

# 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

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# 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



## 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



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(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



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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

**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.

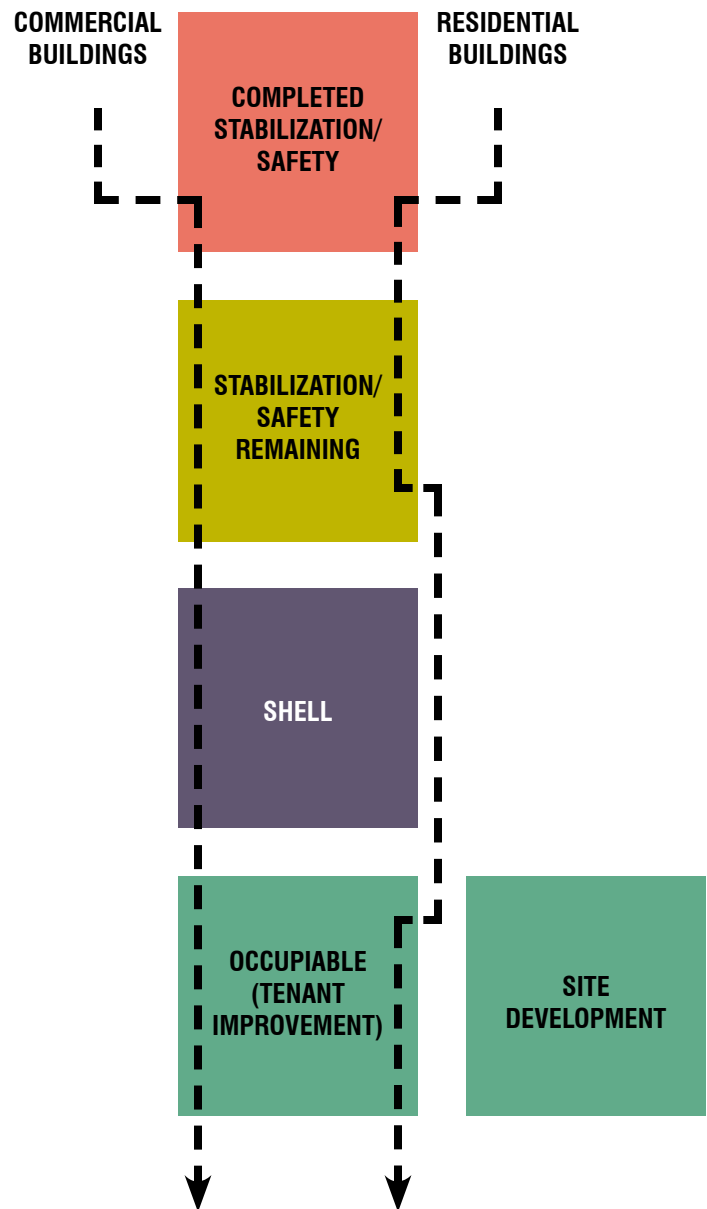
Though much work has been done thus far to stabilize and preserve Camp Naco, the goal of the site returning to a usable resource in the community is still a long way off.

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.



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## 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

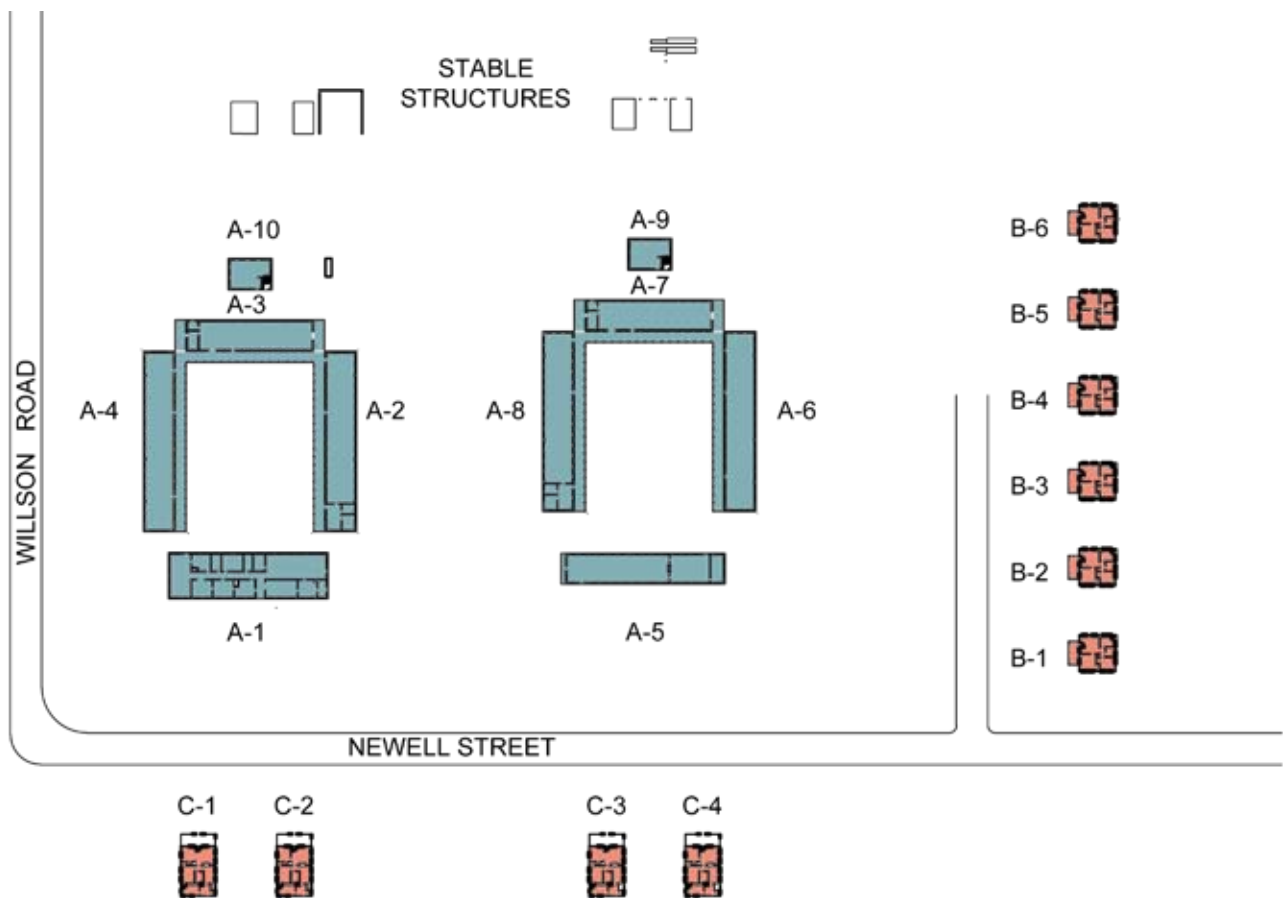
of the 'C' Buildings which were the Officer's Quarters. The small, residential layout of these buildings lean their occupancy towards residential or small office uses. The commercial units include all of the 'A' Buildings which were historically used as barracks. The large, open floor plan of these buildings 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

25 ft 50 ft 100 ft 200 ft





# 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	\$150,000
<b>TOTAL</b>	<b>\$585,000</b>	<b>\$97,500</b>	<b>\$1,490,000</b>	<b>\$2,358,900</b>	<b>\$3,946,400</b>

# 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



## 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 Consultacon 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.

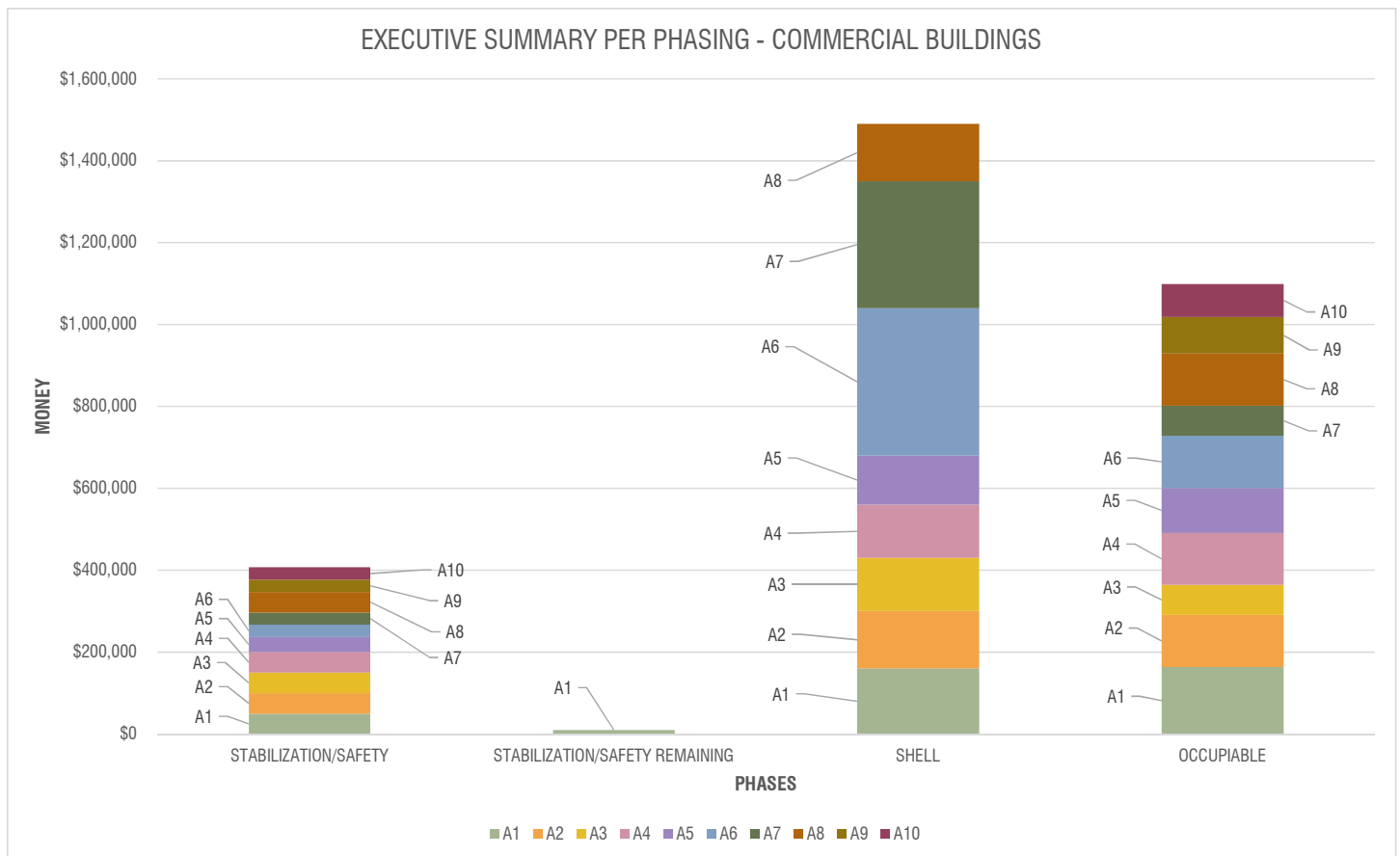
The last phasing could begin with raising capital for the C and B cabins to house either office or artist in residence uses. These smaller, residential spaces could be rented out for either long term or short term and generate income to potentially fund the remaining rehabilitation work.

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.

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## 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**

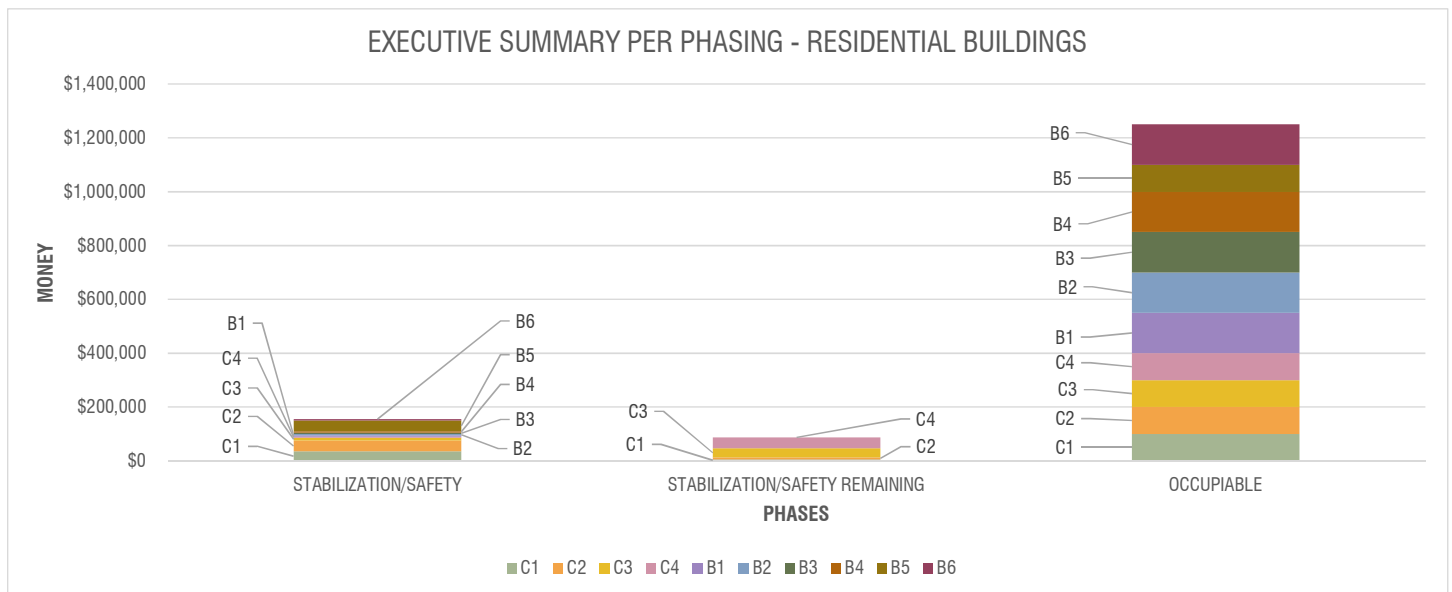
SHELL: **\$1,490,000**

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**



## 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 commerical 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

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.

## SHELL

This phase of work is for the commercial buildings only. It represents the scope of work needed to bring the building up to a usable shell. In the shell phase, all exterior architectural work has been completed and the interior is roughed in for a future tenant improvement.

## OCCUPIABLE

In the occupiable phase, the buildings are brought up to a standard in which building occupancy can be achieved. This includes the completion of all interior finish work.

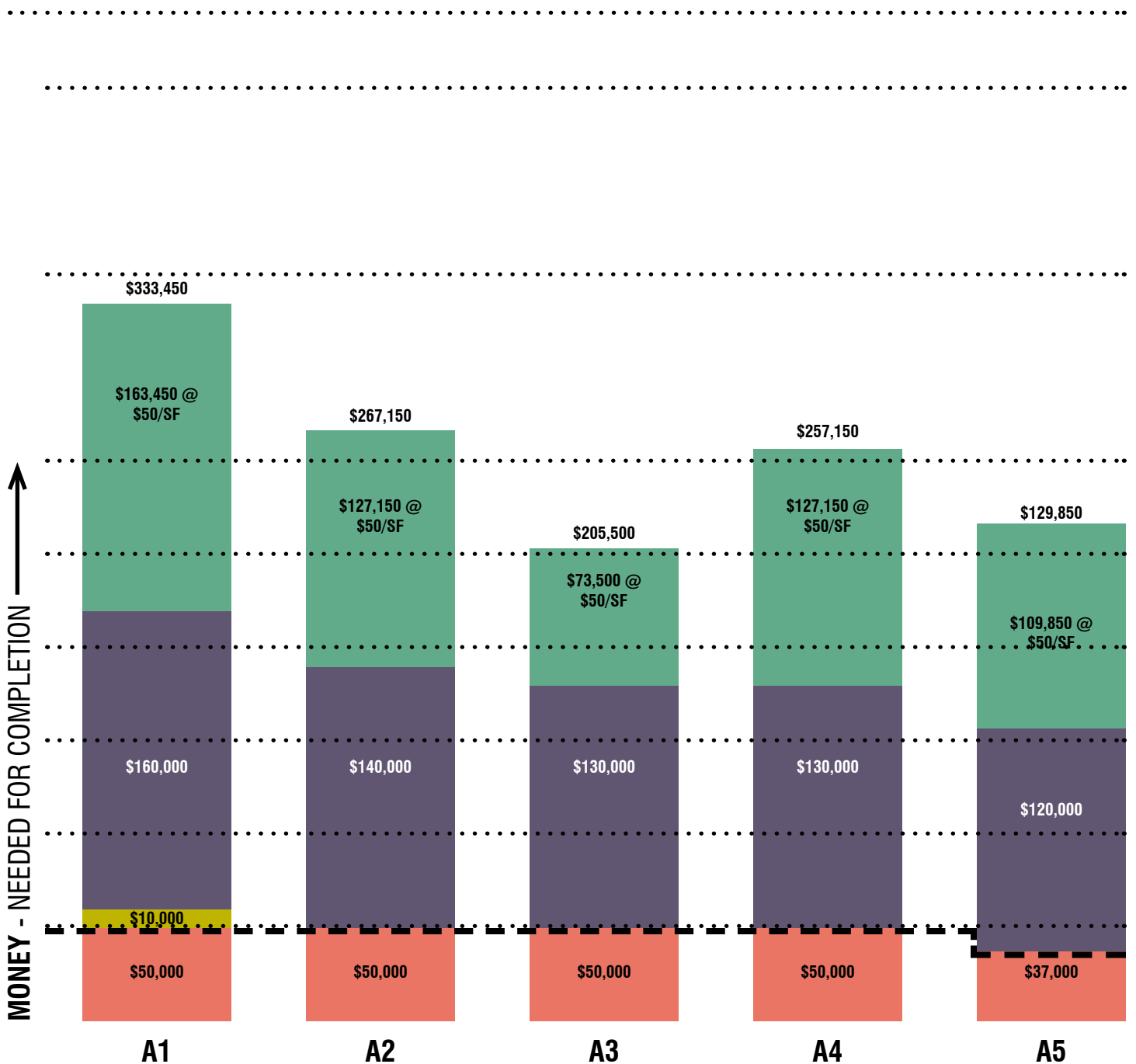
## SUMMARY PHASES / COST COMPARISON CHART COMMERCIAL BUILDINGS



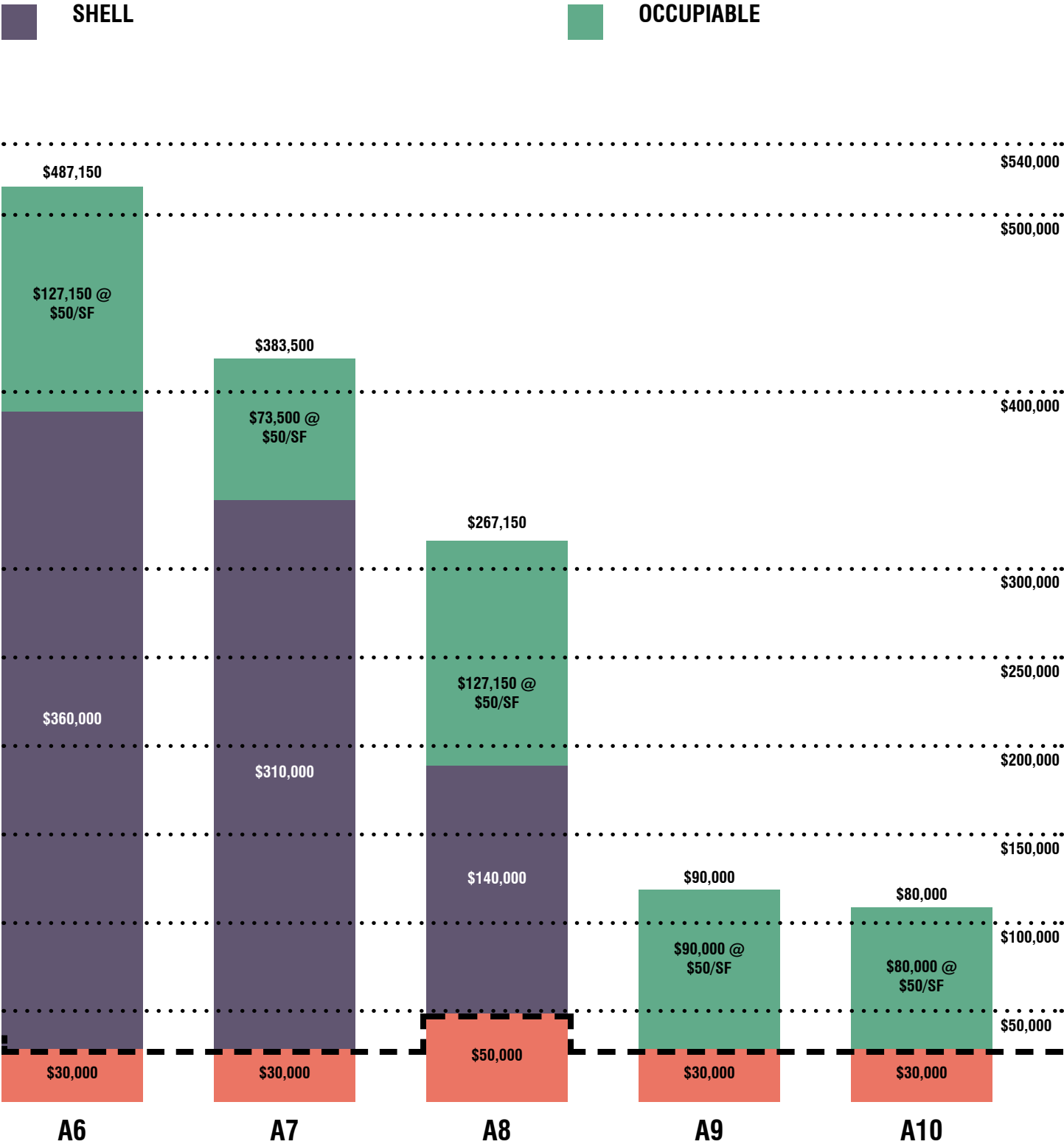
STABILIZATION/SAFETY COMPLETED



STABILIZATION/SAFETY REMAINING



# CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017





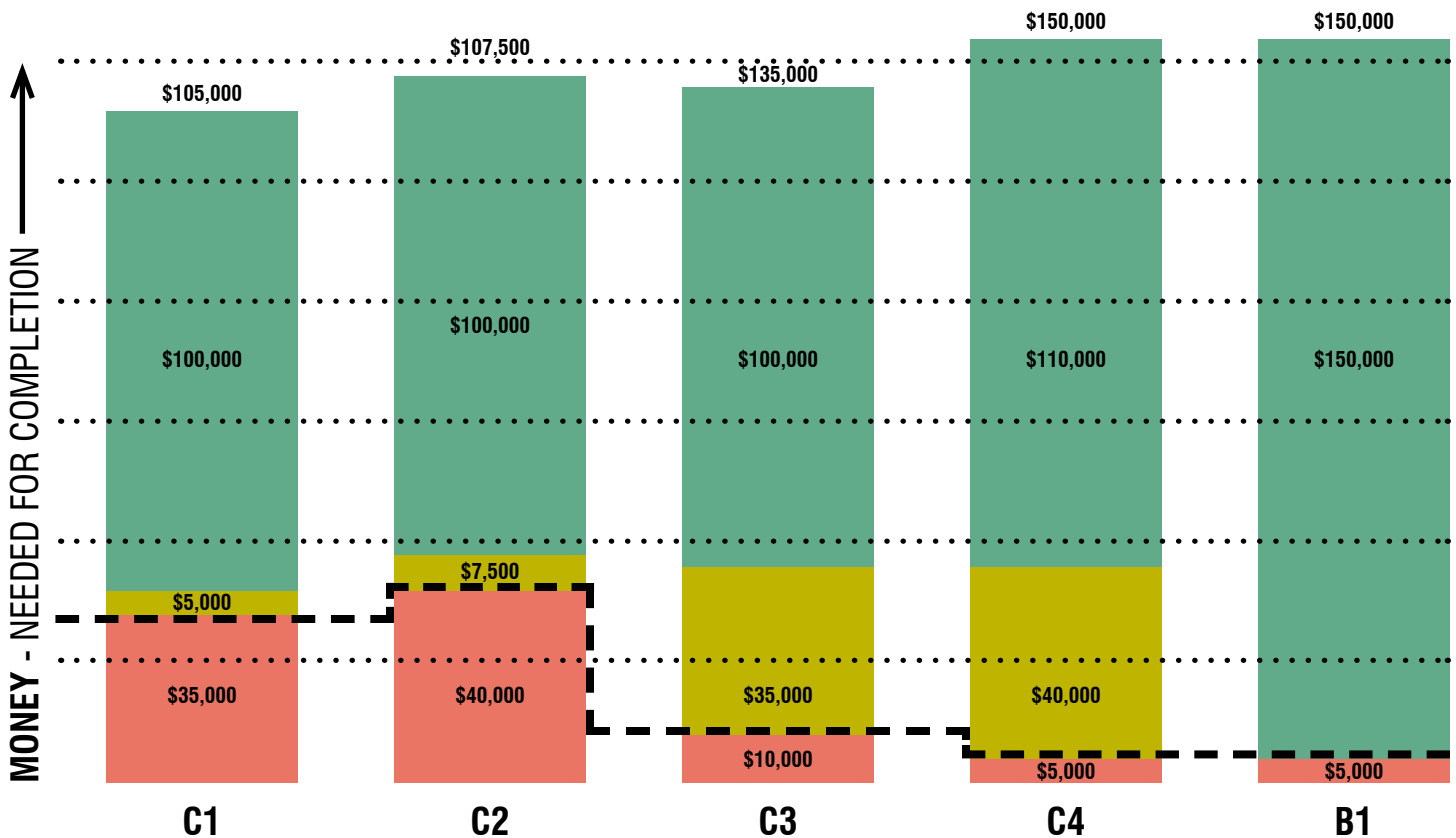
## SUMMARY PHASES / COST COMPARISON CHART RESIDENTIAL BUILDINGS



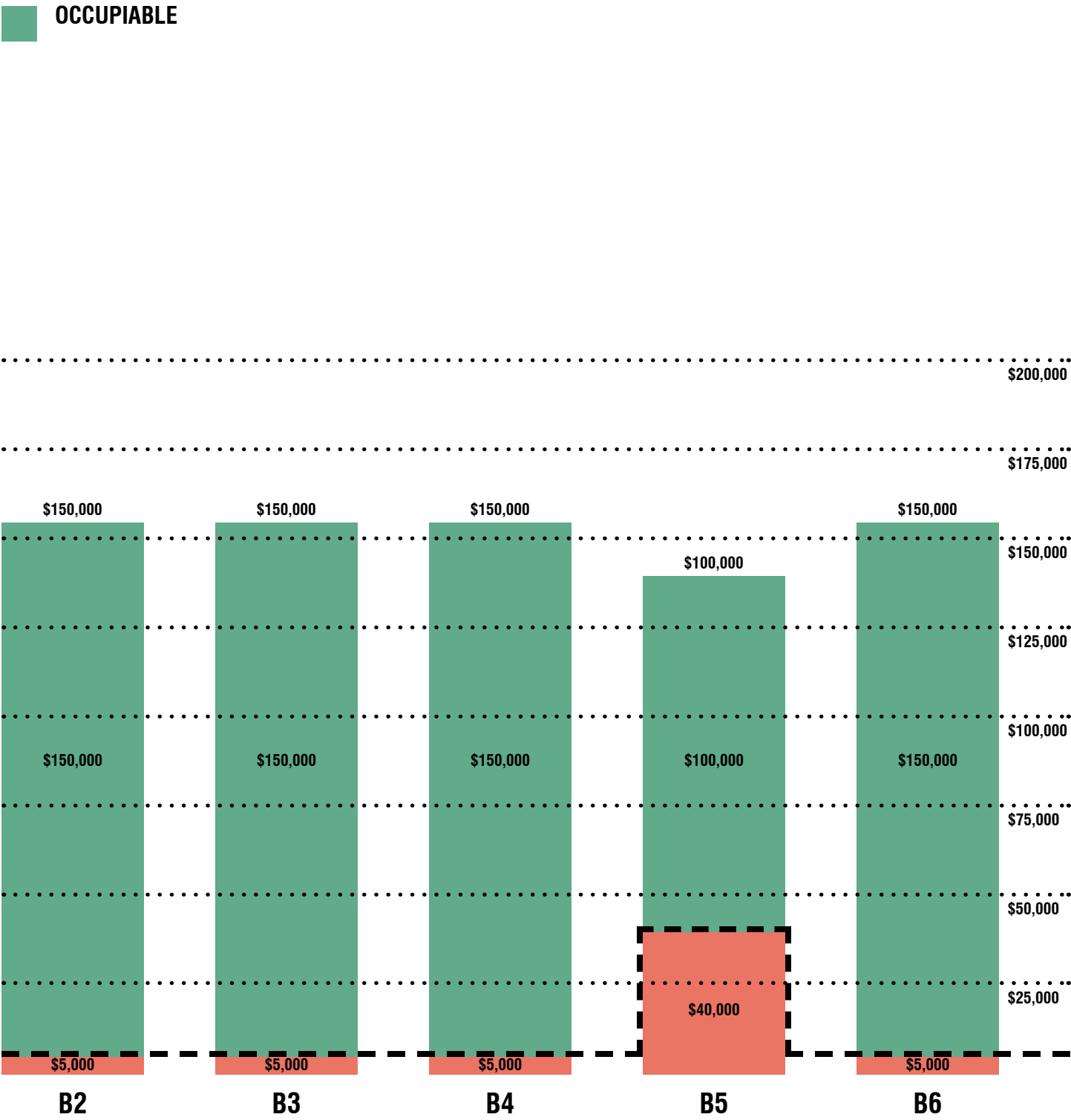
STABILIZATION/SAFETY COMPLETED



STABILIZATION/SAFETY REMAINING



# CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017



# 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**

## STABILIZATION/SAFETY REMAINING

Bat Mitigation

**TOTAL: ~\$10,000**

## SHELL

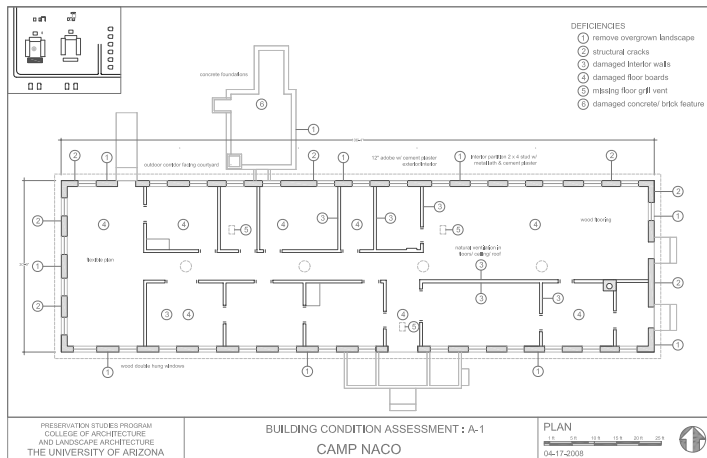
Selective Demolition Work, Wood Flooring, Electrical, HVAC, Window and Door Repair, Insulation at Roof, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood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

**TOTAL: ~\$160,000**

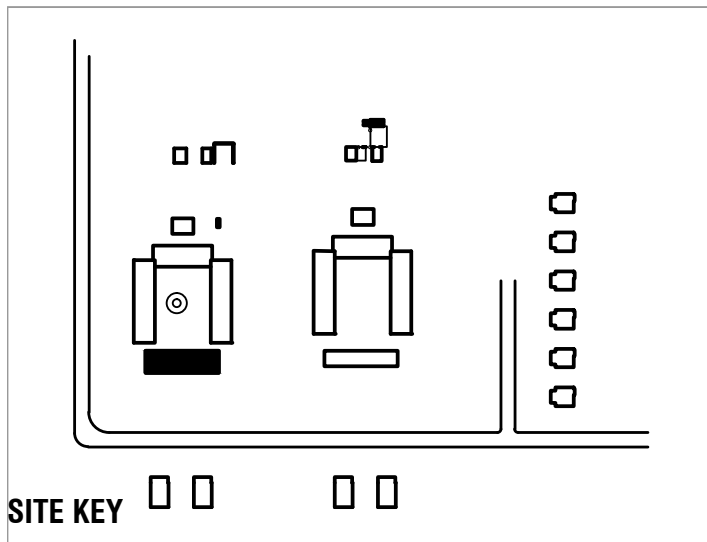
## OCCUPIABLE

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

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



**BUILDING A1 - PLAN**



**SITE KEY**

# 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

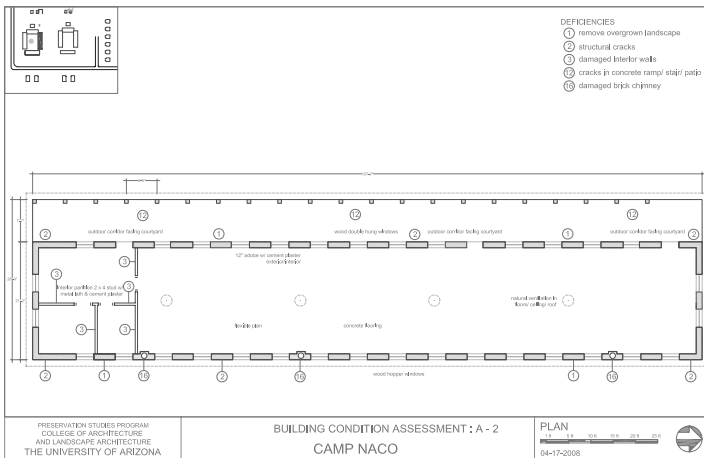
Shingles (Asbestos) Removed, New Roll Roofing With Shingles, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

**TOTAL: \$50,000**

## STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

**TOTAL: \$0**



**BUILDING A2 - PLAN**

## SHELL

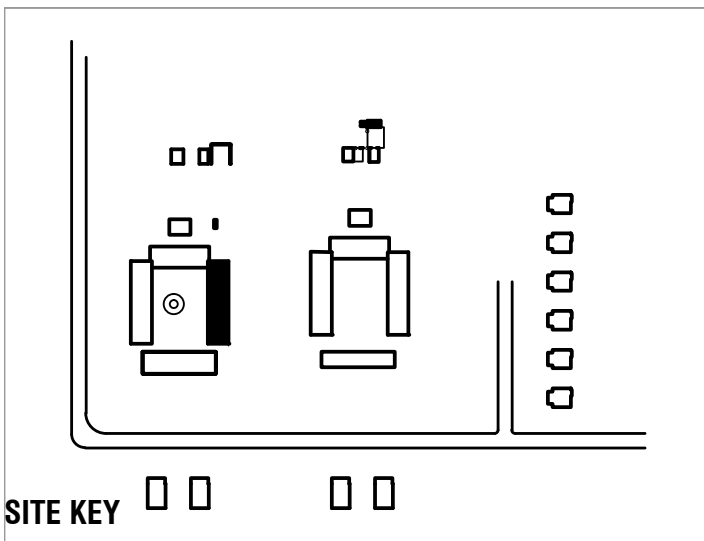
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional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

**TOTAL: \$140,000**

## OCCUPIABLE

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

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



**SITE KEY**



# 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

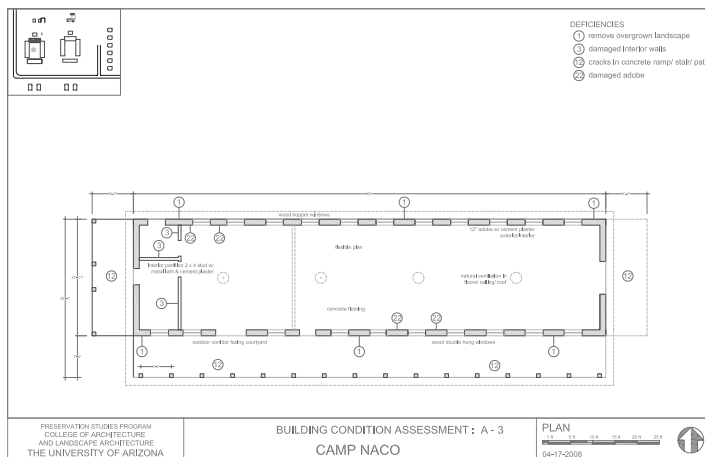
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

**TOTAL: \$50,000**

## STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

**TOTAL: \$0**



**BUILDING A3 - PLAN**

## SHELL

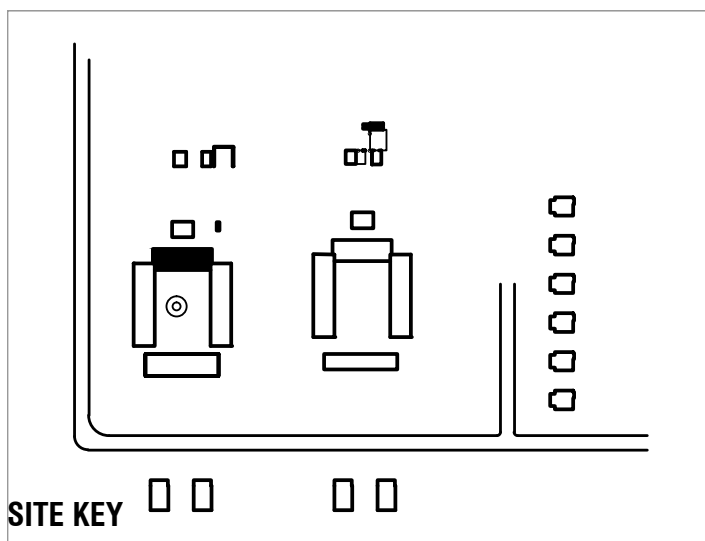
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Windows and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional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

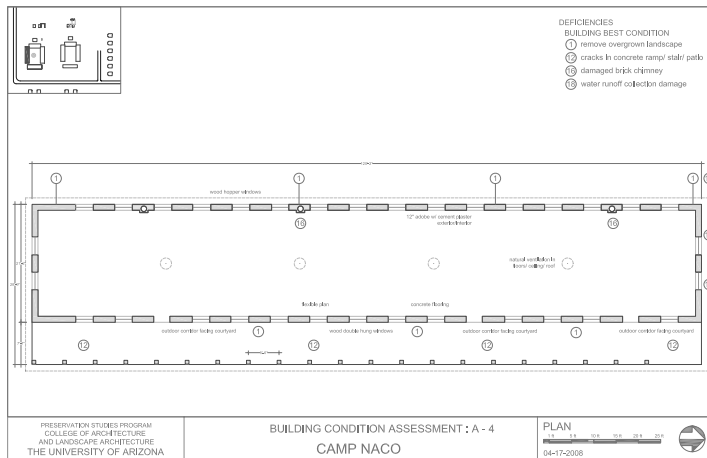
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

**TOTAL: \$50,000**

## STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

**TOTAL: \$0**



**BUILDING A4 - PLAN**

## SHELL

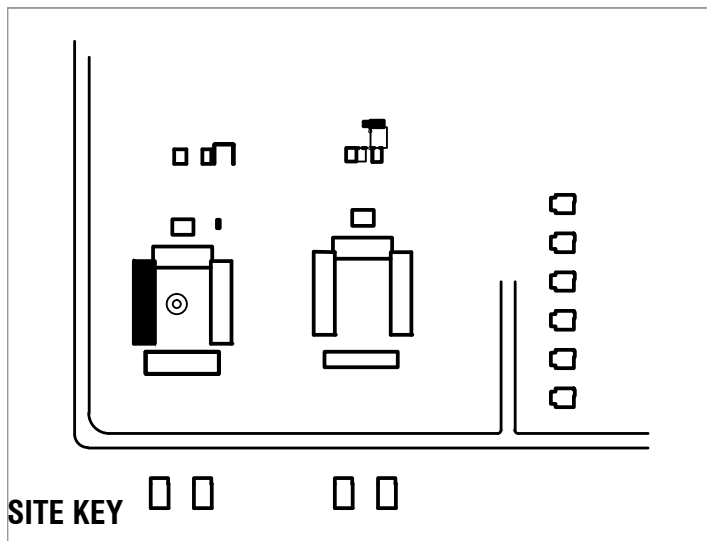
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional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

**TOTAL: \$130,000**

## OCCUPIABLE

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

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



# 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

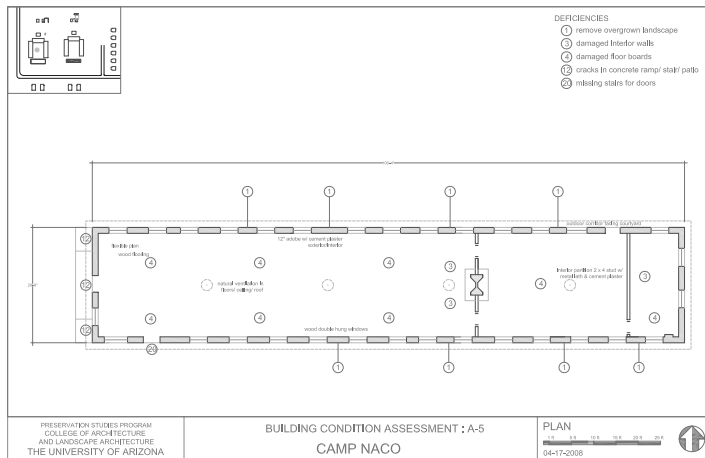
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, No Missing Ventilators. Work completed under ADEQ Grant (Awarded in 2010, Completed in 2010).

**TOTAL: \$37,000**

## STABILIZATION/SAFETY REMAINING

No additional stabilization work needed.

**TOTAL: \$0**



**BUILDING A5 - PLAN**

## SHELL

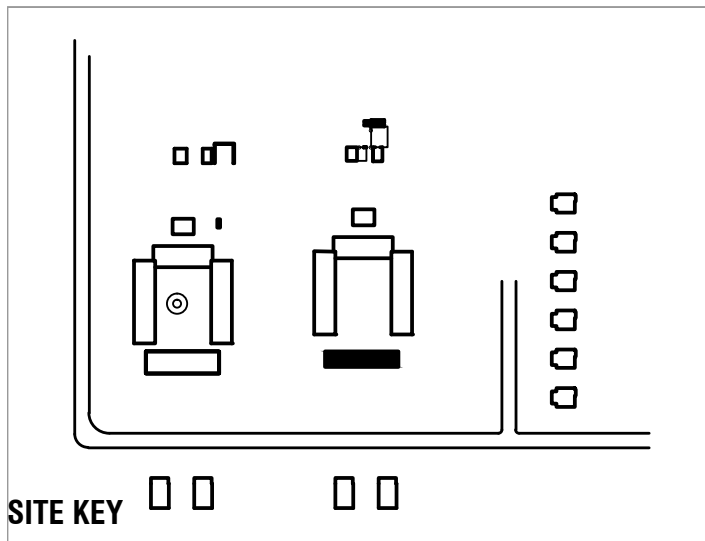
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Windows and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional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

**TOTAL: \$120,000**

## OCCUPIABLE

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

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



# 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

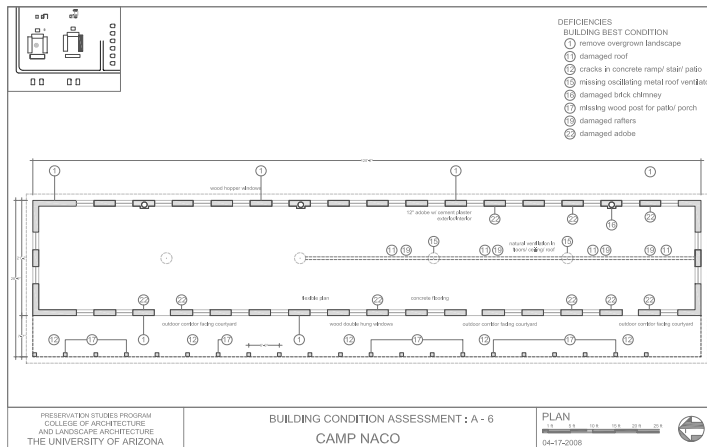
Shingles (Asbestos) Removed, Dangerous Collapsed Roof Removed, Dangerous West Wall Removed. Work completed under EPA Brownfields Grant (Awarded In 2011, Completed In 2013).

**TOTAL: \$30,000**

## STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

**TOTAL: \$0**



**BUILDING A6 - PLAN**

## SHELL

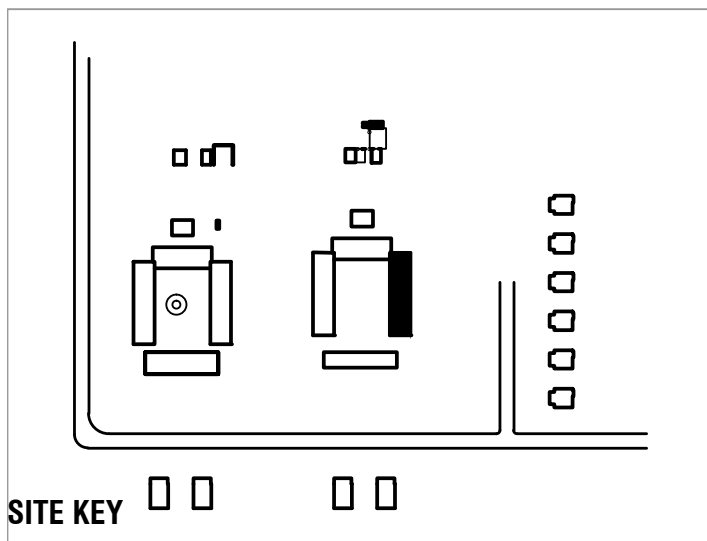
Selective Demolition Work, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias and Siding 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 @ \$50/SF**

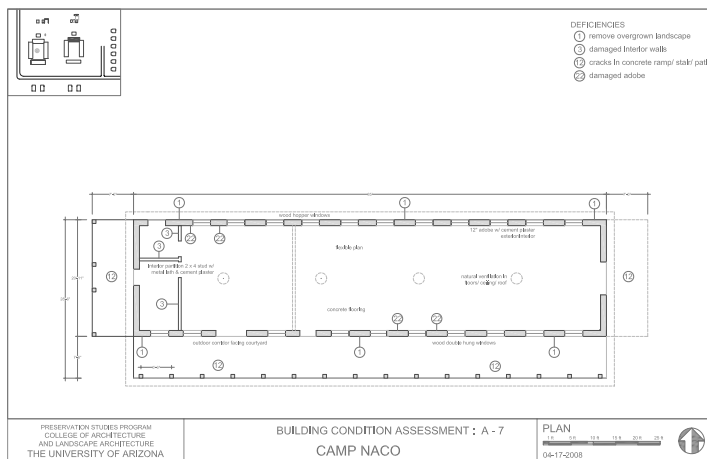




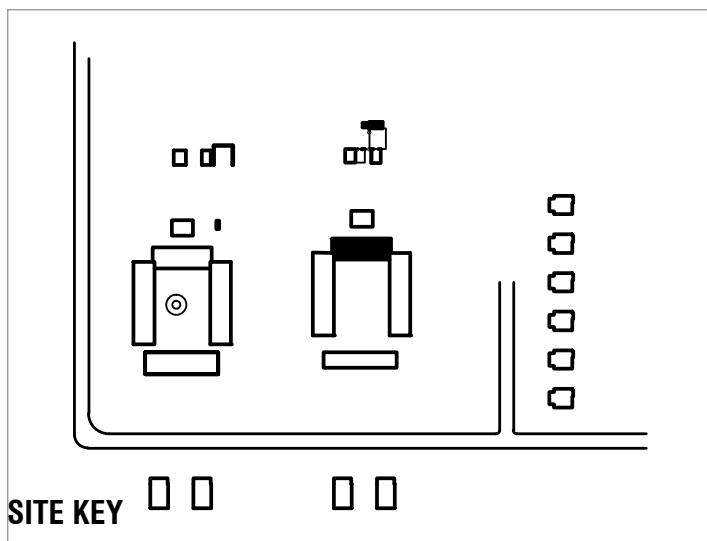
# CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



**BUILDING A7 - LOOKING NORTH**



**BUILDING A7 - LOOKING NORTH**



**SITE KEY**

**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**

## 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

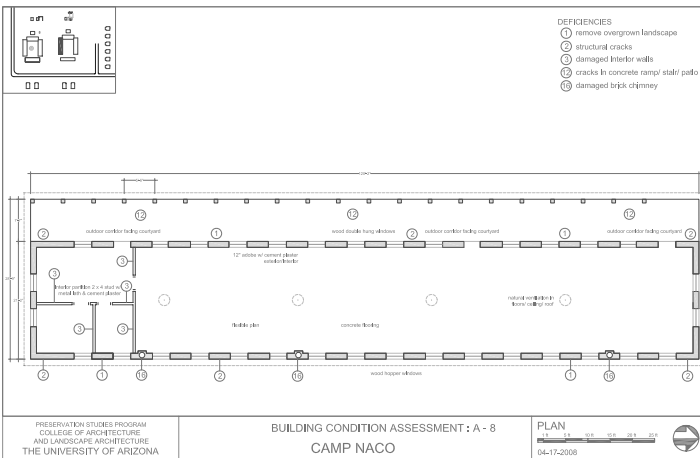
Shingles (Asbestos) Removed, New Roll Roofing, Windows Boarded, Chimneys Rebuilt, No Missing Ventilators, Porch Stabilized (New Deck and Supports). Work completed under EPA Brownfields Grant (Awarded in 2011, Completed in 2013).

**TOTAL: \$50,000**

## STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

**TOTAL: \$0**



**BUILDING A8 - PLAN**

## SHELL

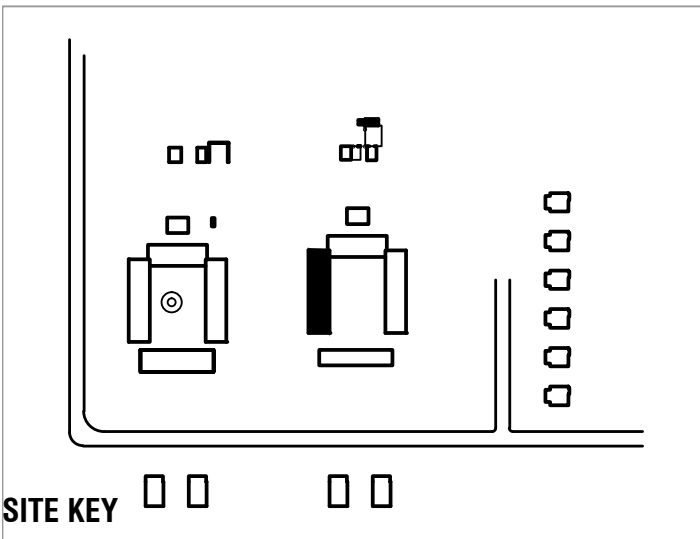
Selective Demolition Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood Trim, Additional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

**TOTAL: \$140,000**

## OCCUPIABLE

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

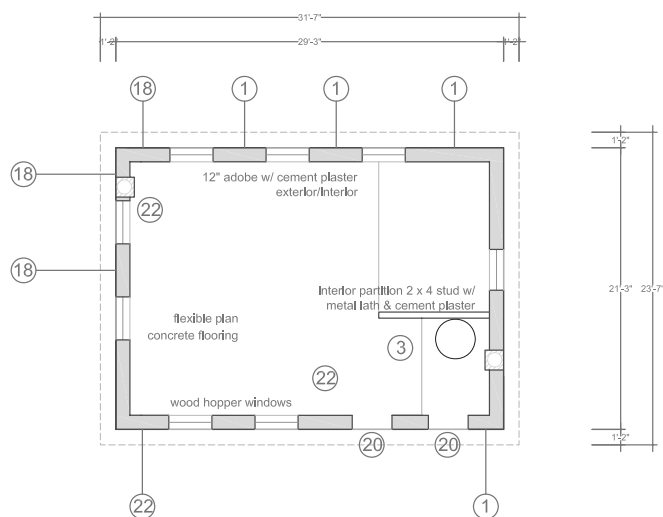
**TOTAL: ~\$127,150 @ \$50/SF**



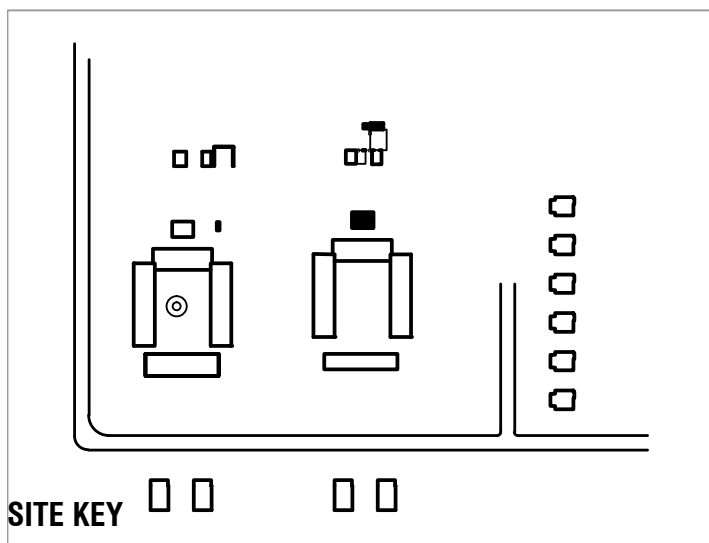
# CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



**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 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.

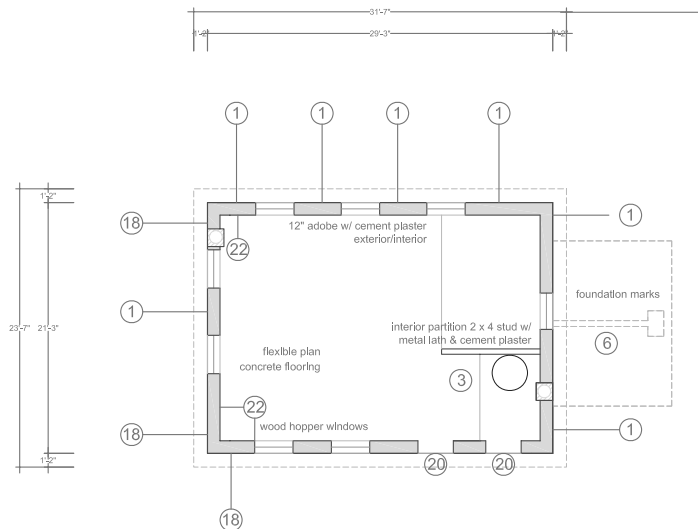
**TOTAL: \$0**

## OCCUPIABLE

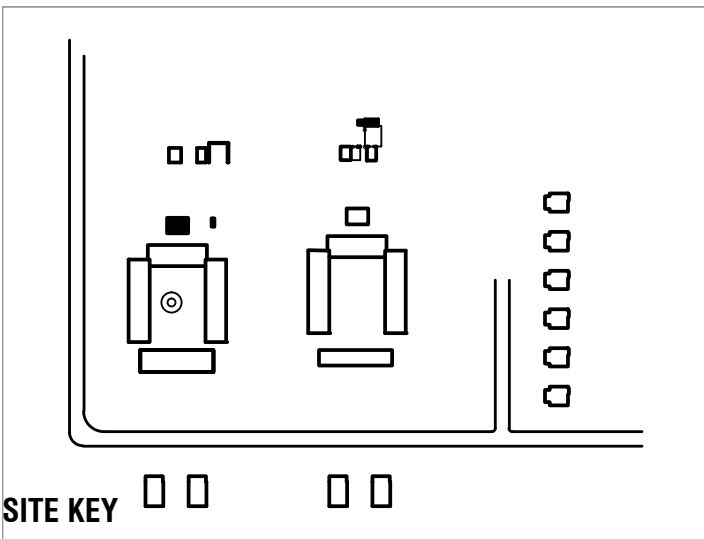
Selective Demolition Work, Concrete Work, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood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

**TOTAL: \$80,000**

**BUILDING A10 - EAST SIDE**



**BUILDING A10 - PLAN**

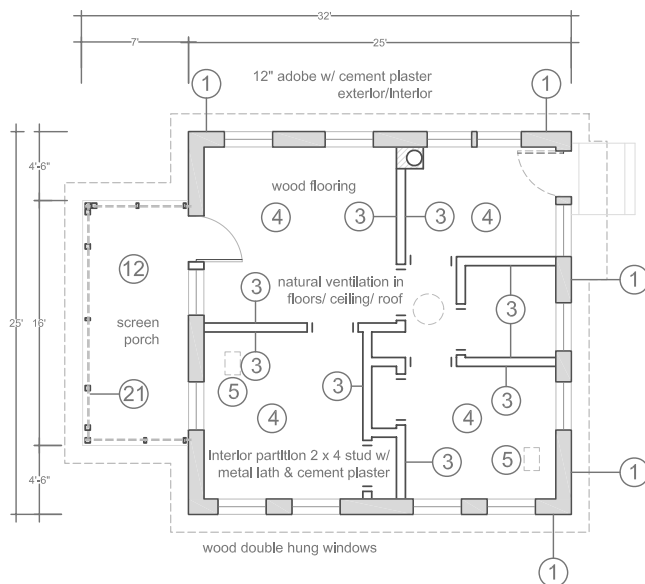




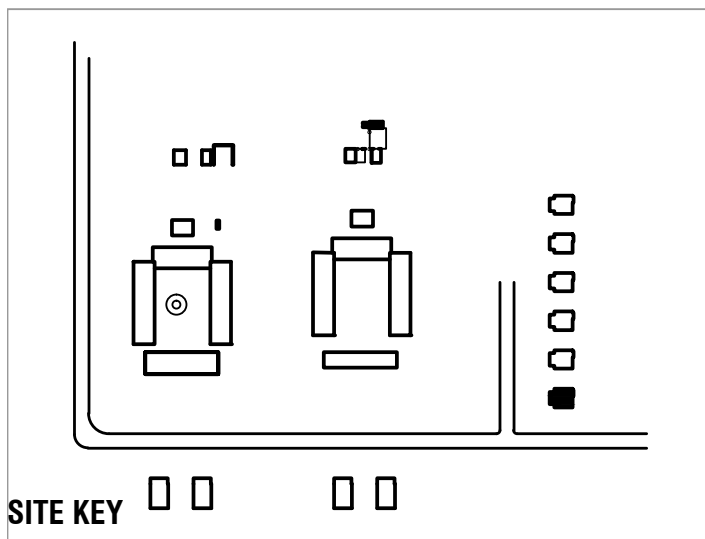
# CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



**BUILDING B1 - INTERIOR**



**BUILDING B1 - PLAN**



**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**

## STABILIZATION/SAFETY REMAINING

No additonal 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 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**

## STABILIZATION/SAFETY REMAINING

No additional work needed to stabilize building.

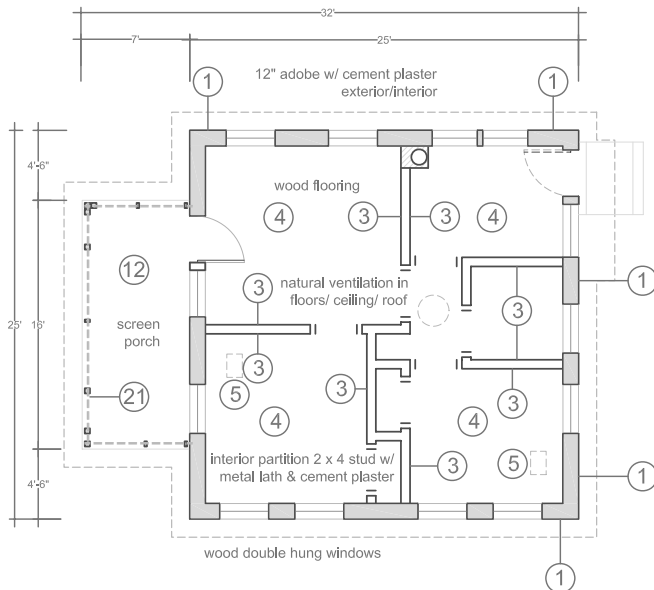
**TOTAL: \$0**

## OCCUPIABLE

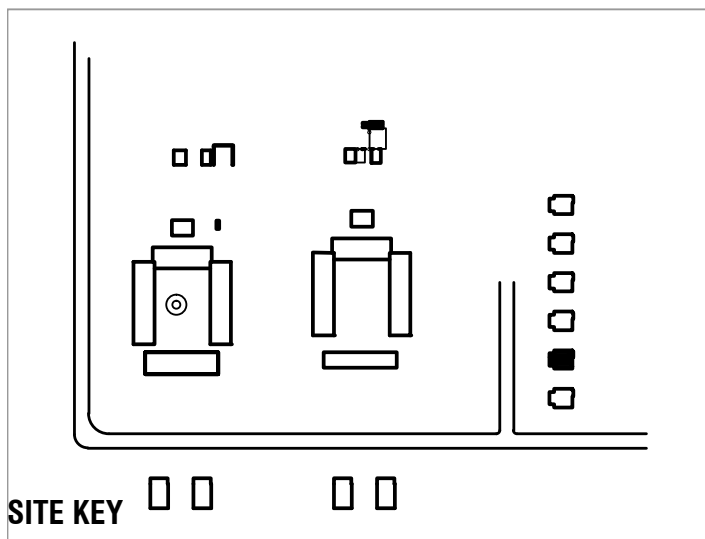
Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias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

**TOTAL: \$150,000**

### BUILDING B2 - INTERIOR



### BUILDING B2 - PLAN



# 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**

## STABILIZATION/SAFETY REMAINING

No additonal stabilization work needed.

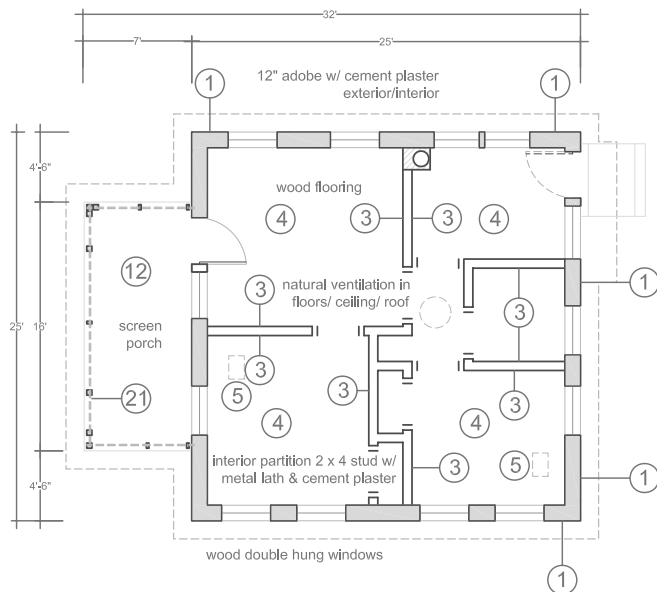
**TOTAL: \$0**

## OCCUPIABLE

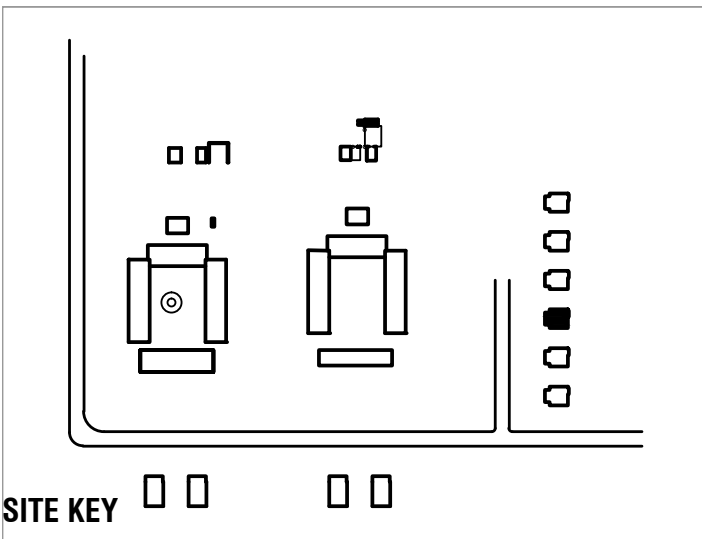
Selective Demolition Work, New Pavers, New Roof Framing and Deck, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired and New Adobe Walls Built, New Coat Exterior Plaster, Exterior Wood Fascias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

**TOTAL: \$150,000**

**BUILDING B3 - WEST SIDE**



**BUILDING B3 - PLAN**



# 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**

## STABILIZATION/SAFETY REMAINING

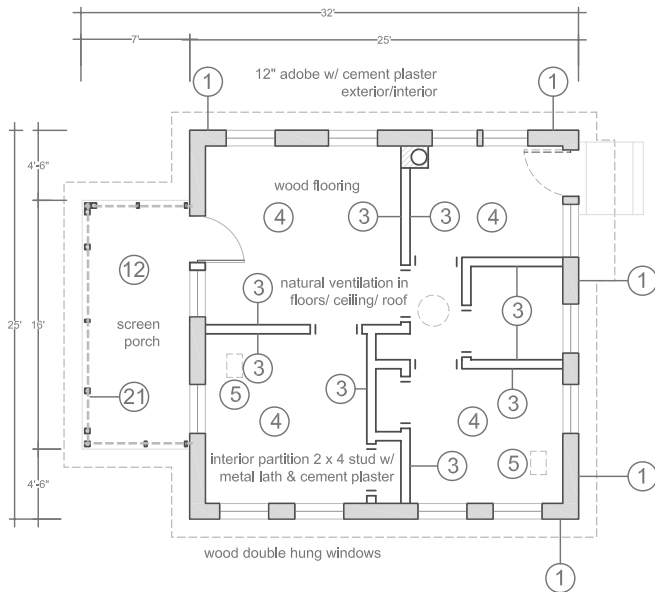
No additional work needed to stabilize building.

**TOTAL: \$0**

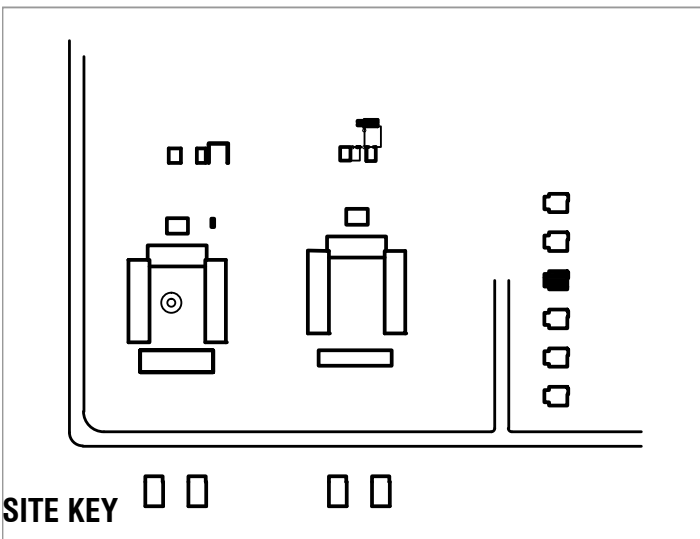
## OCCUPIABLE

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**



**BUILDING B4 - PLAN**



# 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 additonal stabilization work needed.

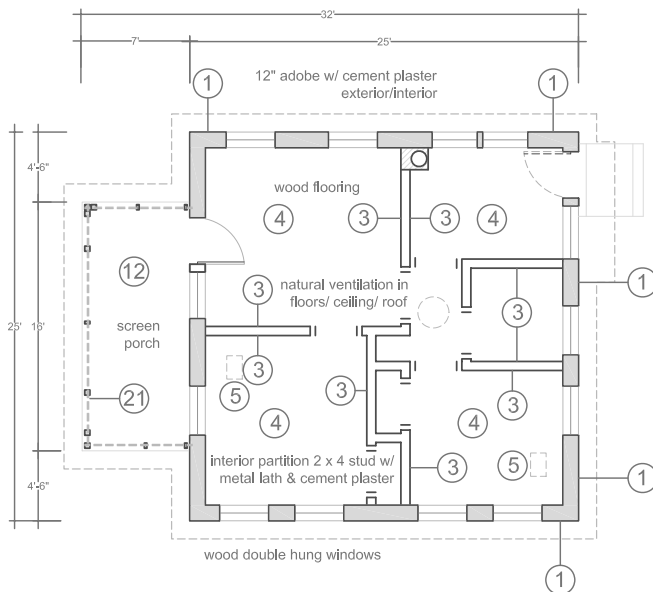
**TOTAL: \$0**

## OCCUPIABLE

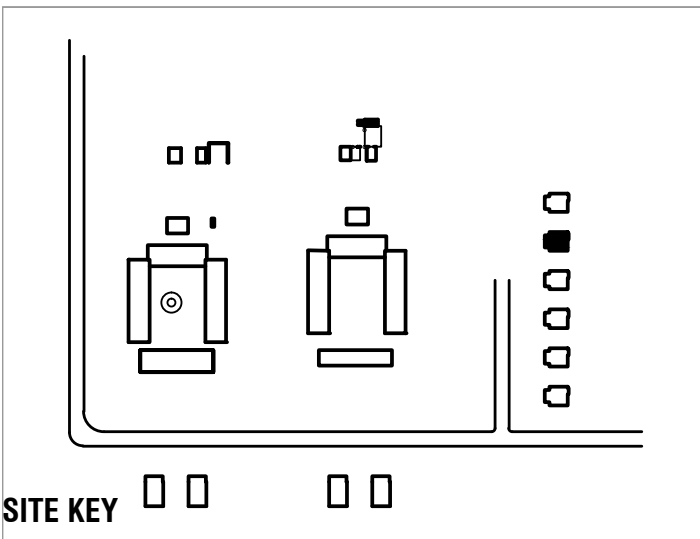
Selective Demolition Work, New Pavers, Insulation at Roof, Electrical, HVAC, Window and Door Repair, Finish Carpentry, Repair Cracks in Foundation, Cracks and Coving in Exterior Adobe Walls Repaired, New Coat Exterior Plaster, Exterior Wood Fascias and Siding Replaced as Needed, New Paint at all Wood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

## STABILIZATION/SAFETY REMAINING

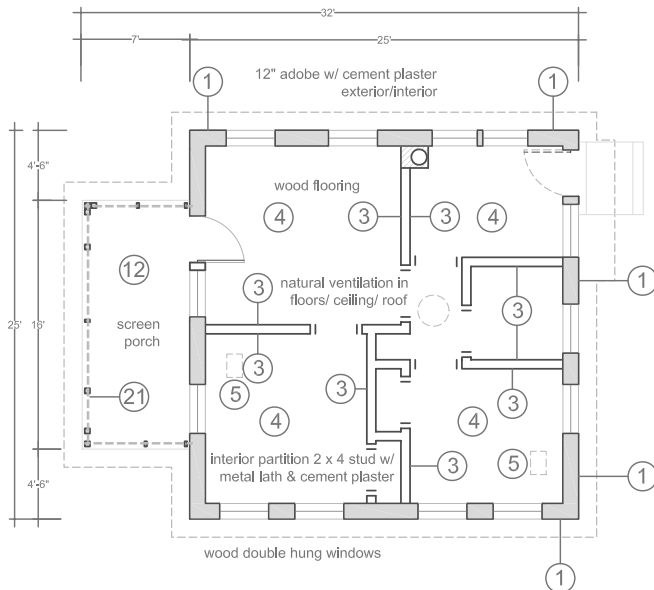
No additional work needed to stabilize building.

**TOTAL: \$0**

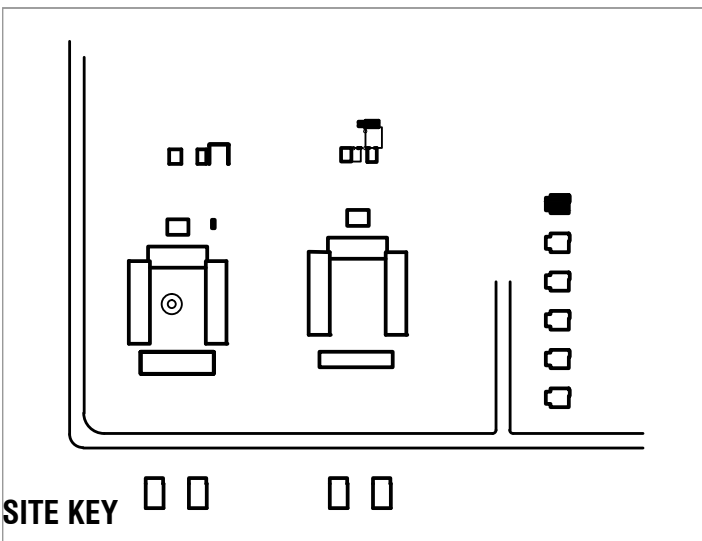
## OCCUPIABLE

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**



**BUILDING B6 - PLAN**



# 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**

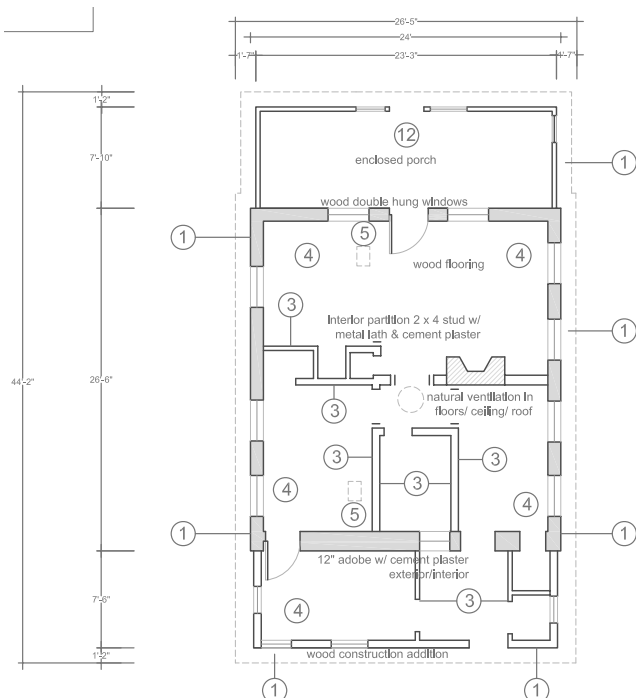
## STABILIZATION/SAFETY REMAINING

Holes in subfloor to be repaired with plywood patching.

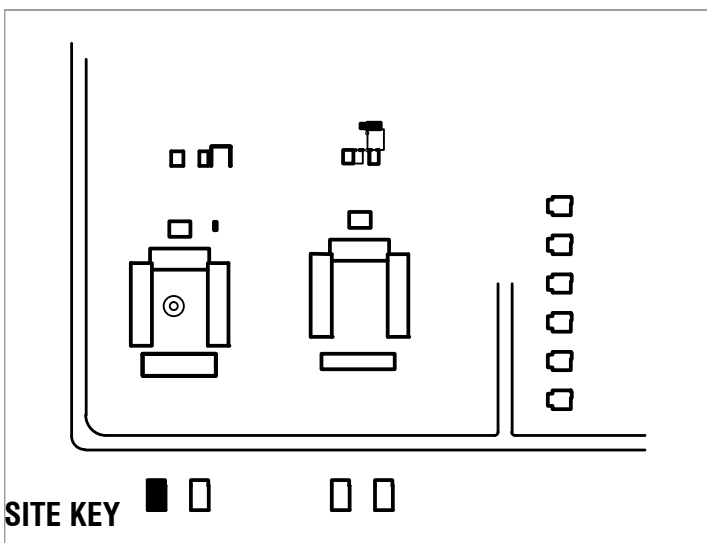
**TOTAL : \$5,000**

## OCCUPIABLE

### BUILDING C1 - NORTHEAST CORNER



### BUILDING C1 - PLAN



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**

# 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**

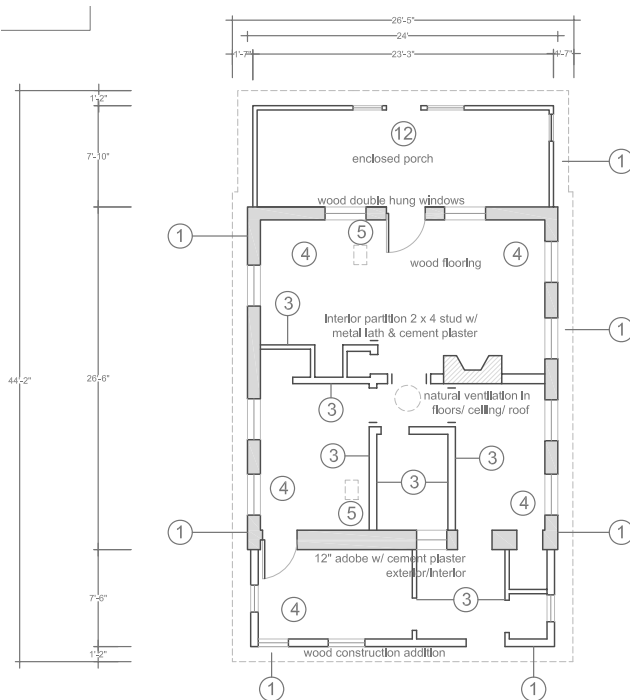
## STABILIZATION/SAFETY REMAINING

Bat Mitigation.

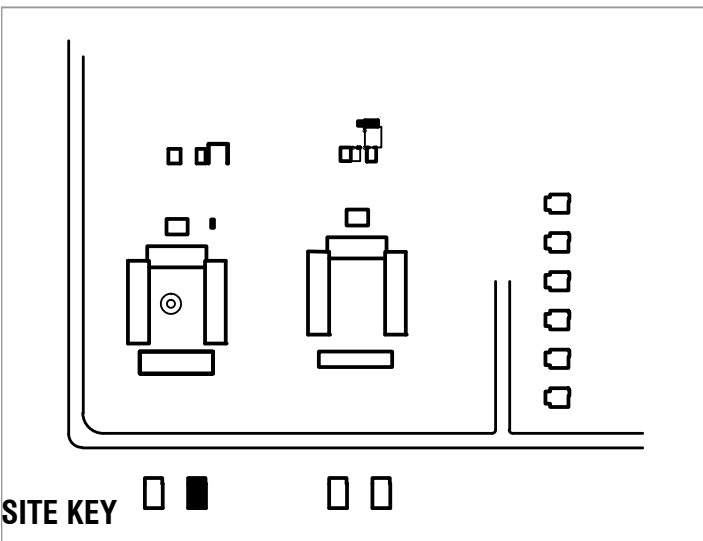
**TOTAL : \$7,500**

## OCCUPIABLE

**BUILDING C2 - NORTHWEST CORNER**



**BUILDING C2 - PLAN**



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**

# CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017



**BUILDING C3 - NORTH ELEVATION**

**BUILDING NO. :** C3, Officer's Quarter

**SQUARE FOOTAGE:** 790.5 SF

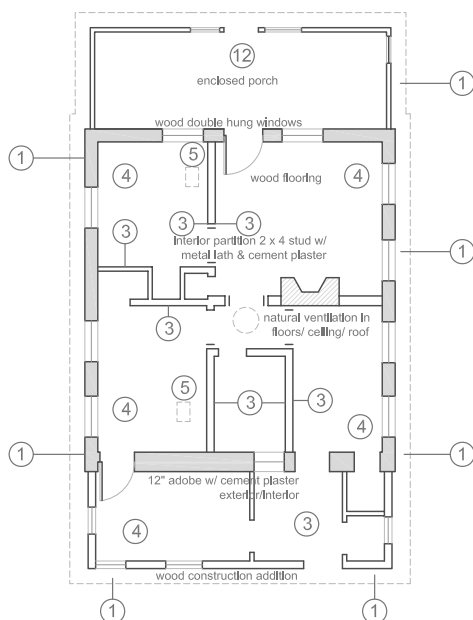
**CURRENT STATUS:** Unstable

**POTENTIAL USERS:** Residential, Home Office

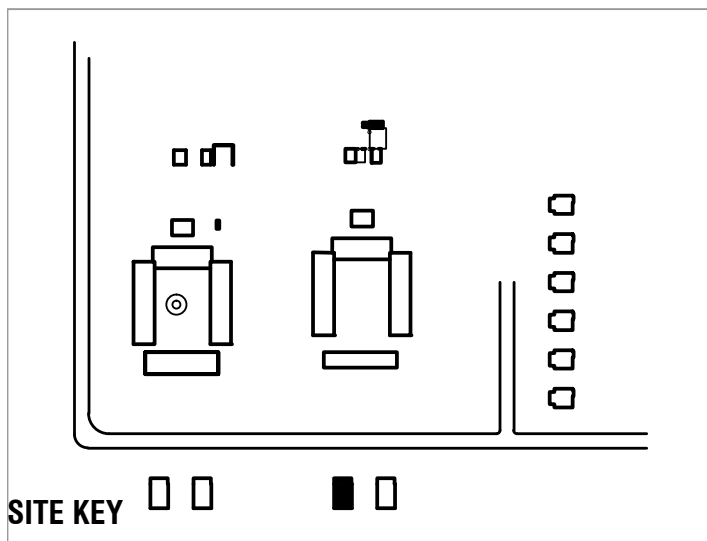
## STABILIZATION/SAFETY COMPLETED

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 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 PRESERVATION PLAN 2015-2017



**BUILDING C4 - NORTH ELEVATION**

**BUILDING NO. :** C4, Officer's Quarter

**SQUARE FOOTAGE:** 790.50 SF

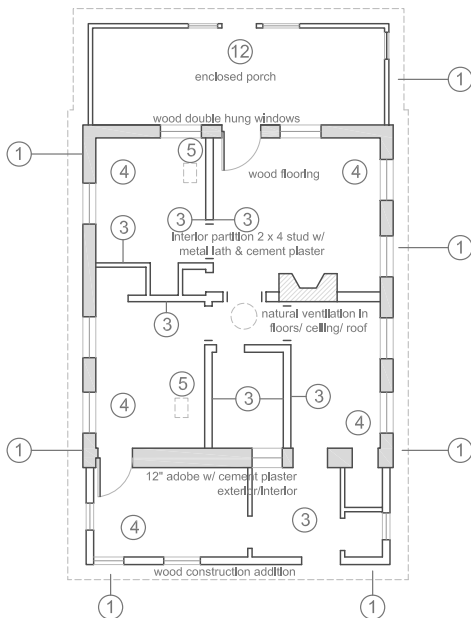
**CURRENT STATUS:** Unstable

**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

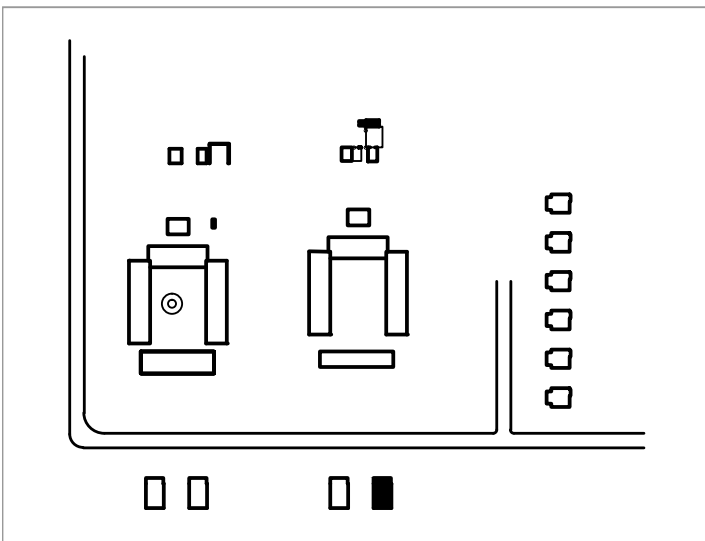
Rebuild Entire Roof Structure Rebuild Chimney, Rebuild Both Porches, Rebuild South Adobe Wall, Dry-in and Apply Roll Roofing.

**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:

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

### BUILDING A4:

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

# CAMP NACO STRATEGIC PRESERVATION PLAN 2015-2017

## UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

### BUILDING A5:

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

### BUILDING A6:

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

# CAMP NACO STRATEGIC PERSERVATION PLAN 2015-2017

## UNIT COST INDEX - BY BUILDING FOR SHELL PHASE

### BUILDING A7:

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

### BUILDING A8:

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



# 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
<b>TOTAL</b>	<b>\$147,454</b>

### 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
<b>TOTAL</b>	<b>\$93,205</b>