, B2, B3, B4, B6:

SELECTIVE DEMOLITION	\$3,000
NEW FLOORING	\$6,300
ADOBE MASONRY	\$10,000
FRAMING	\$12,500
PLUMBING	\$10,000
ELECTRICAL	\$10,500
HVAC	\$10,000
WINDOWS (REBUILD HISTORIC)	\$10,500
DOORS & HARDWARE	\$4,800
ROOFING	\$16,000
INSULATION	\$900
FINISH CARPENTRY	\$5,000
WALLBOARD/PLASTER	\$8,500
EXTERIOR STUCCO	\$2,800
PAINTING	\$7,500
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$18,000
OVERHEAD AND PROFIT	\$12,780
TAXES	\$7,401
TOTAL	\$147,454

BUILDING B5:

SELECTIVE DEMOLITION	\$3,000
NEW FLOORING	\$6,300
ADOBE MASONRY	\$10,000
FRAMING	\$4,000
PLUMBING	\$10,000
ELECTRICAL	\$10,000
HVAC	\$10,000
WINDOWS (REBUILD HISTORIC)	\$10,500
DOORS & HARDWARE	\$4,800
INSULATION	\$900
FINISH CARPENTRY	\$5,000
WALLBOARD/PLASTER	\$8,500
PAINTING	\$7,500
MISCELLANEOUS	\$4,000
GENERAL CONDITIONS	\$18,000
OVERHEAD AND PROFIT	\$8,000
TAXES	\$5,205
TOTAL	\$93,205

