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'GREEN AND HEALTHY' ASSESSMENT OF PIMA COUNTY'S EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

For Pima County Community Development and Neighborhood Conservation Department

FINAL DRAFT REVISED July 23, 2012

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1. SCOPE OF WORK

The Pima Neighborhood Investment Partnership (PNIP) is a collaboration between Pima County and eight sub-grantees which was formed to apply for and implement the Neighborhood Stabilization Program-2 (NSP2) Grant. The $22.1 million NSP2 grant is funded by the US Department of Housing and Urban Development (HUD) through the American Recovery and Reinvestment Act (ARRA). The grant is targeted to 30 census tracts covering neighborhoods in south and central Tucson, as well as the City of South Tucson and an unincorporated area of Pima County.

PIMA NEIGHBORHOOD INVESTMENT PARTNERSHIP

THE SEAL OF PIMA COUNTY ARIZONA

In 2011, *Poster Frost Mirto* was engaged by the Pima Neighborhood Investment Partnership (PNIP) to augment and assist in the "greening" of the work being done by its eight grantees – City of Tucson, Chicanos por la Causa (CPLC), The Community Investment Corporation (CIP), Family Housing Resources (FHR), Habitat for Humanity Tucson (HFHT), Primavera Foundation, Old Pueblo Services, and Southern Arizona Land Trust.

The final Poster Frost Mirto products of that scope of work were:

1. **Project-Based Green Strategies**
   A Supplement to the Pima County Green Remodeling Guide
   Poster Frost Mirto, September, 2011, as per contract with PNIP/NSP-2
2. **Project-Based Home Health Strategies**
   A Supplement to the Pima County Green Remodeling Guide – Healthy Homes
   FixCity LLC, and Poster Frost Mirto, November-December, 2011, as per contract with PNIP/NSP-2
3. **Project-Based Green & Home Health Strategies: Scope-of-Work Method**
   A Supplement to the Pima County Green Remodeling Guide – Healthy Homes
   FixCity LLC, and Poster Frost Mirto, November-December, 2011, as per contract with PNIP/NSP-2

Subsequent to that work, *Pima County Community Development and Neighborhood Conservation Department*, in cooperation with *City of Tucson Housing and Community Development Department* and other non-profit partners, dedicated Pima County funding (not NSP2) to a follow-on project. The goal of that project (and this report) is to:

Study and evaluate the state of "green and healthy" in the inventory of Homeless Shelters and Transitional Housing in Tucson for the purpose of developing capital and maintenance public policy and investment strategies to make that specialized housing inventory "greener and healthier" for its sponsors and it's clients.

To accomplish this, *Poster Frost Mirto* and Pima County *Community Development and Neighborhood Conservation Department*, developed the following Tasks as a means to fulfill the project goal.

Assess Emergency Shelter Facilities and Transitional Shelter Facilities

- Meet with the directors and staff of the seven major providers of emergency shelters in Pima County and the directors and staff of the sixteen major providers of transitional housing facilities in Pima County to analyze the existing conditions and capital needs of these shelters and transitional housing in Pima County.
- Focusing on "green and healthy" issues, develop a comprehensive list of the age and characteristics of the shelters/transitional housing, including liens or subsidies, previous rehabilitation activities, population served and occupancy, number of beds/units and other relevant information. Identify potential public or private funding sources, including grant opportunities and other capital investment or refinancing strategies. (The report must protect the anonymity and location of the shelters that house victims of crimes.)
- Develop a physical needs assessment checklist that can be used as a tool to assess the most appropriate capital, healthy home and energy-efficient improvements.
- Visit all facilities including all those identified in the meetings with providers. Develop assessment of each site.

- Assemble results. Analyze the information obtained.
- Develop a tool to identify the types of activities that can be undertaken to:
  - Make the capital improvements
  - Provide a healthy indoor environment and improved energy efficiency
  - The potential costs of each activity
  - And a cost/benefit analysis to help guide rehabilitation efforts to assure that the greatest benefit is achieved with the funding available.

This is a companion study to the following documents and should be read with them:

1. Project-Based Green Strategies, Supplement to the Pima County Green Remodeling Guide, *(Poster Frost Mirto, September, 2011, as per contract with PNIP/NSP-2)*

Project-Based Home Health Strategies, Supplement to the Pima County Green Remodeling Guide – Healthy Homes, *(FixCity LLC, and Poster Frost Mirto, November-December, 2011, as per contract with PNIP/NSP-2)*

2. PRIORITIES AND COST/BENEFIT CONCLUSIONS

The field investigation yielded a substantially consistent set of short-comings of the homeless shelter and transitional housing facilities. From this set, of course, facilities varied in the extent of need.

The most consistent set of highest priority and highest cost/benefit energy and water conservation issues were as follows:

1. Site issues: improvements to landscape, shade trees and water harvesting.
2. Indoor outdoor relationships: porches, patios and usable out door space.
3. Trash collection and recycling.
4. Fenestration: single pane windows needing replacement by double-pane windows. Window shading from solar exposure in summer.
5. Insulation: Structures without insulation need insulative system: walls R-19 minimum. Roofs, R-38 recommended. Structures with low insulation need upgrades.
6. Accessibility: all common areas required to be accessible as per UHAS and ADA.
7. HVAC: Evaporative coolers needing replacement with high-efficiency AC. Increase in SEER value recommended (SEER 14-18 for package units. SEER 22 for mini-splits)
8. Exhaust fans.
9. Low flow toilets and shower heads.
10. Damage or substandard finishes: tile, cabinets countertops.
11. Efficient (Energy Star preferred) appliances.

The most consistent set of highest priority and highest cost/benefit health issues were as follows:

1. Removal of mold and fungus
2. Removal of obnoxious odors
3. Pest infestation
4. Site development for food production gardens
5. Repair of dangerous damage: holes in wall, broken/damaged windows or doors, etc.
6. Dangerous electrical including exposed wiring and absence of GFI outlets in wet areas.
7. Desert plantings with low allergenic characteristics
8. Low VOC painting preferred.

Given the scope and magnitude of the facilities, this study was unable to do complete cost take-offs for the required improvements. Instead we assessed the cost on a sliding scale of square foot cost depending on the severity of the “green and healthy” shortfall. The cost categories were divided into a range of **Cost Factors** 1-10 as follows. Total Cost as estimated in the tables was calculated as Cost Factor times total facility square footage.

Cost Factor	Range of Cost
1	$ 0 - $ 5/per square foot
2	$ 5 - $10/per square foot
3	$10 - $15/per square foot
4	$15 - $20/per square foot
5	$20 - $25/per square foot
6	$25 - $30/per square foot
7	$30 - $35/per square foot
8	$35 - $40/per square foot
9	$40 - $45/per square foot
10	$45 - $50/per square foot

3. DISCUSSION AND RECOMMENDATIONS:

The following discussion and recommendations were derived from the collected data, discussions with project staff, and from a focus group meeting (March 27, 2012) with selected project leadership and representatives from several Homeless Shelter and Transitional Housing provider agencies.

A. DESIGN STANDARDS

Discussion:

- The public has made a substantial investment in Tucson and Pima County's homeless shelters and transitional facilities. What public policy will insure that the public investment is protected, that the community benefit of those dollars is maximized, and that the long-term investment is properly stewarded?
- Pima County and PNIP have set a very important precedent for appropriate "green and healthy" standards by requiring LEED silver in its NSP2 partnership agreements. How do we extend that standard to retrofit existing homeless and transitional facilities?
- Shelters and transitional housing operate under a "poverty mentality": they make-do with donations and with less-than-efficient products without particular attention to the long range cost/benefit of those donations. There is a general attitude of housing (derived from old HUD standards) that settles for "safe and sanitary" when the standard should be raised to "proud to own." There needs to be a change in the paradigm and a change in the vision: shelters and transitional housing should have the best, most advanced building systems so that the operational side of these facilities is efficient, healthy, and focused on the long-term life-cycle costs, environmental costs, and best benefit to the agencies and to the people who live in these facilities.
- The magnitude of the homeless shelter and transitional housing deficit coupled with the substantial needs of the lowest income members of our community tends to give rise to a quantity instead of quality approach to housing for the homeless. In the long run, this may be a short-sighted approach.
- Agencies should be encouraged to adopt high standards in their facilities' efficiency. There could be a reward system for future funding that is tied to the quality and efficiency of the agency performance. It could mean that the agencies that are most facility-efficient get the most money. Or maybe there is a separate funding source only available for energy-efficiency/water-efficiency/healthy improvements.
- Agencies must develop comprehensive assessment and strategies for improvement. There are professional industry property management standards and protocols by which agencies could be trained. Most agencies are focused on the very difficult job of social service program delivery to the most challenging portions of our population. The skills and knowledge set to do that social service job are very different than the skills, knowledge, and organization to direct enlightened property management.
- This is a Board of Directors issue, not just for staff. Boards need a training program.

Recommendation:

- ***There needs to be a change is the paradigm, vision, and reward system for design standards for homeless shelters and transitional housing. The standard for new design and construction should be at a high level of sustainability and health (= LEED Silver?). Existing facilities need to be systematically rehabilitated to that standard.***

B. CAPITAL RESOURCES

Discussion:

- In many cases there is a sensible payback calculation for energy efficient investments. For example, this study findings show that the Primavera Foundation has antiquated (largely donated) refrigeration equipment at their large emergency Men's Shelter. With this equipment, they draw a large amount of power and cause high electric bills. It is certain that new efficient equipment would pay for itself in electric bill savings in a short time frame.
- There is an interesting question that arises about other more complex capital investments in energy savings, water savings and healthy environments for residential facilities for low income people. The entity investing the capital is not always the entity benefitting from the investment. For example, if a tenant is paying the electric bill and the owner invests in photo-voltaic panels or in higher insulation values, the owner invests precious dollars but does not reap a direct return by reducing operating cost. It is the tenant that actually benefits. In the grand scheme that's a good idea (poor tenants would now have more income to feed their kids, educate their kids, be a better neighbor, own a better car etc.) but the motivation to invest capital does not always result in a direct savings to the investor. It's the right thing to do, but it is less likely to happen unless we restructure the reward system. This is an especially difficult trade-off when good and ethical agencies weigh the benefit of improving the "green and healthy" quality of their existing stock against the ability to acquire new (not very high quality) housing stock to serve their burgeoning client populations.
- There is a limit on the ability of public (especially federal) funds for energy-efficient, water efficient or healthy improvement to these homeless shelters and transitional housing. We need to develop a public (City, County, State, Federal and Housing Trust Funds), semi-public (IDA's?), or private sources of funds so that agencies that have a energy-efficient/water-efficient/healthy project or plan with a reasonable payback schedule can have access to borrowed funds to make those improvements. A revolving fund explicitly for this purpose would be a valuable asset. Grant funds would be even more helpful, of course.
- Energy contracts with for-profit entities are another means for financing the improvements. But these deals are complex and should be carefully evaluated on a case-by-case basis.
- There needs to be a joint City-County-Agency summit to review the findings of this report and to identify a "green and healthy" upgrade fund. This fund will need to be supported by several sources. The purpose of this fund would be to systematically address the identified costs of improvements to the homeless shelter/transitional housing stock.

Recommendation:

- ***Agencies should work together with City of Tucson, Pima County and the respective City and County IDA's and Housing Commissions to develop a Green and Healthy Improvement Fund to which specific homeless shelter and transitional housing projects can be brought forward for funding consideration.***

C. MAINTENANCE

- By and large, this investigation indicates that agencies often operate in isolation when it comes to maintaining their physical facilities. Facilities are maintained by a spotty mix of staff with a wide range of expertise from excellent to poor. If, as recommended, agencies increase the "green and healthy" characteristics of the homeless shelters and transitional housing, the facilities will require increasingly sophisticated maintenance.
- There is a problem unique to several agencies and settings: a few of the structures in the inventory of homeless shelters and transitional housing are owned by entities other than the agency running program in that facility. For example, the *Hearth Foundation* own the property that houses the *New Beginnings for Women and Children* "Shelter" (merging with *Our Family* July 1, 2012), and the *Our Family* "Hearth" program. The *City of Tucson* owns two facilities (*New Beginnings* Bridges on Mohave, *New Beginnings* Bridges on Holaway, and Our Family Common Unity Apartments. *Enterprise* owns the *Emerge* "Wings of Freedom" facility. This ownership pattern makes building improvements and pro-active maintenance more challenging.
- Do we need to have each agency develop the same degree of maintenance expertise? No. Perhaps it is more efficient if we broaden and increase the overall expertise of each agency, but share resources and expertise among agencies. Perhaps all agencies could share the cost of a single sophisticated professional executive maintenance employee (or contract) that would serve all agencies. That person or company could spend all of their time going from facility to facility, either doing the actual maintenance, or advising an on-site staff person as to what needs to be done and when.
- Agencies also need systematic maintenance training (and a notebook to capture long-term knowledge that can be passed on to subsequent staff) to understand their daily maintenance responsibilities, especially with a greener and healthier setting. Vendors could be a big source of this training.
- Primavera Foundation, among the various agencies, seems to have the most sophisticated approach to maintenance. Perhaps they can play a leadership role in training and systematic preventative maintenance planning.

Recommendation:

- ***There should be an agency Maintenance Summit Workshop convened by the City of Tucson and Pima County to discuss the development of an innovative shared maintenance and training program. It should include all owners of properties and managers of property including: Hearth Foundation, Enterprise, and City of Tucson.***

APPENDIX I

INVENTORY TABLES

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Pima County Emergency Shelters Assessment

REVISED 08/16/12

Contact Information

	AGENCY	CONTACT	EMAIL	PHONE	ADMIN ADDRESS	FACILITIES NAME
1	**Emerge!**	Sarah Jones, CEO Ed Mercurio-Sakwa	sarah@emergecenter.org edm@emergecenter.org	(520) 795-8001	2545 E. Adams Street	Emerge Reflections Center Emerge Renewal Center
2	**Gospel Rescue Mission**	Roy Tullgren, ED Danny Hansen, Assoc. ED Steve Trost, Programs	roy@grmtucson.com danny@grmtucson.com steve@grmtucson.com	(520) 740-1501 x 7006 (520) 740-1501 x 7001 (520) 740-1501 x 7009, (520) 343-1318	707 W. Miracle Mile Rd.	Men's Center Women & Children's Center
3	**New Beginnings** for Women & Children	Patti Caldwell, ED Roberta Shapiro	pcaldwell@nbwctucson.org rshapiro@nbwctucson.org	(520) 325-8800 x 413	2590 N. Alvernon Way	Emergency Shelter
4	**Open Inn** Children, Youth, & Family Services	Kenneth McKinley, Interim ED (Nancy Panico, Special Projects) Kenny Coddie, Programs Mgr	kmckinley@openinn.org npanico@openinn.org kcoddie@openinn.org	(520) 670-9040	630 E. 9th Street *(Mailing Address: PO BOX 5766 Tucson, AZ 85703)*	Louis Street Shelter (vacant) Linden Street Shelter Ironhorse Shelter (temporary)
5	**Our Family Services**	Sue Krahe, ED	skrahe@ourfamilyservices.org	(520) 323-1708 x 101	3830 E. Bellevue Street	Reunion House
6	**Primavera**	Peggy Hutchison, CEO Denise Taub, Chief Asset Mgr Barry Costa, Properties Coord.	phutchison@primavera.org dtaub@primavera.org bcosta@primavera.org	(520) 623-5111 x 111 (520) 882-5383 x 182 (520) 861-8511	151 W. 40th St. (Training Center) 702 S. 6th Avenue	Men's Shelter Greyhound Family Shelter
7	**Salvation Army**	Major Clem Leslie	clem.leslie@usw.salvationarmy.org	(520) 795-9671	1001 N. Richey Blvd.	Hospitality House
8	**TMM Family Services**	Don Strauch, ED Karla Calderon, Supportive Housing	dstrauch@tmmfs.org kcalderon@tmmfs.org	(520) 322-9557	1550 N. Country Club Road	Children's Village (Emergency Unit)

Program Information

	AGENCY	FACILITIES NAME	# OF BEDS/UNITS	LENGTH OF STAY	POPULATION SERVED	OCCUPANCY RATE
1	**Emerge!**	Emerge Reflections Center	70 beds	up to 120 days	Domestic abuse shelters,	over 95%
		Emerge Renewal Center	50 beds	up to 120 days	women with children/ women	over 95%
2	**Gospel Rescue Mission**	Men's Center	100 beds (+30 for extended)	days, 90 days, then longer term	men	over 95%
		Women & Children's Center	32 units (some are storage)	days, 90 days, then longer term	women & children	over 95%
3	**New Beginnings** for Women & Children	Emergency Shelter	13 units (42 beds)	90 days (usually stay 50-60 days)	women & children/ pregnant	over 95%
4	**Open Inn** Children, Youth, & Family Services	Louis Street Shelter (vacant)	approximately 9 bedrooms	N/A	N/A	over 95%
		Linden Street Shelter	7 beds	30 day, some extensions	youth ages 8-17	
		Ironhorse Shelter (temporary)	space for 6 beds (currently use 2)	N/A	youth ages 18-22	
5	**Our Family Services**	Reunion House	9 beds	2 - 45 days	youth ages 12-17	over 95%
6	**Primavera**	Men's Shelter	100 beds	5 - 90 days, average of 45 days	unaccompanied male, 18+ yrs	97%
		Greyhound Family Shelter	17 units (2 beds in each)	up to 90 days	families	over 95%
7	**Salvation Army**	Hospitality House	91 beds	7 days	men. women (separate), families	over 95%
8	**TMM Family Services**	Children's Village (Emergency Unit)	6 beds (2 rooms)	days as needed	youth ages 3-18	over 95%

Facilities Information

	AGENCY	FACILITIES NAME	PROPERTY ADDRESS	BUILDING/ROOM TYPE	YEAR BUILT	YEAR ACQUIRED
1	**Emerge!**	Emerge Reflections Center	(Confidential)	Shared, "casitas" & "motel-style"	1947, office 1945, portion 1958	
		Emerge Renewal Center	(Confidential)	Shared	1950	2008
2	**Gospel Rescue Mission**	Men's Center	312 W. 28th Street	Shared dorm-type rooms	1956, 1980 additions,	1956
		Women & Children's Center	707 W. Miracle Mile Rd.	Shared "motel-style" units	1964, 2010 (community bldg)	2009, moved in 2011
3	**New Beginnings** for Women & Children	Emergency Shelter	(Confidential)	Shared bdrms, separate BAs	1975 front building, 2004 back building	1987 2004
4	**Open Inn** Children, Youth, & Family Services	Louis Street Shelter (vacant)	1417 N. Louis Avenue	(2) Shared group homes	1942, 1968	
		Linden Street Shelter	4751 E. Linden Street	Shared, 4-bdrm house	1953	1974
		Ironhorse Shelter (temporary)	130 N. Jacobus Avenue	Shared, 3-bdrm house	1960	2004
5	**Our Family Services**	Reunion House	3813 E. 2nd Street	3-bdrm front house	1955 / 1961	1991
6	**Primavera**	Men's Shelter	200 E. Benson Highway	All beds in 1 large room	1987	09/1986
		Greyhound Family Shelter	(Confidential)	Studio units w/ own BA	1937	2007
7	**Salvation Army**	Hospitality House	1021 N. 11th Avenue	Shared rooms, various sizes	1964	1964
8	**TMM Family Services**	Children's Village (Emergency Unit)	1550 N. Country Club Road	Shared, 2-bdrm group home	approx. 2006	approx. 2006

Facilities Characteristics

	AGENCY	FACILITIES NAME	PREVIOUS/RECENT REHAB ACTIVITY	CHARACTERISTICS
1	**Emerge!**	Emerge Reflections Center	1990 - Laundry room	Both facilities have multiple masonry buildings,
		Emerge Renewal Center	2011 - 1 unit & bath for ADA	two or three rooms share a bathroom
2	**Gospel Rescue Mission**	Men's Center	None	1-story masonry bldg in poor condition, GRM would like new/bigger site
		Women & Children's Center	2010/2011 - New community bldg, parking, landscape, some HVAC	(5) linear bldgs w/ rooms, (1) 2-story offices, new center community bldg
3	**New Beginnings** for Women & Children	Emergency Shelter	2011 - Replace package heat pump system, front bldg	Site has 2 bldgs: 2,800 sf front building (orig. single family house), 4,800 sf back building (2 stories)
4	**Open Inn** Children, Youth, & Family Services	Louis Street Shelter (vacant)	None	Site has 2 masonry buildings, back building with addition
		Linden Street Shelter	2010 - Electrical service upgrade; kitchen remodel about 5 years ago	House was vacant up until 1 year ago
		Ironhorse Shelter (temporary)	None	Originally single family residence
5	**Our Family Services**	Reunion House	N/A	2 buildings, front bldg is shelter, back bldg is vacant Buildings NOT to be improved (tear down & rebuild)
6	**Primavera**	Men's Shelter	2001 - Kitchen & dining area rehab, offices added	Large 2-story building (7 managers beds on second floor)
		Greyhound Family Shelter	2012 - Low-flow fixtures, units & office bathrooms remodel, mold/ACM abatement, new furnace, cabinets, laundry rm. Prev. - new EVAP & windows	Linear masonry buildings surrounding center courtyard
7	**Salvation Army**	Hospitality House	N/A	Building NOT to be improved (tear down & rebuild) Contact Phil Swaim
8	**TMM Family Services**	Children's Village (Emergency Unit)	2008 - New condensing unit	Similar to other youth group homes on TMM campus

Additional Program & Facilities Notes

	AGENCY	FACILITIES NAME	FUNDING SOURCES	OWNERSHIP & MAINTENANCE	NOTES & PENDING APPLICATIONS/GRANTS
1	**Emerge!**	Emerge Reflections Center	Various grants, funds, donations	Emerge	Combined Tucson Centers for Women & Children & Brewster
		Emerge Renewal Center		Emerge	Application in progress for CDBG funding
2	**Gospel Rescue Mission**	Men's Center	Exclusively private donations	GRM	
		Women & Children's Center		GRM	
3	**New Beginnings** for Women & Children	Emergency Shelter	Various grants, funds, donations	Hearth Foundation	Used to be Tucson Shalom House prior to 2002 (TSH opened in 1987)
4	**Open Inn** Children, Youth, & Family Services	Louis Street Shelter (vacant)	Grants, foundation, private don-	Open Inn	
		Linden Street Shelter	ations, cost reimburse. contract	Open Inn	Ironhorse Shelter: House is behind main admin offices & has been
		Ironhorse Shelter (temporary)	(block beds) per month or day	Open Inn	offices recently, but is now temporarily an emergency housing unit
5	**Our Family Services**	Reunion House	Grants, donations, etc. (90 different sources)	Our Family	Angel Charity Grant for new building/site work New building to have 10 double occupancy rooms (20 beds)
6	**Primavera**	Men's Shelter	Various grants, funds, donations,	Primavera	NOTE: PV panels at training center
		Greyhound Family Shelter	replacement reserve plan	Primavera	Previously Travelers Aid Society of Tucson property (merged 2007)
7	**Salvation Army**	Hospitality House	Private donations	Salvation Army	Fundraising for new building in progress
8	**TMM Family Services**	Children's Village (Emergency Unit)	COT, AZ Dept of Housing, Angel Charity, private donations	TMM	Refer to TMM Children's Village under Transitional Housing

Recommended Improvements & Estimated Cost

	AGENCY	FACILITIES NAME	MAIN NEEDS	GSF*	COST FACTOR	ROUGH ESTIMATE OF COST
1	**Emerge!**	Emerge Reflections Center	Insulation furr-out, water harvesting, window shading, low-flow	10,198	**4**	$ 152,970 - $ 203,960
		Emerge Renewal Center	Insulation furr-out, water harvesting, double-pane windows, low-flow	7,000	**4**	$ 105,000 - $ 140,000
2	**Gospel Rescue Mission**	Men's Center	EIFS, new packaged AC, remodel, double-pane, low-flow, electrical, site	13,969	**10**	$ 628,605 - $ 698,450
		Women & Children's Center	Insulation furr-out, water harvesting, some shading, accessible unit	26,096	**2**	$ 130,480 - $ 260,960
3	**New Beginnings** for Women & Children	Emergency Shelter	Double-pane, shading, low-flow fixtures, new packaged AC, electrical upgrade, water harvesting/landscaping, site planning	7,288	**9**	$ 291,520 - $ 327,960
4	**Open Inn** Children, Youth, & Family Services	Louis Street Shelter (vacant)	Insulation, double-pane, shading, low-flow, new AC, site planning	4,448	**6**	$ 111,200 - $ 133,440
		Linden Street Shelter	Insulation, double-pane, shading, low-flow, new AC, site planning	1,928	**5**	$ 38,560 - $ 48,200
		Ironhorse Shelter (temporary)	Insulation, double-pane, shading, low-flow, electrical, site planning	1,344	**7**	$ 40,320 - $ 47,040
5	**Our Family Services**	Reunion House	N/A	N/A		
6	**Primavera**	Men's Shelter	Water harvesting, replace equipment & appliances	5900	**4**	$ 88,500 - $ 118,000
		Greyhound Family Shelter	EIFS, window shading, ceiling fans,	8,228	**2**	$ 41,140 - $ 82,280
7	**Salvation Army**	Hospitality House	N/A	N/A		
8	**TMM Family Services**	Children's Village (Emergency Unit)		(included in Children's Village)		

* Gross Square Feet of Building (Numbers are approximate, and typically based on Pima County Assessor's Record Data)

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Pima County Transitional Housing Assessment

REVISED 08/16/12

Contact Information

	AGENCY	CONTACT	EMAIL	PHONE	ADMIN ADDRESS	FACILITIES/PROGRAM NAME
1	**CODAC** Behavioral Health Services, Inc	Sara Taouil Vern Massey	staouil@codac.org vmassey@codac.org	(520) 322-6980 (520) 327-4505 x 1111	2480 N Palo Verde Blvd #103	Comin' Home (Apartments) Comin' Home (Duplexes) Las Amigas
2	**Emerge!**	Sarah Jones, CEO Ed Mercurio-Sakwa	sarah@emergecenter.org edm@emergecenter.org	(520) 795-8001	2545 E. Adams Street	Wings of Freedom
3	**Esperanza En Escalante**	Phyllis Russell, ED	prussell@eeeveterans.org	(520) 571-8294	3700 S. Calle Polar	Disabled Units Individual Units Family Units Off-Site Units
4	**Gospel Rescue Mission**	Roy Tullgren, ED Danny Hansen, Assoc. ED Steve Trost, Programs	roy@grmtucson.com danny@grmtucson.com steve@grmtucson.com	(520) 740-1501 x 7006 (520) 740-1501 x 7001 (520) 740-1501 x 7009, (520) 343-1318	707 W. Miracle Mile Rd.	Womens Transitional
5	**La Paloma Family Services**	Lisa Whitehead, ED	lwhitehead@lafrontera.org	(520) 750-9667	870 W. Miracle Mile Road	Fairview Group Home Menninger Group Home Amparo de las Angeles Diamondback Group Home Victoria House
6	**New Beginnings** for Women & Children	Patti Caldwell, ED Roberta Shapiro	pcaldwell@nbwctucson.org rshapiro@nbwctucson.org	(520) 325-8800 x 413	2590 N. Alvernon Way	Bridges: Mohave Bridges: Holaway La Promesa Apts.
7	**Old Pueblo** Community Services	Nick Jones, CEO	nickjones@helptucson.org	(520) 445-7070	4501 E. Fifth Street	Bell Seneca Sparkman Scattered Site
8	**Open Inn** Children, Youth, & Family Services	Kenneth McKinley, Interim ED (Nancy Panico, Special Projects)	kmckinley@openinn.org npanico@openinn.org	(520) 670-9040	630 E. 9th Street	TALP
9	**Our Family Services**	Sue Krahe, ED	skrahe@ourfamilyservices.org	(520) 323-1708 x 101	3830 E. Bellevue Street	Common Unity (Apts.) The Hearth Scattered Site
10	**Catholic Community Services**	Peg Harmon Jesus Mora Teresa Cavendish Sister MaryAnn Bogosoff	peghccs@ccs-soaz.org jmora@piodecimocenter.org teresac@ccs-soaz.org	(520) 622-2801 (520) 623-4999 (520) 623-0344 x 1066 (520) 770-8517	848 S. 7th Avenue	Pio Decimo Center - Short Term Byas - Pio Decimo Long Term Merilac Lodge Casa De Crianza
11	**Primavera**	Peggy Hutchison, CEO Denise Taub, Chief Asset Mgr Barry Costa, Properties Coord.	phutchison@primavera.org dtaub@primavera.org bcosta@primavera.org	(520) 623-5111 x111 (520) 882-5383 x182 (520) 861-8511	151 W. 40th St. (Training Center) 702 S. 6th Avenue	Catalina House 5 Points Transitional Housing Winstel Transitional Housing Women in Transition (WIT) Casa Paloma
12	**Salvation Army**	Major Clem Leslie	clem.leslie@usw.salvationarmy.org	(520) 795-9671	1001 N. Richey Blvd.	Beds at Hospitality House (SAFE) Scattered Site
13	**TMM Family Services**	Don Strauch, ED Karla Calderon, Supportive Housing	dstrauch@tmmfs.org kcalderon@tmmfs.org	(520) 322-9557	1550 N. Country Club Road	Children's Village Fairhaven North Fairhaven South Older 2-Bed Units

NOTES: As of 2011, all Southern Arizona AIDS Foundation (SAAF) facilities are now permanent housing
AZ Housing and Prevention Services, COPE Community Services, and the Giving Tree Outreach Program could not be reached to be included in this report

Program Information

	AGENCY	FACILITIES NAME	# OF BEDS/UNITS	LENGTH OF STAY	POPULATION SERVED	OCCUPANCY RATE
1	**CODAC** Behavioral Health Services, Inc	Comin' Home (Apartments)	30 beds (15 units)	2 years	veterans of the US Armed Forces	over 95%
		Comin' Home (Duplexes)	22 beds (7 duplexes)	2 years	veterans of the US Armed Forces	over 95%
		Las Amigas	21 beds (9 rooms)	1 month - 1 year	mothers (& children 5 & under, 2 max)	over 95%
2	**Emerge!**	Wings of Freedom	8 units (14 permanent)	2 years	women with or without children	
3	**Esperanza En Escalante**	Disabled Units	15 beds (3 units, 5 bedrooms each)	2 years (typ. 6-12 months)	disabled veterans	over 95%
		Individual Units	23 beds (multiple-occupancy bldgs)	2 years (typ. 6-12 months)	veterans of the US Armed Forces	over 95%
		Family Units	8 units (1&2-bdrm duplexes)	2 years (typ. 6-12 months)	veterans with families	over 95%
		Off-Site Units	7 units (two-bedroom)	2 years (typ. 6-12 months)	individuals or families	over 95%
4	**Gospel Rescue Mission**	Womens Transitional	8 women (+children)	2 years & as needed	single women & with children	over 95%
5	**La Paloma Family Services**	Fairview Group Home	10 beds (shared home)	days to 6 months (could be 1 yr)	young women (typ. 13-18 yrs old)	over 85%
		Menninger Group Home	10 beds (shared home)	days to 6 months (could be 1 yr)	young men (DES)	over 85%
		Amparo de las Angeles	20 beds (shared homes & casitas)	days to 4 years	young women, indiv. or with babies	over 85%
		Diamondback Group Home	10 beds (shared home)	days to 6 months (could be 1 yr)	young women (DES, 12-15 yrs old)	over 85%
		Victoria House	10 beds (shared home)	days to 6 months (could be 1 yr)	young men	over 85%
6	**New Beginnings** for Women & Children	Bridges: Mohave	15 units (one & two bedroom)	2 years (typ. 15 - 18 months)	women & children/ pregnant	over 85%
		Bridges: Holaway	4 units	2 years (typ. 15 - 18 months)	women & children/ pregnant	over 85%
		La Promesa Apts.	23 units (2&3 bdrm) (16 housing units)	2 years (typ. 15 - 18 months)	women & children/ pregnant	over 85%
7	**Old Pueblo** Community Services	Bell Seneca	12 beds (shared homes)	90 days - 2 yrs (longer if needed)	veterans of the US Armed Forces	over 95%
		Sparkman	11 beds (shared homes)	90 days - 2 yrs (longer if needed)	men	over 95%
		Scattered Site	233 beds (shared homes on 8 sites)	90 days - 2 yrs (longer if needed)	men, women & families	over 95%
8	**Open Inn** Children, Youth, & Family Services	TALP	8 beds (in 4 units)	avg. 4-5 mths, up to 18 months	youth ages 16-17	100%
9	**Our Family Services**	Common Unity (Apts.)	20 units	2 years (avg. 1 year)	youth ages 18-21 with children	100%
		The Hearth	6 units	2 *more* years	youth ages 18-21 with children	
		Scattered Site	20 units	2 years	families	
10	**Catholic Community Services**	Pio Decimo Center - Short Term	12 units (two-bedroom)	1 year	parent(s)/gp with children <18 yrs	over 95%
		Byas - Pio Decimo Long Term	8 units (2 & 3-bdrm duplexes)	for 2 *more* years	parent(s)/gp with children <18 yrs	over 95%
		Merilac Lodge	5 beds	pregnancy thru baby is 1 yr old +	teen mothers under age 18	over 80%
		Casa De Crianza	4 beds	pregnancy thru baby is 1 yr old	mothers over age 18	over 60%
11	**Primavera**	Catalina House	20 bedrooms	2 years	single men	95%
		5 Points Transitional Housing	28 bedrooms	2 years	single men & women	95%
		Winstel Transitional Housing	28 units (some permanent)	2 years	singles and couples	95%
		Women in Transition (WIT)	10 bedrooms (some permanent)	2 years	single women	95%
		Casa Paloma	9 beds	2 years	single women	95%
12	**Salvation Army**	Beds at Hospitality House (SAFE)	8 beds	4 months	families and individuals	50%
		Scattered Site	68 beds	2 years	families and individuals	50%-60% capacity
13	**TMM Family Services**	Children's Village	30 beds, (5) 2-bdrm group homes	days - year as needed	youth ages 3-18	over 95%
		Fairhaven North	5 units (3-bdrm 5plex)	2 years (avg. 1 year)	single women with children	over 95%
		Fairhaven South	4 units (2&3-bdrm 4plex)	2 years (avg. 1 year)	single women with children	over 95%
		Older 2-Bed Units	11 units (two bedrooms)	2 years (avg. 1 year)	single women with children	over 95%

Facilities Information

	AGENCY	FACILITIES/PROGRAM NAME	PROPERTY ADDRESS	BUILDING/ROOM TYPE	YEAR BUILT	YEAR ACQUIRED
1	**CODAC** Behavioral Health Services, Inc	Comin' Home (Apartments)	2480-2488 N. Palo Verde	SRO, two-bedroom apartments	1986	1999
		Comin' Home (Duplexes)	3526-3536 E. Water St (& 2 @ Palo Verde)	SRO, (7) 2 & 1-bdrm duplexes	1952, 1954, 1959 (1977, 1962)	2001
		Las Amigas	502 N. Silverbell Road	9 bedroom facility	1980, 1984	2000
2	**Emerge!**	Wings of Freedom	N/A	various 1/2/3-bdrm apartments	N/A	N/A
3	**Esperanza En Escalante**	Disabled Units	3700 S. Calle Polar	SRO, shared bathrooms/kitchen	1997	1997
		Individual Units	(all owned bldgs on 16-acre site)	(3) 5-bdrm, (1) 4-bdrm, (2) 2-bdrm	1993-1996	1993-1996
		Family Units		(7) two-bdroom, (1) one-bedroom	1993-1998	1993-1998
		Off-Site Units	Lee Street	two-bedroom units	N/A	N/A
4	**Gospel Rescue Mission**	Womens Transitional	2909 N. 15th Avenue	6 bedrooms, some shared	1982	2007
5	**La Paloma Family Services**	Fairview Group Home	870 W. Miracle Mile Road	5/6-bdrm group home	2007	2007
		Menninger Group Home	240 W. Navajo Road	5-bdrm group home	2003 community center & home	1994
		Amparo de las Angeles	1320 E. Blacklidge Drive	(5) casitas, (1) 2-bdrm, (1) 3-bdrm	1945-1974, 2002 community bldg	
		Diamondback Group Home	1654 N. Rosemont Blvd	5-bdrm group home	1975	1999
		Victoria House	5457 E. 6th Street	4-bdrm group home	1958	1994
6	**New Beginnings** for Women & Children	Bridges: Mohave	202 E. Mohave Rd., 201 E. Navajo Rd.	(7) one-bdrm, (8) two-bdrm	1964 apts, 1969 back house	approx. 2001
		Bridges: Holaway	832, 834, 840, 842 E. Holaway Rd.	(4) two-bdrm units	1964	
		La Promesa Apts.	2485 N. Alvernon Way	(19) two-bdrm, (20) three-bdrm	1997	1997
7	**Old Pueblo** Community Services	Bell Seneca	2109 N. Bell Ave/4621 E. Seneca St.	(1) 4-bdrm, (1) 3-bdrm group homes	1958, 2007	2009
		Sparkman	2443, 2437, 2439 N. Sparkman Blvd	(3) 2-bdrm group homes	1949 north house, 1963 duplex	2008
		Scattered Site	N/A	N/A	N/A	N/A
8	**Open Inn** Children, Youth, & Family Services	TALP	(Confidential)	(4) two-bdrm units	1982	
9	**Our Family Services**	Common Unity (Apts.)	3552 N. Stone Avenue	one-bdrm & efficiencies	1984	2000
		The Hearth	219-237 W. King Road	one & two-bdrm units	1985 east bldgs, 1952 west bldgs	1998 east bldgs
		Scattered Site	N/A	N/A	N/A	N/A
10	**Catholic Community Services**	Pio Decimo Center - Short Term	848 S. 7th Avenue	two-bdrm units	1988	1988
		Byas - Pio Decimo Long Term	1104&1116 8th Av, 1105&1115 Meyer Av	two & three-bdrm units	1999	1999
		Merilac Lodge	5138 E 2nd Street	5-bdrm group home	1966, additions in 1970s, 1985	1977
		Casa De Crianza	2210 E Copper Street	4-bdrm group home	1947	1985
11	**Primavera**	Catalina House	316 E. Broadway Blvd	SRO, shared home	1992	2007
		5 Points Transitional Housing	710 S. 6th Avenue	SRO (1 bathrm per 2 rms)	1989	05/1988
		Winstel Transitional Housing	2191 S. Winstel Avenue	studio apartments	1979	1988
		Women in Transition (WIT)	(Confidential)	SRO, shared home	1927	2007
		Casa Paloma	(Confidential)	shared 6-bdrm house	1955	07/1994
12	**Salvation Army**	Beds at Hospitality House (SAFE)	1021 N. 11th Avenue	Shared rooms	1964	1964
		Scattered Site	N/A	N/A	N/A	N/A
13	**TMM Family Services**	Children's Village	1550 N. Country Club Road	(5) shared, 2-bdrm group homes	approx. 2006	approx. 2006
		Fairhaven North	(most buildings on or near 3-acre campus)	(5) 3-bdrm units	2008	2008
		Fairhaven South		(4) 2 & 3-bdrm units	2006	2006
		Older 2-Bed Units		(11) 2-bdrm units	(3) 1993, (4) 1998, (4) 2006	(3) 1993, (4) 1998, (4) 2006

Facilities Characteristics

	AGENCY	FACILITIES/PROGRAM NAME	PREVIOUS/RECENT REHAB ACTIVITY	CHARACTERISTICS
1	**CODAC** Behavioral Health Services, Inc	Comin' Home (Apartments)	2003 - Remodeling, fire sprinklers	Two-story apartments adjacent to duplexes, 1 unit is office
		Comin' Home (Duplexes)	2003 - Electrical panel upgrade	(7) duplexes on 2 parcels, additional 1 is offices
		Las Amigas	2007 - Foundation repair (underpinning) recently - new roofing, replace sewer under floor, some remodeling	1-story admin/rehab/housing facility, 2-3 mothers (+ children) per room
2	**Emerge!**	Wings of Freedom	N/A	N/A
3	**Esperanza En Escalante**	Disabled Units	None	Single-story 3-bldg complex with center courtyard on 16-acre complex
		Individual Units	2011 - (2 units) New solar hot water heaters Some units - new paint, flooring, roof, cabinets by "Re-building Tucson"	Mixture of various unit types grouped together on 16-acre complex
		Family Units	2011 - (1 unit) New solar hot water heater Some units - new paint, flooring, roof, cabinets by "Re-building Tucson"	(4) single-story duplexes grouped together on 16-acre complex
		Off-Site Units	N/A	N/A
4	**Gospel Rescue Mission**	Womens Transitional	2004 - Kitchen remodel, fire sprinklers	2-story group home with large yard adjacent to admin/women's shelter
5	**La Paloma Family Services**	Fairview Group Home	2011 - Roof-mounted PV system (Admin Bldg)	Two-story group home & administration complex
		Menninger Group Home	None	Group home & community building with shaded full bb court complex
		Amparo de las Angeles	None	(2) houses & (5) casitas with center courtyard & common bldg
		Diamondback Group Home	2010 - Fire sprinklers	Single story group home, converted house
		Victoria House	2010 - Fire sprinklers	Single story group home, converted house
6	**New Beginnings** for Women & Children	Bridges: Mohave	None	(4) two-story apt bldgs, house with addition at opposite end of site
		Bridges: Holaway	None	(2) duplex units, typical of entire street
		La Promesa Apts.	In process of upgrading to higher SEER HVAC units	(3) two-story apartment buildings , exterior stairs
7	**Old Pueblo** Community Services	Bell Seneca	2009 - Fire alarm system	(2) Single story group homes, converted houses
		Sparkman	None	(3) Single story group homes, converted houses
		Scattered Site	N/A	N/A
8	**Open Inn** Children, Youth, & Family Services	TALP	2009 - New ranges, flooring, cabinets; roof replaced within 7 years	(2) triplexes with center walkway; 2 units are office/supervisor
9	**Our Family Services**	Common Unity (Apts.)	2000 - Ramada, security lighting, perimeter wall	2-story apts, 28 units total, some used for offices, community, services
		The Hearth	2010 - Rooftop heat pump at offices	(4) duplex units, front one is offices for Hearth
		Scattered Site	N/A	N/A
10	**Catholic Community Services**	Pio Decimo Center - Short Term	None	Single story rows of units next to Pio Decimo Center
		Byas - Pio Decimo Long Term	None	Single story group of duplexes a few streets south of Pio Decimo
		Merilac Lodge	2010 - Fire sprinklers, 2011 - Some window replacement, Recent - paint	Single story group home, converted house, many additions
		Casa De Crianza	None	Single story group home, converted house
11	**Primavera**	Catalina House	None	2-story modeled after original Catalina Hotel
		5 Points Transitional Housing	None	2-story motel-style units with separate common space/kitchen bldg
		Winstel Transitional Housing	2011 - Water harvesting tank/system. 2012 - double-pane vinyl windows 2012 - New low-flow fixtures, flooring, cabinets	2-story motel-style apartments
		Women in Transition (WIT)	2009 - New double pane windows, HVAC, ducts, painting, attic insulation 2010-2012 - (4) bathrooms rehab'd, new low-flow toilets	2-story historic masonry house
		Casa Paloma	None, planning on exterior improvements in 2012	Single story group home, converted house
12	**Salvation Army**	Beds at Hospitality House (SAFE)	N/A	Building NOT to be improved (tear down & rebuild)
		Scattered Site		4 Transitional programs (by contract)
13	**TMM Family Services**	Children's Village	2008 - New condensing units	(6) total youth group homes on campus, (1) is emergency shelter
		Fairhaven North	None	2-story 5-plex on TMM campus
		Fairhaven South	None	2-story 4-plex south of TMM campus (on Adams St.)
		Older 2-Bed Units	None	Various 2-bedroom units built at different times on TMM campus

Additional Program & Facilities Notes

	AGENCY	FACILITIES NAME	FUNDING SOURCES	OWNERSHIP & MAINTENANCE	NOTES & PENDING APPLICATIONS/GRANTS
1	**CODAC** Behavioral Health Services, Inc	Comin' Home (Apartments)	90% from the VA (per diem)	CODAC	Application in to Arizona Builder's Alliance for various remodeling work
		Comin' Home (Duplexes)		CODAC	NOTE: CODAC took over Comin' Home 1-1/2 years ago
		Las Amigas	CDBG, various grants	CODAC	NOTE: Residents are undergoing rehabilitation, 24 hr supervision
2	**Emerge!**	Wings of Freedom		Enterprise (Not owned by Emerge)	
3	**Esperanza En Escalante**	Disabled Units	Grants, per diem from the VA, etc.	E En E	AZ Dept of Housing grant pending for 15 more disabled units
		Individual Units		E En E	VA grant pending for (5) 2-bdrm units for female veterans
		Family Units		E En E	
		Off-Site Units		Robson (leased)	
4	**Gospel Rescue Mission**	Womens Transitional	Exclusively private donations	GRM	
5	**La Paloma Family Services**	Fairview Group Home		LPFS owns, La Frontera maintains	La Paloma and La Frontera have merged since site visit
		Menninger Group Home	CDBG, DES	LPFS owns, La Frontera maintains	(Sites visited with Leslie Skoda)
		Amparo de las Angeles	Angel Charity	LPFS owns, La Frontera maintains	All sites have 24 hour supervision
		Diamondback Group Home		LPFS owns, La Frontera maintains	
		Victoria House		LPFS owns, La Frontera maintains	
6	**New Beginnings** for Women & Children	Bridges: Mohave	Various grants, funds, donations	COT owns, contracts Anderson Realty	Used to be the Shalom House prior to 1987
		Bridges: Holaway		COT owns, contracts Anderson Realty	La Promesa: Since site visit, 16 units have changed from transitional
		La Promesa Apts.	Tax credit, Home Funds	New Beginnings	to service-enhanced affordable housing stock
7	**Old Pueblo** Community Services	Bell Seneca	Grants, VA, donations, etc.	Old Pueblo	NOTE: All sites have 24-hour house manager
		Sparkman		Old Pueblo	Maintenance office/storage also on site
		Scattered Site		Various (leased), OPCS maintains	8 SITES: Bellevue (19 units, 71 beds), Glenn (12 units, 36 beds) Isabel (5 units, 16 beds), Kleindale (9 units, 26 beds), Pantano (12 beds) Swan N. (23 beds), Swan S. (2 units, 9 beds), Water (12 units, 40 beds)
8	**Open Inn** Children, Youth, & Family Services	TALP	Grants, foundation, private donations, cost reimburse. contract	Open Inn	TALP: Transitional Apartment Living Program 24 hour on-site supervision
9	**Our Family Services**	Common Unity (Apts.)	Bought with Home Funds	City of Tucson (lease per unit)	NOTE: Very high utility bills, tenants pay their own
		The Hearth	Grants, donations, etc.	Hearth Foundation	Since site visit, 8 units awarded rehab grant beginning 7/15/12
		Scattered Site	(90 different sources)	Various (leased)	
10	**Catholic Community Services**	Pio Decimo Center - Short Term	Various grants, funds, donations...	CCS	Adjacent to Community & Day Care Center
		Byas - Pio Decimo Long Term		CCS	08/12 Revision: Ongoing termite treatment & re-caulking
		Merilac Lodge	DES unit rate	CCS	08/12 Revision: Since site visit, (1) BA remodeled
		Casa De Crianza	CCS, monthly fee	CCS	08/12 Revision: Space is no longer used as residential facility
11	**Primavera**	Catalina House	Various grants/funds including CDBG, HOME, COT Housing Trust Fund, NeighborWorks, donations, etc.	Primavera	Previously Travelers Aid Society of Tucson property (merged 2007)
		5 Points Transitional Housing		Primavera	NOTE: Agency has highly organized replacement reserve plan
		Winstel Transitional Housing		Primavera	& capital needs assessment for all properties
		Women in Transition (WIT)		Primavera	Previously Travelers Aid Society of Tucson property (merged 2007)
		Casa Paloma		Primavera	Also drop-in site (meals, laundry, showers) for 30-50 women a day
12	**Salvation Army**	Beds at Hospitality House (SAFE)	Private donations	Salvation Army	S.A.F.E. (Salvation Army Family Extended) Housing Program
		Scattered Site	DES, CASA I, ADVENT, CASA II	Various (leased, by contract)	Fundraising for new building in progress
					DES: 8 clients (indiv or families), CASA I: 18 individuals, ADVENT: 30 individuals, CASA II: 12 families
13	**TMM Family Services**	Children's Village	COT, AZ Dept of Housing, Angel Charity, private donations	TMM	House parents bedroom/bath in each unit
		Fairhaven North		TMM	
		Fairhaven South		TMM	Another off-campus 3-bedroom 4-plex currently under construction
		Older 2-Bed Units		TMM	Other bldgs on campus are flex-housing (mostly permanent)

Recommended Improvements & Estimated Cost

	AGENCY	FACILITIES NAME	MAIN NEEDS	GSF*	COST FACTOR	ROUGH ESTIMATE OF COST
1	**CODAC** Behavioral Health Services, Inc	Comin' Home (Apartments)	Double-pane, shading, low-flow, water harvesting, accessibility	10,788	**5**	$ 215,760 - $ 269,700
		Comin' Home (Duplexes)	EIFS, new AC, double-pane, shading, low-flow, electrical, site plan	11,075	**6**	$ 276,875 - $ 332,250
		Las Amigas	Water harvesting, some shading, double-pane, low-flow fixtures	10,840	**4**	$ 162,600 - $ 216,800
2	**Emerge!**	Wings of Freedom	N/A	N/A		
3	**Esperanza En Escalante**	Disabled Units	Site work, some shading, may need low-flow, new AC	4,764	**2**	$ 23,820 - $47,640
		Individual Units	Site work/landscaping, water harvest., some shading, low-flow, new AC	9,000	**3**	$ 90,000 - $ 135,000
		Family Units	Site work/landscaping, water harvest., some shading, low-flow, new AC	7,200	**3**	$ 72,000 - $ 108,000
		Off-Site Units	N/A	N/A		
4	**Gospel Rescue Mission**	Womens Transitional	Water harvesting, some shading, double-pane, accessible unit	5,185	**3**	$ 51,850 - $ 77,775
5	**La Paloma Family Services**	Fairview Group Home	Ceiling fans, may need low-flow, energy-efficient appliances	7,025	**1**	$7,025 - $35,125
		Menninger Group Home	Window shading, landscaping, water harvesting, some electrical	3,334	**3**	$ 33,340 - $ 50,010
		Amparo de las Angeles	EIFS, water harvesting, window shading, some new AC, treat termites	5,064	**5**	$101,280 - $126,600
		Diamondback Group Home	Water harvesting/landscaping, some shading, low-flow fixtures	2,431	**3**	$24,310 - $36,465
		Victoria House	EIFS, Water harvesting, some double-pane, treat/repair termites	2,414	**5**	$48,280 - $ 60,350
6	**New Beginnings** for Women & Children	Bridges: Mohave	EIFS, shading, new A.C., upgrade elect., low-flow, treat/repair termites	11,262	**7**	$337,860 - $ 394,170
		Bridges: Holaway	EIFS, double-pane, new packaged A.C., upgrade electrical, low-flow	3,162	**7**	$94,860 - $ 110,670
		La Promesa Apts.	Water harvesting, CFLs, low-flow fixtures, some southern shading	14,996	**3**	$ 149,960 - $ 224,940
7	**Old Pueblo** Community Services	Bell Seneca	Water harvesting/landscaping, some shading, double-pane	2,500	**3**	$ 25,000 - $ 37,500
		Sparkman	Water harvesting, shading, double-pane, low-flow, upgrade elect. & AC	3,017	**6**	$ 75,425 - $ 90,510
		Scattered Site	N/A	N/A		
8	**Open Inn** Children, Youth, & Family Services	TALP	Double-pane, some shading, upgrade elect., low-flow, new AC, water harvesting/landscaping	4,320	**5**	$ 86,400 - $ 108,000
9	**Our Family Services**	Common Unity (Apts.)	Water harvesting/landscaping, double-pane, some shading, low flow	12,699	**6**	$ 317,475 - $ 380,970
		The Hearth	EIFS, site plan, double-pane, low flow, upgrade elect. & AC	5,646	**7****	$ 169, 350 - $ 197,610
		Scattered Site	N/A	N/A		
10	**Catholic Community Services**	Pio Decimo Center - Short Term	EIFS, fix plumb. & grading, low flow, water harvesting, new AC	8,271	**6**	$ 206,775 - $ 248,130
		Byas - Pio Decimo Long Term	Water harvesting, some shading, new AC, ceiling fans	7,856	**3**	$ 78,560 - $ 117,840
		Merilac Lodge	Water harvesting, insulation, some double pane, low-flow	2,089	**5**	$41,780 - $ 52,225
		Casa De Crianza	EIFS, water harvesting, double-pane, new AC, low flow, electrical	1,677	**6*****	$41,925 - $ 50,310
11	**Primavera**	Catalina House	Water harvesting/landscaping, double-pane, may need low-flow	6,760	**3**	$67,600 - $ 101,400
		5 Points Transitional Housing	Water harvesting, double-pane, may need low-flow, new AC system	7,308	**4**	$ 109,620 - $ 146,160
		Winstel Transitional Housing	Enhance landscape, ceiling fans, kitchen exhaust fans	11,339	**1**	$11,339 - $ 56,695
		Women in Transition (WIT)	Water harvesting/landscaping, more ceiling fans, hide garbage bins	4,022	**1**	$4,022 - $20,110
		Casa Paloma	EIFS, some double-pane, new AC, some low-flow	3,265	**5**	$65,300 - $ 81,625
12	**Salvation Army**	Beds at Hospitality House (SAFE)	N/A	N/A		
		Scattered Site	N/A	N/A		
13	**TMM Family Services**	Children's Village	Water harvesting, CFLs, accessible unit	8,050	**2**	$ 40,250 - $ 80,500
		Fairhaven North	Some shading, landscaping, CFLs	5,489	**2**	$ 27,445 - $ 54,890
		Fairhaven South	Water harvesting, CFLs, may need shading	5,033	**2**	$ 25,165 - $ 50,330
		Older 2-Bed Units	Water harvesting, some shading, low-flow fixtures, upgrade equipment	15,000	**4**	$ 225, 000 - $ 300,000

* Gross Square Feet of Building (Numbers are approximate, and typically based on Pima County Assessor's Record Data)

** Units to be rehabilitated 7/15/12 (post site-visit), extent unknown

***House is no longer used as residential facility

APPENDIX II

INDIVIDUAL SUMMARIES & ASSESSMENT REPORTS

Emerge!
Reflections Center (70 beds)

Tucson, AZ

Main Needs: (Some units) insulation furr-out or EIFS, window shading, low-flow fixtures, some electrical & AC upgrade, water harvesting, accessible unit

Rough Estimate of Cost: $ 152,970 - $ 203,960

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/18/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Emerge
Facility: Reflections Center - 70 beds
Property Address: Undisclosed
Current Maintenance Provider: Emerge (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S Issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good, one window per room	Tubular skylights allow daylight without affecting privacy	May be useful in shared restrooms	3.7
Solar Heating	Exposed E & W windows (locations without overhangs or wall)	Install shading devices or screens where exposed	Ensure every window has operable blinds	3.1, 3.4, 3.16
Natural Ventilation	Operable windows throughout	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/Not observed	Strengthen existing landscaping to ensure water retention &	Consider installation of water harvesting system	4.1, 4.2
		put in rain harvesting landscape throughout site (bioswales)		
		Run evaporative cooling overflow (if applicable) to planted area		
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nice shaded playground & picnic area	Create plan to add in more private shaded outdoor areas	Private courtyard opportunities along west side	1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	Small garden (with growing broccoli plants)	Expand & tie in with new water harvesting system		
Indigenous/Drought Tolerant Plants	Limited landscaping, with drought tolerant plants	Continue throughout site (center courtyard)		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster at back			
Space Planning				
Flexible Plan/Accessibility	No ADA bedroom or toilet room/shower	Take steps to make common space, (1) unit & (1) toilet/shower		2.1, 2.6, 2.15
		accessible		
Isolate Noxious Sources	WH & FURN inside bldgs	Ensure equipment is well maintained & ventilated properly	If possible, use outdoor STOR for chemicals/cleaning products	3.5
	EF not working properly, kitchen EF not vented to outside	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Some W/D indoor, some outdoor	Ensure existing dryer vents are operating efficiently		
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Shaded playground, & picnic/patio in center courtyard, some parking			4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Emerge
Facility: Reflections Center - 70 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Masonry with stucco at units (exposed at office)			
Roof	No known problems, no gutters/downspouts	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/Not observed	Likely needed at ceiling/attic space	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out (recommended at this location)		
Windows/Doors	Double glazed windows & solid core wood doors	Note if windows have energy efficient glass (low-e)		3.16, 3.2
Building Systems	*Central alarm, not fire sprinkled			
Mechanical Room	Some WH indoors (most outdoors), gas wall FURN shared btwn units	Replace wall FURN with up-to-date energy rated unit		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Split-system AC at "motel" side, EVAP at "casitas" side, gas FURN	Anytime unit fails and is replaced, install energy efficient unit	High efficiency EVAP or packaged AC with high SEER	2.11, 3.22 or 3.23
Filtration	No problem observed, maintenance schedule in place	Continue to clean vents/ducts & replace filters regularly		5.5
Plumbing	Outdated, some aerators, no water-saving fixtures	Install low-flow (water saving) fixtures (faucets, toilets, etc.)		4.9, 4.10, 4.11, 4.14
Electrical	Some fluorescent lighting, not all	Provide energy efficient bulbs (CFLs) at all light fixtures		
	Some GFCI at sinks/lavs, not all, some surface runways over tile	Repair & replace electrical system w/in code compliance		
Appliances	Gas stoves, dishwashers, gas WHs, and W/Ds	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
	Mostly commercial kitchen except for range	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing sidewalks are uneven in a few areas	Remove/replace sections as needed		
Masonry	Existing	Repair to match existing if necessary		
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets, solid surface countertop, all OK	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Vinyl composition tile, rubber base, tile in BA is old	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, some recent (low VOC used)	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Emerge!
Renewal Center (50 beds)

Tucson, AZ

Main Needs: Insulation furr-out, double-pane windows, low-flow fixtures, some electrical upgrade, water harvesting

Rough Estimate of Cost: $ 105,000 - $ 140,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/18/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Emerge
Facility: Renewal Center - 50 beds
Property Address: Undisclosed
Current Maintenance Provider: Emerge (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold	Might exist at a few exterior north facing-masonry walls	Wash and seal masonry as needed		
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork	Faces of cabinets (minor)	Refinish or replace with new as needed		
Broken or rusted out appliances				
Severe odors	Cleaning products	Utilize outdoor STOR for chemicals/cleaning products if possible		
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	One window per room, some roof openings at shaded walkways	Tubular skylights allow daylight without affecting privacy	May be useful in shared restrooms	3.7
Solar Heating	Overhangs along buildings, some exposed windows	Install shading devices or screens to any exposed S, E, & W windows	Ensure every window has operable blinds	3.1, 3.4, 3.16
Natural Ventilation	Ceiling fans in common rooms, operable windows throughout	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	Downspouts to some planted areas	Strengthen existing landscaping to ensure water retention &	Consider installation of water harvesting system	4.1, 4.2
		continue rain harvesting landscape thoughout site (bioswales)		
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nice shaded common playground & picnic areas	Create plan to add in more private shaded outdoor areas		1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	Garden in progress	Tie in with new water harvesting system		
Indigenous/Drought Tolerant Plants	Most areas landscaped with drought tolerant plants	Continue thoughout site (more near the back of the site)		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster at the front	Consider large gated enclosure to secure/hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(1) accessible unit, (1) ADA toilet room/shower	Take steps to ensure front house (common space) is accessible		2.1, 2.6, 2.15
Isolate Noxious Sources	WH & FURN inside bldgs	Ensure equipment is well maintained & ventilated properly		3.5
		Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	(1) W/D room indoor, (1) W/D outdoor	Ensure existing dryer vents are operating efficiently		
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good - parking, playground, some shaded picnic/patios			4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Emerge
Facility: Renewal Center - 50 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	All bldgs - Burnt adobe masonry	Seal/repair cracks to match existing as needed		
Roof	No known problems, gutters/downspouts exist on all bldgs	Connect all to infiltration/planted areas		3.21, 4.2
Insulation	None/Not observed	Likely needed at attic space	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out (recommended at this location)		
Windows/Doors	Single-pane steel sash, double glazed at a few locations	Install new energy rated double pane windows with	Energy Star rating or equivalent	3.16
	& solid core wood doors	energy efficient glass (low-e)		3.2
Building Systems	*Fire sprinkled, fireplace not used			
Mechanical Room	Gas FURN & WH indoors, typical	Ensure closet is airtight and that it is ventilated properly		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	AC at all bldgs	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No problem observed	Clean vents/ducts & replace filters regularly		5.5
Plumbing	Outdated, some aerators, no water-saving fixtures	Install low-flow (water saving) fixtures (faucets, toilets, etc.)		4.9, 4.10, 4.11, 4.14
	Lavatory in each BED			
Electrical	Some fluorescent lighting, not all	Provide energy efficient bulbs (CFLs) at all light fixtures		
	Some GFCI at sinks/lavs, not all	Repair & replace electrical system w/in code compliance		
Appliances	Electric stoves, dishwashers, gas WHs, and W/Ds	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Some unsealed pipe penetrations thru exterior walls	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, needs additional			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Kitchen tile counter chipping, wood cabinets	Repair/replace cabinets/countertop as necessary		
		(recommend hard wood)		
Flooring	Tile, linoleum, exposed painted concrete in BEDs	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, painted masonry	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, not recent	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
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BA - Bathroom
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STOR - Storage or Closet
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EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Gospel Rescue Mission
Men's Center (100 beds)

312 W. 28th Street Tucson, AZ 85713

Main Needs: EIFS, new packaged AC, accessibility improvements, some remodel, double-pane windows, window shading, low-flow fixtures, energy-efficient lighting, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 628,605 - $ 698,450

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/23/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Gospel Rescue Mission
Facility: Men's Center (100 beds)
Property Address: 312 W. 28th Street Tucson, AZ 85713
Current Maintenance Provider: Gospel Rescue Mission

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed		Note: Owner would like to relocate or rebuild rather than	
Major structural failures			invest in improvements to existing building/property	
Visible black mold			mainly due to the fact that the facility is <u>not big enough.</u>	
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)	Exposed mastic at removed VCT in some dorms	Test for asbestos and remediate as required		
Passive Systems				
Daylighting	OK - at least 2 windows in each dorm (verify), skylights in common areas	Replace with skylights that reduce glare and/or heat gain if needed		
Solar Heating	Most windows shaded by overhangs, minimal exposure	Install shading devices or shade screens if needed		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, lots of ceiling fans, good			
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Multiple shaded picnic/courtyard areas: east one landscaped but open	Recommend re-working site plan and enclosing picnic areas from	Creating outdoor space that is more private can encourage	1.2, 1.6, 1.8, 4.2, 4.16
	to street, north one paved in asphalt & adjacent to janitorial area, west	street/service areas, removing excess asphalt paving, and develop	more use by residents	
	one unattractive & paved in asphalt but gym equipment & picnic tables	landscaping to increase desirability/usability of shared outdoor spaces		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Nice landscaping, with drought tolerant plants, but only along	Employ professional to design upgraded landscape plan for rest of site		1.4, 1.5, 1.8, 3.3, 4.16
	street edges	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins off alley (verify)	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster off alley	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No wheelchair accessible toilets/showers, upstairs dorms w/ own BA	Take steps to make one toilet/shower accessible (roll-in)	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Commercial kitchen type 1 hood (new) ducted to outside			
	Any interior EFs not observed	Ensure EFs are installed, cleaned regularly & working efficiently		5.6
	Outdoor service area (mops/storage) near picnic area	Building should have interior full-service janitor's room & large pantry		
Isolate Laundry	Shared separate laundry room (some efficient machines, not all)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Corner lot in residential area, on street parking, service driveway,	Develop the site/landscaping/walkways to tie site together		4.1
	shaded picnic areas, large community room/chapel,	Consider partial remodel to make better use of existing space		
	Nice common library (recent), bike parking			
Visual/Acoustic Privacy	No known problems other than overcrowding			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Gospel Rescue Mission
Facility: Men's Center (100 beds)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Painted masonry block walls, typical			
Roof	Low slope BUR, some gutters & downspouts	Repair as needed, install complete gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/not observed	Increase insulation in ceiling &/or on roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Install hard foam insulation & stucco to building exterior (EIFS)		
Windows/Doors	Single pane mtl windows w/ screens	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Hollow metal & SC wood doors, some need repair/replacement	Refinish or replace as needed & install proper weatherproofing		
	Some window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Not fire sprinklered, fire detection & alarm system in place			
Mechanical Room	Any interior FURN/WHs not observed	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP coolers/ducts on roof, AC in some areas	Replace system with energy efficient rooftop packaged AC/heat	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
	Some thru-wall or window AC units (working against EVAP)	Remove when entire system is upgraded		
Filtration	Dirty fan blades observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some low-flow fixtures (verify), old toilets	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink (verify)	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
		Replace linear light fixtures with more energy-efficient (T5)		
		Update electrical system w/in code compliance as needed		
Appliances	Any interior stoves/refrigerators, etc. not observed	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, OK	Repair to match existing if necessary		
Masonry	Existing, OK			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, exterior fascia needs paint,			
	Interior wood stairs may need tread surface replacement	Provide durable commercial-grade finish		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing needs cleaning/replacement	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Not observed			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Some wood cabinets in BA observed, new needed	Repair/replace cabinets/countertop when necessary (hard wood)		
	Commercial KIT, stainless steel counters			
Flooring	VCT, some poured terrazzo, most needs replacement	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile in restrooms/showers	Repair damage when necessary, finish to match existing		
	Exposed natural finish wood beam ceilings, good	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	New painted finish needed, typical	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Gospel Rescue Mission
Women & Children's Center (32 units)

707 W. Miracle Mile Rd. Tucson, AZ 85705

Main Needs: Insulation furr-out, some window shading, water harvesting, accessible unit

Rough Estimate of Cost: $ 130,480 - $ 260,960

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/23/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Gospel Rescue Mission
Facility: Women & Children's Center (32 bedroom units)
Property Address: 707 W. Miracle Mile Rd. Tucson, AZ 85705
Current Maintenance Provider: Gospel Rescue Mission

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - at least 1 window in every room, no dark hallways			
Solar Heating	Most windows shaded by overhangs, some southern exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/ roof water retained on site, but to gravel or grass	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nice shaded porch/covered walkways on courtyard side	Develop landscaping to increase desirability/usability of	Creating outdoor space that is more private can encourage	1.2, 1.6, 1.8, 4.2, 4.16
	many playgrounds, bb court, picnic areas, etc. - all shared	shared spaces	more use by residents	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Landscaping not drought tolerant, mostly grass	Employ professional to design upgraded landscape plan that		1.4, 1.5, 1.8, 3.3, 4.16
	Many areas with gravel - great opportunities exist	reduces amount of grass & uses indigenous plants/flowers & shade trees		
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Dumpster at side street (verify)	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster at side street, in enclosure			
Space Planning				
Flexible Plan/Accessibility	One accessible unit, not wheelchair accessible shower	Take steps to make one shower accessible (roll-in)	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust ducted to outside (verify)	Ensure all EFs/hoods are maintained (cleaned) regularly & working efficiently		5.6
	No EF in BA (operable window)			
Isolate Laundry	Shared separate laundry room (some efficient machines, not all)	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Paved parking lots, shaded porches/walkways, courtyard plan			4.1
	Central community building with commercial kitchen			
	Adjacent admin building on campus with shared computer lab			
	bb court, multiple playgrounds, picnic areas, etc.			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Gospel Rescue Mission
Facility: Women & Children's Center (32 bedroom units)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Exposed brick masonry			
Roof	Low slope BUR, high-quality reflective coating recently installed	Continue to maintain/recoat as needed		
	Good gutters & downspouts on "courtyard side" only	Install gutter/downspout system on "back side"	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Not observed, in roof only	Increase insulation on roof if possible (rigid sheet, higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out (recommended at this location)		
Windows/Doors	Double pane mtl windows w/ screens, recent (verify if everywhere)	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Solid core wood doors with proper weatherproofing			
Building Systems	*Not fire sprinklered (except at community building), fire alarm & intercom system in place			
Mechanical Room	(1) shared WH per building in closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Efficient electric AC/heat pump in-wall units	Continue to replace with energy efficient units	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
	(Halfway done with replacing in all residential units)			
	Rooftop packaged AC at community building			
Filtration	No issues observed	Continue to clean & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, aerators & low-flow fixtures throughout			
	All sewer & gas lines recently replaced			
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	(Only some units have KITs) electric stove, refrigerator	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing, good, mortar recently sealed/pointed			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, good	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, good			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets in BA, KIT (where exist in some units)	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Ceramic tile floors throughout, good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, exposed painted wood beams & deck ceilings	Repair damage when necessary, finish to match existing		
	Wall tile or pre-fab shower units, new BAs typical			
Paints/Sealers/Coatings	Existing, good	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

New Beginnings for Women & Children Emergency Shelter (13 units)

Tucson, AZ

Main Needs: Double-pane windows, window shading, low-flow fixtures, new packaged AC, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 291,520 - $ 327,960

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/09/12**

BY Valerie Lane, Fix City LLC & Savannah McDonald, Poster Frost Mirto, Inc.

Agency: New Beginnings for Women & Children
Facility: Emergency Shelter - 13 Units
Property Address: Undisclosed
Current Maintenance Provider: Hearth Foundation (mainly exterior & equipment)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	Bottom edges STOR addition in back of front house	Repair/redirect downspout		
	Back bldg as some ceiling cracks/bubbling	Investigate and repair/patch		
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Large low-e storefront at south entrance,	Install tubular skylights for illumination of interior spaces	May be useful in corridor of front house	3.7
	1 window in each BED, operable window in stair			
Solar Heating	No exterior shading/overhangs on south facing windows	Install shading devices or shade screens to S, E, & W windows		3.1, 3.4, 3.16
Natural Ventilation	Ceiling fans in some rooms, operable windows throughout	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	No private area, common play & picnic area, large open areas	Create site plan to increase usability of private and common areas		1.2, 1.8, 4.2, 4.16
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	No clear landscape plan, sparse trees, no water harvesting	Employ professional to design upgraded landscape/site plan	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster in side yard/driveway	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Front bldg & site NOT accessible, (1) ADA shower in back	Take steps to make front house wheelchair accessible		2.1, 2.6, 2.15
Isolate Noxious Sources	WH & FURN inside bldgs, outdoor STOR available	Ensure equipment is well maintained & ventilated properly	Utilize outdoor STOR for chemicals/cleaning products	3.5
	EFs in bathrooms not working well, stove EF not ducted to outside	Service/replace exhaust fans		5.6
Isolate Laundry	W/D room in back house, heat loss through wall fan	Ensure existing dryer vents are operating efficiently, replace EF		
	Outdoor clothesline provided			
Whole-site Programming	Parking, playground, some shaded picnic/patios	Utilize landscape plan to tie existing amenities together		4.1
	Gravel driveway through site to center garage structure	Provide connecting sidewalks throughout site, minimize driveway		1.6
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: New Beginnings for Women & Children
Facility: Emergency Shelter - 13 Units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Front bldg - Masonry with false commercial front	Seal/repair cracks to match existing		
	Back bldg - Framed 2-story with stucco			
Roof	No known problems, no gutters/downspouts on back bldg	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Existing		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single glazed alum. in front house, double glazed back house,	Install new energy rated double pane windows at front house	Energy Star rating or equivalent	3.16
	& solid core wood doors	Replace windows with energy efficient glass (low-e)		3.2
Building Systems	*Fire sprinkled, fireplace not used			
Mechanical Room	Gas FURN inside back bldg	Ensure closet is airtight and that it is ventilated properly, or...		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Packaged unit on roof in front bldg, EVAP in back bldg, (1) on side	Replace system in back bldg with rooftop package AC/heating units	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	(bad condition) & (2) on roof with gas FURN, some thru-wall units			
Filtration	Dirty vents/ducts in back bldg	Clean vents/ducts, replace equipment & install/replace filters		5.5
Plumbing	Existing - Outdated, some aerators, no water-saving fixtures	Install low-flow (water saving) fixtures		4.9, 4.10, 4.11, 4.14
Electrical	Existing - Outdated in front bldg, not all fluorescent lighting,	Provide energy efficient bulbs (CFLs) at all light fixtures		
	no GFCI at kitchen in front bldg	Remove & replace electrical system w/in code compliance (front bldg)		
Appliances	Electric stoves, dishwashers, gas WHs, and W/Ds	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	STOR addition T1-11 siding in bad condition	Replace siding with more durable exterior finish material		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, needs some repair	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, needs additional			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Laminate counter chipping, some fronts replaced (front bldg)	Repair/replace deteriorating cabinets/countertop (recommend		
	Kitchen cabinets in back building in good shape	hard wood)		
Flooring	Tile, composite laminate wood floor, missing some rubber base	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, some painted acoustic ceiling in front house	Properly remove acoustic "popcorn" ceiling, new painted finish	Spay-on acoustic ceiling may contain asbestos	
Paints/Sealers/Coatings	Existing, not recent	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Open Inn
Louis Street Shelter (vacant)

1417 N. Louis Avenue Tucson, AZ 85712

Main Needs: Insulation and/or EIFS, double-pane windows, some window shading, low-flow fixtures, new packaged AC, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 111,200 - $ 133,440

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/25/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Open Inn
Facility: Louis Street Shelter (vacant)
Property Address: 1417 N. Louis Avenue Tucson, AZ 85712
Current Maintenance Provider: Open Inn

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold	On north elevation of masonry building	Wash and seal masonry as needed		
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor	Some holes in walls	Repair/refinish/repaint as needed		
Water damage	T-11 siding damaged at bottom & trim; wood eaves damaged	Repair/refinish/repaint or replace as needed		
Broken windows and doors	South wood doors sun damaged	Repair/refinish/repaint or replace as needed		
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, KIT, BA	Tubular skylights allow daylight without affecting privacy	May be useful in any rooms with no window	3.7
Solar Heating	Some exterior shading, not all	Install shading devices or shade screens to all exposed windows		3.1, 3.4, 3.16
	Back house - no shading on south elevation	Consider new covered porch to protect doors/windows		
Natural Ventilation	Operable windows, some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines (when/if W/D are installed)		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Center shaded picnic area, bb court, porches, open yards w/ gravel	Develop site plan and use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
		private and common areas		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Some trees & plantings, unmaintained lawns, some empty planters	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
	No irrigation system	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bins in front (street)	Ensure bins are provided in common areas		2.12
Garbage Location	Bins in front (street)	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Not ADA accessible, lots of steps	Take steps to increase accessibility/usability of all areas as possible		2.6, 2.1, 2.15
Isolate Noxious Sources	Gas WH in closet	Ensure equipment is well maintained & ventilated properly	Use exterior STOR for any chemicals/cleaning products	3.5
	Some BAs have exhaust fans, hood in KIT not vented to outside	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Separate, no W/D currently (front house)			
Whole-site Programming	Gravel parking lot, some sidewalk & driveway issues, bb court, picnic,	Utilize landscaping to tie amenities together (garden, bbq/picnic patio, etc.)		4.1
	open areas, multiple storage sheds/mobiles	Repair parking, repair & install new accessible connecting sidewalks		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Open Inn
Facility: Louis Street Shelter (vacant)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade, basement at front bldg			
Exterior Walls	Front house: combo wall (framed & masonry)			
	Back house: exposed brick masonry & T-11 addition			
Roof	No known problems; gutters & downspouts on back house only	Install gutter & downspout system throughout	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Unknown/not observed, none in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS) or interior furr-out		
Windows/Doors	Front house: single pane stl sash w/ blinds & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Back house: single pane alum w/ blinds & solid core wood doors	Install durable blinds at all windows/doors with windows		
Building Systems	*Not fire sprinklered, fireplace not used	Consider installation of at least a central fire alarm system		
Mechanical Room	N/A			
Heating/Cooling/Ventilation	Front house: EVAP & window AC units	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Back house: Rooftop packaged AC & exterior ductwork	Anytime unit fails and is replaced, install energy efficient unit		
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known problems, no low-flow fixtures	Install low-flow fixtures, at least sink aerators & shower heads		4.9, 4.10, 4.11, 4.14
Electrical	Some fluorescent lighting, GFCIs provided	Ensure all fixtures have energy efficient bulbs (CFLs)		
Appliances	Front house: Gas stove, refrigerators, gas WH, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	Back house: refrigerator	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, some uneven sidewalks	Repair/replace sections as needed, add new according to site plan		
Masonry	Existing, OK, might need minor repair	Repair to match existing if necessary		
Metals	Existing			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
	All exterior wood typically in need of repair/repainting			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Not observed	Install at doors and seal all exterior wall penetrations		
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Front house: new wood/p.lam in KIT good condition	Repair/replace cabinets/countertop when necessary (hard wood)		
	Back house: KIT cabinet faces, hardware need repair, counters OK	Repair/replace cabinets/countertop when necessary (hard wood)		
	Lots of good built-ins, tile counters/walls good, need cleaning	Clean and seal grout		
Flooring	Front house: laminate, tile, VCT, carpet, much in bad condition	Replace flooring w/VCT, tile, or other non-toxic floor as needed		
	Some tile floor in BA needs replacement			
	Back house: carpet, tile, some 9 x 9 tile (may be asbestos)	Replace flooring w/VCT, tile, or other non-toxic floor as needed		
Interior Walls/Ceilings	Drywall on frame, exposed & painted brick, wood paneling	Repair damage when necessary, finish to match existing		
	Back house: Exposed beam ceilings			
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Open Inn
Linden Street Shelter (7 beds)

4751 E. Linden Street Tucson, AZ 85712

Main Needs: Insulation and/or EIFS, double-pane windows, window shading, low-flow fixtures, new packaged AC, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 38,560 - $ 48,200

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/25/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Open Inn
Facility: Linden Street Shelter - 7 beds
Property Address: 4751 E. Linden Street Tucson, AZ 85712
Current Maintenance Provider: Open Inn

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor	Some holes in walls	Repair/refinish/repaint as needed		
Water damage	Rainwater exposing concrete foundation	Use new landscaping/site plan to keep water away from area		
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - 1 window in each BED, lots of skylights			
Solar Heating	No exterior shading, southern exposure	Install shading devices or shade screens to all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines (when/if W/D are installed)		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Large, open walled yard	Develop site plan & use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
		private & common areas		
		Create usable areas: garden, shaded picnic/patio/BBQ, bb court, etc		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Sparce plants	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin in front (street)	Ensure bins are provided in common areas		2.12
Garbage Location	Bin in back (alley)			
Space Planning				
Flexible Plan/Accessibility	Not ADA accessible, step down at dining area	Make 1 BED, 1 BA, common space, & site accessible (ADA standard)		2.6, 2.1, 2.15
Isolate Noxious Sources	Gas WH in closet	Ensure equipment is well maintained & ventilated properly	Use exterior STOR for any chemicals/cleaning products	
	EFs in BA & KIT vented to outside	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	W/D in closet	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Typical residential corner lot, parking provided in front yard	Utilize landscaping to tie amenities together		4.1
		Organize parking, add sidewalks/landscaping		
Visual/Acoustic Privacy	No known problems	Provide durable operable blinds at all windows		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Open Inn
Facility: Linden Street Shelter - 7 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Exposed masonry walls			
Roof	In need of some repair, asphalt shingles, no gutters/downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Unknown/not observed, none in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out		
Windows/Doors	Single pane steel sash windows & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Single pane wood at dining room addition			
Building Systems	*Fire alarm system			
Mechanical Room	N/A			
Heating/Cooling/Ventilation	EVAP cooler on roof, gas FURN	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some low-flow fixtures (at new BA)	Install low-flow fixtures, at least aerators, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some fluorescent lighting, GFCIs provided	Ensure all fixures have energy efficient bulbs (CFLs)		
	Good daylighting, but residents still had lights on	Make effort to keep lights off during day when not needed		
Appliances	Electric stove, refrigerator, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing exposed foundation needs repair/protection	Use new landscaping/site plan to keep water away from area		
Masonry	Existing, OK, might need minor repair	Repair to match existing if necessary		
Metals	Existing			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
	Wood gable ends in need of repair/repainting			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Not observed	Install at doors and seal all exterior wall penetrations		
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	P. lam counter, painted wood cabinets - some damage at both	Repair/replace cabinets/countertop (hard wood)		
Flooring	VCT, tile in KIT & BA need cleaning & grout patch/seal	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, some painted wood paneling	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Open Inn
Ironhorse Shelter (temporary)

130 N. Jacobus Avenue Tucson, AZ 85705

Main Needs: Insulation furr-out, double-pane windows, window shading, low-flow fixtures, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 40,320 - $ 47,040

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/25/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Open Inn
Facility: Ironhorse Shelter (temporary)
Property Address: 130 N. Jacobus Avenue Tucson, AZ 85705
Current Maintenance Provider: Open Inn

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold	On north elevation of building	Wash and seal masonry as needed		
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights allow daylight without affecting privacy	May be useful in any rooms with no window	3.7
Solar Heating	No exterior shading, southern exposure	Install shading devices or shade screens to all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines (when/if W/D are installed)		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	None, walled yard	Develop site plan and use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
		private and common areas		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	None/limited	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	None/unknown	Call on city to provide and empty recycling bins next to trash	Ensure bins are provided in common areas	2.12
Garbage Location	Dumpsters in front (street)	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Not ADA accessible, step down at entrance	Make 1 BED, 1 BA, common space, & site accessible (ADA standard)		2.6, 2.1, 2.15
Isolate Noxious Sources	Gas WH in closet	Ensure equipment is well maintained & ventilated properly	Use exterior STOR for any chemicals/cleaning products	3.5
	No EF in BA	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	No W/D currently			
Whole-site Programming	House behind/across from admin office, surrounded by concrete	Utilize landscaping to tie amenities together (garden, picnic patio)		4.1
		Reduce paving, organize parking behind offices, add sidewalks/landscaping		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Open Inn
Facility: Ironhorse Shelter (temporary)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Exposed masonry walls			
Roof	No known problems, existing gutters & downspouts dump on sidewalk	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Unknown/not observed, none in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out		
Windows/Doors	Single pane steel sash windows & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*No fire sprinkler or alarm system	Consider installation of at least a central fire alarm system		
Mechanical Room	N/A			
Heating/Cooling/Ventilation	Existing condenser on ground, air handler in closet	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No evidence of leaking, no low-flow fixtures	Install low-flow fixtures, at least sink aerators & shower heads		4.9, 4.10, 4.11, 4.14
Electrical	Mostly fluorescent lighting	Ensure all fixures have energy efficient bulbs (CFLs)		
	No GFCI at sinks/lavs, surface-mounted outlets	Update electrical system w/in code compliance		
Appliances	Existing gas stove, refrigerator, gas WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing sidewalks in very poor condition, exposed foundation	Remove all site concrete according to new landscaping/site plan		
Masonry	Existing, OK, might need minor repair	Repair to match existing if necessary		
Metals	Existing, exterior trim/fascia in need of paint			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Painted wood cabinets, tile counters need grout cleaning	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT, carpet	Replace all flooring with VCT, tile or other non-toxic floor covering		
Interior Walls/Ceilings	Drywall on frame, exposed & painted brick, wood paneling	Repair damage when necessary, finish to match existing		
	Some acoustic glue-on ceiling tile			
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Men's Shelter (100 beds)

200 E. Benson Highway Tucson, AZ 85713

Main Needs: Water harvesting, replace equipment & appliances

Rough Estimate of Cost: $ 88,500 - $ 118,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/19/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: Men's Shelter - 100 beds
Property Address: 200 E. Benson Highway Tucson, AZ 85713
Current Maintenance Provider: Primavera (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Some windows, but minimal daylight (preferred)			
Solar Heating	Window shades on east windows, vertical blinds on all			
	No exterior shading/overhangs on south facing windows	Install shading devices or shade screens to high south windows		3.1, 3.4, 3.16
Natural Ventilation	Some ceiling fans, roof vent opens in summer (closed in winter)		New fans to be in accordance with Energy Star ALP if possible	3.6
Water Conservation	None	Strengthen existing landscaping to ensure water retention &	Consider installation of water harvesting system	4.1, 4.2
		put in rain harvesting landscape throughout site (bioswales)	Water harvesting techniques enhance usability of site	
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Common picnic area	Consider making a portion of the outdoor space more private	Visual privacy options can encourage more use of	1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	Existing	Expand & tie in with new water harvesting system	outdoor space	
Indigenous/Drought Tolerant Plants	Existing, some landscaping	Continue as needed to make use of rainwater		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)		4.16
Recycling Storage	City bins in front	Ensure areas for recycling with bins are provided inside the building		2.12
Garbage Location	Dumpster in front	Consider large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Bunk beds all in one large room, ADA accessible BA	If possible, provide accessible sidewalk from street		2.1, 2.6, 2.15, 1.6
Isolate Noxious Sources	Gas FURN inside bldgs, outdoor STOR available	Ensure equipment is well maintained & ventilated properly	Utilize outdoor STOR for all chemicals/cleaning products	3.5
	EFs in bathrooms (verify), gas stove EF ducted to outside		Blower Door Test includes Combustion Safety Report	5.6
Isolate Laundry	W/D at shaded outdoor back patio			
Whole-site Programming	Parking, shaded picnic tables, bike racks, storage in back			4.1
Visual/Acoustic Privacy	Managers rooms open, must use headphones for TV			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: Men's Shelter - 100 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Steel frame, exterior metal siding (some at interior)			
Roof	No known problems, existing gutters/downspouts	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Existing, exposed at roofs & walls (interior)		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double glazed windows, some metal & solid core wood doors	Ensure windows have energy efficient glass (low-e)		3.2
Building Systems	*Fire sprinkled			
Mechanical Room	N/A			
Heating/Cooling/Ventilation	Large EVAP cooling, (2) non-ducted gas FURN in corners,	When units/system need replacement, install package AC/heating units	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
	wall heaters in bathrooms, offices, dining, etc.			
Filtration	Dust accumulating at open first floor ceilings	Add cleanings/vacuuming of area to maintenance schedule	Needs to be done on a regular basis	5.5
			A new ducted supply & return AC system with regular filter	
			replacement would improve the problem	
Plumbing	Most showerheads/faucets are water-saving, not all; flush valve toilets	Continue to install low-flow fixtures as possible		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (T8), GFCI at sink/lavs			
Appliances	Shaded outdoor back patio has a large quantity of donated freezers	Replace older appliances with energy efficient units	To be Energy Star rated	3.26, 4.8, 4.12, 4.13
	& refrigerators including a walk-in cooler	Enclose & insulate porch or at least provide complete shading from sun		
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing floors: good	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing, painted: good			
Wood/Wood Products/Composites	Existing			
Insulation	Existing, exposed			
Barriers	N/A			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, needs some repair (at bathrooms)	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, no known issues			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Plastic laminate counter in bathrooms, some stainless steel counter	Repair/replace deteriorating cabinets/countertop as needed		
	Kitchen cabinets/ stainless steel counter in good condition			
Flooring	(Some) ceramic tile in bathrooms needs grout cleaning/repair,	Repair/replace deteriorating flooring as needed	Use non-toxic durable flooring	
	VCT in dining nearing end of use, some linoleum, metal nosings		Regular waxing extends lifetime of flooring	
Interior Walls/Ceilings	Drywall on frame, some painted homasote partitions at 2nd floor			
Paints/Sealers/Coatings	Existing, not recent	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Greyhound Family Shelter (17 units, 34 beds)

Tucson, AZ

Main Needs: EIFS, window shading, ceiling fans

Rough Estimate of Cost: $ 41,140 - $ 82,280

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/19/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: Greyhound Family Shelter - 17 units
Property Address: (Confidential)
Current Maintenance Provider: Primavera (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S Issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK, one window per room & bathroom, kitchen corner a bit dark	Tubular skylights might be useful in kitchen area		3.7
Solar Heating	Building plan jogs (self-shades), but some exposed S & W windows	Install shading devices or screens where exposed		3.1, 3.4, 3.16
Natural Ventilation	Operable windows with screens & blinds throughout	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	Water from EVAP coolers directed to mini cistern & to watering hose	Strengthen existing landscaping (bioswales & more plants) to make	Water harvesting techniques enhance usability of site	4.1, 4.2
	Recently installed rainwater drainage system (used to flood)	effective use of collected rainwater		
	Planning on greywater system with new laundry room			4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nice shaded playground & shared picnic area	Add plantings, site walls, etc. to make private front porches more usable		1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	None (currently)	Plan out an area & tie in with water harvesting system		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Continue throughout site		1.4, 1.5, 1.8, 3.3, 4.16
	Drip irrigation	Ensure irrigation system is working efficiently		4.17, 4.18
Recycling Storage	None (currently)	Provide areas for recycling with bins inside the bldgs (common space)	Call on city to provide and empty recycling bins next to trash	2.12
Garbage Location	Dumpster at front	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	1 unit is ADA accessible			
	All bathrooms in units are currently being remodeled/enlarged			
Isolate Noxious Sources	Wall FURN inside units	Ensure equipment is well maintained & ventilated properly	If possible, use outdoor STOR for chemicals/cleaning products	3.5
	Kitchen EF not vented to outside	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Newly rehab'd separate indoor laundry room	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Shaded playground, & picnic/patio in center courtyard, some parking	Enhance space near front doors (benches, shading, landscaping, etc.)		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: Greyhound Family Shelter - 17 units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Masonry (painted)			
Roof	No known problems, new downspouts	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Not observed	May be needed at ceiling/attic space	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
	None at exterior walls (confirm)	Consider hard foam insulation & stucco to building exterior (EIFS)		
Windows/Doors	Double glazed windows & solid core wood doors	Note if windows have energy efficient glass (low-e)		3.2
Building Systems	*No central alarm, not fire sprinkled			
Mechanical Room	N/A			3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Each unit has rooftop EVAP & wall FURN (recently installed)	Anytime unit fails and is replaced, install energy efficient unit	High efficiency EVAP or packaged AC with high SEER	2.11, 3.22 or 3.23
Filtration	No problem observed, maintenance schedule in place	Continue to clean vents/ducts		5.5
Plumbing	New low-flow fixtures install in progress, faucets with aerators	Continue thoughout site		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (CFLs), GFCI at sink/lavs			
Appliances	Each unit with gas stoves, & refrigerator, shared WHs	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing sidewalks are uneven or in bad condition in a few areas	Remove/replace sections to match as needed		
Masonry	Existing, good condition			
Metals	Existing	Repair to match existing if necessary		
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Currently refinishing cabinets, p. lam counters done a few yrs ago	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Concrete, good	Repair damage when necessary, finish to match existing		
	Asbestos adhesive (carpet) currently being removed			
Interior Walls/Ceilings	Drywall on frame, plaster on masonry	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, some recent (low VOC used)	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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BED - Bedroom
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KIT - Kitchen

STOR - Storage or Closet
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EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

CODAC
Comin' Home – Apartments (15 units, 30 beds)

2480-2488 N. Palo Verde Tucson, AZ 85716

Main Needs: Double-pane windows, window shading, low-flow fixtures, water harvesting, accessibility improvements

Rough Estimate of Cost: $ 215,760 - $ 269,700

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/22/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: CODAC Behavioral Health Services, Inc.
Facility: Comin' Home Apartments (30 beds, 15 units)
Property Address: 2480-2488 N. Palo Verde Tucson, AZ 85716
Current Maintenance Provider: CODAC (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	Minor water damage at a ceiling was observed	Investigate & repair/patch as needed		
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - at least 1 window in each BED, KIT			
Solar Heating	A few overhangs at porches, many exposed windows	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Balcony off Master BED, private porch on ground level,	Develop overall site plan to increase desirability/usability of		1.2, 1.6, 1.8, 4.2, 4.16
	common shaded picnic area in parking lot	shared & private outdoor spaces		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants & trees	Continue throughout site		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the units/common areas		2.12
Garbage Location	City bins on street			
Space Planning				
Flexible Plan/Accessibility	No accessible units/toilet rooms/showers (verify)	Take steps to make one unit accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Outdoor STOR available to residents on balcony, good			
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Corner lot, paved parking in back, private porches/balconies	Consider developing site design to connect up with duplexes	Utilize landscaping to tie amenities together	4.1
	Adjacent to Comin' Home Duplexes	and shared central shaded outdoor space with connecting walkways		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: CODAC Behavioral Health Services, Inc.
Facility: Comin' Home Apartments (30 beds, 15 units)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade, framed second floor			
Exterior Walls	2-story stucco on wood framing			
Roof	Parapet BUR with scuppers and downspouts	Repair as needed	Connect downspouts to infiltration/planted areas	3.21, 4.2
Insulation	Not observed, likely in walls	Increase insulation in roof if needed (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single pane aluminum frame windows & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Fire sprinklered			
Mechanical Room	N/A			
Heating/Cooling/Ventilation	AC/heat pumps on roof	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty EF observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some aerators, no low-flow fixtures (verify)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Electric stove, refrigerator, under-counter WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing sidewalks OK	Repair to match existing if necessary		
Masonry	Existing slump block site wall needs repair			
Metals	Existing, OK, may need new painted finish			
Wood/Wood Products/Composites	None/Not observed			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Major caulking cleaning/replacement needed in BA	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate in KIT & BA, OK	Repair/replace cabinets/countertop when necessary (hard wood)		
	Minor hardware repair/replacement may be needed			
Flooring	Carpet/VCT and sheet vinyl in BA, all need replacement	Replace with new non-toxic & commercial-rated floor covering		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

CODAC
Comin' Home – Duplexes (7 duplexes, 22 beds)

3526-3536 E. Water St (& 2 @ Palo Verde) Tucson, AZ 85716

Main Needs: Insulation and/or EIFS, new packaged AC, accessibility improvements, double-pane windows, window shading, low-flow fixtures, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 276,875 - $ 332,250

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PRESERVATION

Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/22/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: CODAC Behavioral Health Services, Inc.
Facility: Comin' Home Duplexes (22 beds, 7 duplexes)
Property Address: 3526-3536 E. Water St (& 2 @ Palo Verde) Tucson, AZ 85716
Current Maintenance Provider: CODAC (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - at least 1 window in each BED	Tubular skylights might be useful in a few locations with no windows		3.7
Solar Heating	Windows partially shaded by overhangs, some exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Front porches and informal unshaded/unpaved shared	Develop overall site plan to increase desirability/usability of		1.2, 1.6, 1.8, 4.2, 4.16
	picnic & seating areas, small private backyards	shared & private outdoor spaces		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Limited landscaping, grass & palm trees	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the units/common areas		2.12
Garbage Location	City bins on street			
Space Planning				
Flexible Plan/Accessibility	No accessible units/ toilet rooms/showers	Take steps to make one BED and toilet/shower room accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stoves with EF above (no hoods), EF in BA (verify)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	One shared outdoor laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
	& some duplexes with shared W/D in separate room	Provide drying rack and/or outdoor clothesline	Provide shelves for chemicals/cleaning products storage	3.15
Whole-site Programming	Extensive gravel parking & driveway in center, front porches	Consider new site design to minimize driveway/parking & create	Utilize landscaping to tie amenities together	4.1
	1 unit community center/office space	more central shaded outdoor space with connecting walkways		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: CODAC Behavioral Health Services, Inc.
Facility: Comin' Home Duplexes (22 beds, 7 duplexes)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Exposed masonry			
Roof	Gable roofs with shingles, no gutters or downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/not observed	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out		
Windows/Doors	Single pane steel sash & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Not fire sprinklered, fire detection & alarm system in place			
Mechanical Room	Each duplex with central shared closet with FURNs, WHs, and	Ensure equipment is well maintained & ventilated properly	Provide shelves for resident storage	5.2
	W/D hookup (some units with washers)			
Heating/Cooling/Ventilation	EVAP on roof (typical)- gas FURN in closet (10-20 yrs old)	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, no aerators or low-flow fixtures	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Outdated for new AC	Update electrical system w/in code compliance as needed		
Appliances	Gas stove, refrigerator, gas WH, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing caulking OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Painted wood cabinets & plastic laminate counters in KIT			
	may be nearing end of intended use	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Carpet & sheet vinyl typical, some ceramic tile	Replace carpet with new LVT as used in remodeled units		
	LVT (vinyl plank) flooring in remodeled units			
Interior Walls/Ceilings	Drywall on frame, painted wood fiber panel ceilings	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, some touch-up needed	Use low- or no-VOC paints, stains, sealers, and all other finishes		

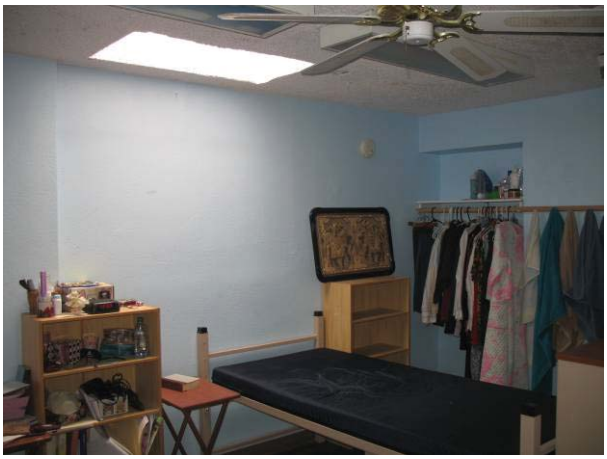
LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

CODAC
Las Amigas (9 rooms, 21 beds)

502 N. Silverbell Road Tucson, AZ 85745



Main Needs: Accessibility improvements, double-pane windows, some window shading, low-flow fixtures, energy-efficient lighting, water harvesting

Rough Estimate of Cost: $ 162,600 - $ 216,800

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/22/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: CODAC Behavioral Health Services, Inc.
Facility: Las Amigas (21 beds, 9 rooms)
Property Address: 502 N. Silverbell Road Tucson, AZ 85745
Current Maintenance Provider: CODAC (Owner)

EDGITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - at least 1 window or skylight(s) in each BED			
Solar Heating	No exterior shading/overhangs on south facing windows	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Non-operable windows (preferred), some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/limited space	Adjust landscaped areas in parking lot to retain rainwater off	Water harvesting techniques enhance usability of site	4.1, 4.2
		the street (curb cuts, bioswales)		
		Install rainwater harvesting system (cistern)		
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nice front porch with shading & planters along entire north side,			
	picnic tables, shaded secure playground			
Edible Gardens/Compost	None	Program appropriate area for shared garden plots	Opportunity may be at north wall planters	
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Continue throughout site where needed		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Dumpster at back, off driveway	Provide areas for recycling with bins in common spaces		2.12
Garbage Location	Dumpster at back, off driveway	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(1) accessible toilet, no (wheelchair) accessible showers	Take steps to make one BED and toilet/shower room accessible	To meet ADA standard	2.6, 2.1, 2.15
	Staff BA small & old, needs renovation			
Isolate Noxious Sources	Stove exhaust ducted to outside (commercial hood), EFs in BAs	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	(4) total electrical WH, all inside closets	Ensure equipment is well maintained & ventilated properly		3.5
Isolate Laundry	Shared separate laundry room with vents to roof and shelves	Ensure equipment is well maintained & ventilated properly	Provide drying rack and/or outdoor clothesline	3.15
Whole-site Programming	Good shaded outdoor space, playground adjacent to nursery,	Consider driveway redesign to reduce paving as possible		4.1
	parking, extensive paved asphalt driveway circles lot			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: CODAC Behavioral Health Services, Inc.
Facility: Las Amigas (21 beds, 9 rooms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Painted stucco on masonry with wood stud furr-out			
Roof	Parapet BUR, scuppers & downspouts (dump to sidewalk/driveway)	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Not observed	Increase insulation in roof if needed (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single pane windows, some double, some with blinds	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Some window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Fire sprinkler and alarm system			
Mechanical Room	N/A			5.2
Heating/Cooling/Ventilation	9 AC/heat pumps on roof, 5 yrs ago, SEER 13	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty exhaust fan observed, maintenance regularly replaces filters	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No aerators/ low-flow fixtures	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
	Recent sewer problem in kitchen repaired			
Electrical	Some energy efficient bulbs, GFCI at lavs	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Preference to replace light fixtures with 4' T8 fluorescents			
Appliances	Gas stove, commercial refrigerators, WHs, W/Ds	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing	Replace infill plywood panels at window units with metal		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & solid surface counters in KIT/ BA, good	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT typical, carpet in some group rooms, BEDs, some old linoleum	Replace all carpet with tile or other non-toxic floor covering		
	Some VCT repair/replacement needed			
Interior Walls/Ceilings	Drywall on frame, prefab shower units, acoustical tile ceilings	Repair damage when necessary, finish to match existing		
	Some painted acoustic ceilings, patching in some	Properly remove acoustic "popcorn" ceiling, new painted finish	Spay-on acoustic ceiling may contain asbestos	
Paints/Sealers/Coatings	Existing, OK, may need some touch-up in a few locations	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Esperanza En Escalante
Disabled Units (3 units, 15 beds)

3700 S. Calle Polar Tucson, AZ 85730

Main Needs: New packaged AC, some window shading, may need low-flow fixtures, site planning & development

Rough Estimate of Cost: $ 23,820 - $47,640

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/27/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Esperanza En Escalante
Facility: Disabled Units (3 units, 5 bedrooms each)
Property Address: 3700 S. Calle Polar Tucson, AZ 85707
Current Maintenance Provider: Esperanza En Escalante

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold	In past, repaired since			
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	In past, repaired since			
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA, hallways		3.7
Solar Heating	Most windows shaded by porch configuration, but not all	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans throughout			
Water Conservation	Rain harvesting landscape (bioswales, rain gardens) in place			
	Greywater to landscaping, fruit trees (5 yrs ago)			
Relation to Outdoor Environment				
Private/Public Outdoor Space	Central bbq, shaded walkways/porches/picnic areas good	Develop overall site plan to increase desirability/usability of		1.2, 1.6, 1.8, 4.2
		shared spaces (plan in progress)		
Edible Gardens/Compost	None at this location	Program appropriate area for shared garden plots, or 1 plot/unit	Good opportunity in courtyard	
Indigenous/Drought Tolerant Plants	Good drought-tolerant landscaping	Continue with plants that don't require watering (or limited)		1.4, 1.5, 1.8, 3.3, 4.16
			Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)	Ensure bins are provided in common areas	2.12
Garbage Location	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)		
Space Planning				
Flexible Plan/Accessibility	Some accessible units with ADA toilet rooms/showers			
	Common space & kitchen at each 5-bdrm unit			
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in exterior closet			
Isolate Laundry	Shared laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks & center courtyard	Utilize landscaping to tie amenities together throughout entire E en E site		4.1
	Site infrastructure/accessibility work needed w/ paved parking (plan in progress)			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Esperanza En Escalante
Facility: Disabled Units (3 units, 5 bedrooms each)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed with stucco			
Roof	Combo shingle hip roofs & built-up roof w/ gutters & downspouts			
Insulation	R-11 in walls, R-30 in roof (not observed)		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane mtl windows w/ screens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Sprinklered & fire alarm system			
Mechanical Room	Gas FURN in interior closet (hallway), gas WH in exterior closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP & gas FURN	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Office has window AC unit (working against EVAP)	Remove (with new AC system)		
Filtration	No issues observed	Continue to clean vents/ducts & regularly	Change filters every 30-90 days (with new AC system)	5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Mostly energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Gas stove, refrigerators (about 5 per unit), gas WH	Service according to equipment specs	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		Replace appliances with energy efficient units as possible	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good sidewalks & floors	Repair to match existing if necessary		
Masonry	None			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate counters in KIT & BA, good	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Concrete floors throughout, good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, new needed	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Esperanza En Escalante
Individual Units (5 units, 23 beds)

3700 S. Calle Polar Tucson, AZ 85730

Main Needs: New packaged AC, some window shading, low-flow fixtures, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 90,000 - $ 135,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/27/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Esperanza En Escalante
Facility: Individual Units (6 units, varied, 2-5 bedrooms)
Property Address: 3700 S. Calle Polar Tucson, AZ 85707
Current Maintenance Provider: Esperanza En Escalante

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring	Repair cracked or missing outlet faceplates			
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA, hallways		3.7
Solar Heating	Some windows shaded by porch configuration, but not all	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans throughout			
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Each unit with shaded porch bbq/picnic area, good	Develop overall site plan to increase desirability/usability of		1.2, 1.6, 1.8, 4.2, 4.16
		shared spaces (plan in progress)		
Edible Gardens/Compost	In place, but not currently used	Develop area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Limited landscaping with some mesquite & PV trees	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)	Ensure bins are provided in common areas	2.12
Garbage Location	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)		
Space Planning				
Flexible Plan/Accessibility	Rehab'd units with roll-in shower, not ADA	Take extra steps to meet ADA standard		2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust NOT ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in kitchen closet			
Isolate Laundry	Shared laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good private porches, no sidewalks	Utilize landscaping to tie amenities together throughout entire E en E site		4.1
	Site infrastructure/accessibility work needed w/ paved parking (plan in progress)			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Esperanza En Escalante
Facility: Individual Units (6 units, varied, 2-5 bedrooms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Masonry or framed with stucco, some minor cracks observed			
Roof	Built-up-roof with scuppers & clay tile porch overhangs	Repair scuppers, install downspouts	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
Insulation	None observed, residents complain about heat in summer	Increase insulation in roof (higher R-value) if needed	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane mtl windows (verify) w/ screens & blinds &	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	solid core wood doors/frames			
Building Systems	*Central alarm system, 2 units are fire sprinklered (VA treatment program)			
Mechanical Room	Gas FURN & WH in closets (exterior at some units)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP & gas FURN, 3 units have AC/heat pump	Replace EVAPs with energy efficient rooftop package AC/heat	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly	Change filters every 30-90 days (with new AC system)	5.5
Plumbing	No known issues, not low-flow fixtures (older)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Mostly energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Gas stove, refrigerator, gas WH, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	3 units have solar hot water system	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, porches, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing, minor painting/repair may be needed			
Wood/Wood Products/Composites	Existing, minor painting/repair may be needed			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK, some areas need major grout cleaning/sealing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT & BA, OK, some repair needed	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT in some, new wood laminate in rehab'd units, tile in BAs	Repair damage when necessary, finish to match existing	Continue with low-VOC or non-toxic floor coverings	
Interior Walls/Ceilings	Drywall on frame, wall tile at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, new needed at some units	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Esperanza En Escalante Family Units (8 units)

3700 S. Calle Polar Tucson, AZ 85730

Main Needs: New packaged AC, some window shading, low-flow fixtures, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 72,000 - $ 108,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/27/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Esperanza En Escalante
Facility: Family Units (4 units, 1-2 bedrooms each)
Property Address: 3700 S. Calle Polar Tucson, AZ 85707
Current Maintenance Provider: Esperanza En Escalante

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA, hallways		3.7
Solar Heating	Some windows shaded by porch configuration, but not all	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans throughout			
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Each unit with shaded porch bbq/picnic area, good	Develop overall site plan to increase desirability/usability of		1.2, 1.6, 1.8, 4.2, 4.16
	shared center playground and area for shaded picnic	shared spaces (plan in progress)		
Edible Gardens/Compost	None at this location	Program appropriate area for shared garden plots, or 1 plot/unit	Good opportunity in open center space	
Indigenous/Drought Tolerant Plants	Limited landscaping with some mesquite & PV trees	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)	Ensure bins are provided in common areas	2.12
Garbage Location	On site, shared	Site work needed to make convenient (paving, sidewalks, enclosure)		
Space Planning				
Flexible Plan/Accessibility	Rehab'd units with roll-in shower, not ADA (verify)	Take extra steps to meet ADA standard		2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in kitchen closet			
Isolate Laundry	Shared laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good private porches, some sidewalks, playground	Utilize landscaping to tie amenities together throughout entire E en E site		4.1
	Site infrastructure/accessibility work needed w/ paved parking (plan in progress)			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Esperanza En Escalante
Facility: Family Units (4 units, 1-2 bedrooms each)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Masonry or framed w/ stucco, one unit is Rastra block			
Roof	Built-up-roof with scuppers & clay tile or wood shingle porch overhangs	Repair scuppers, install downspouts	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
Insulation	None observed, residents complain about heat in summer	Increase insulation in roof (higher R-value) if needed	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane mtl windows w/ screens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Sprinklered & central alarm system			
Mechanical Room	Gas FURN & WH in closets (exterior at some units)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP & gas FURN	Replace EVAPs with energy efficient rooftop package AC/heat	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed	Continue to clean vents/ducts & regularly	Change filters every 30-90 days (with new AC system)	5.5
Plumbing	No known issues, not low-flow fixtures (older)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Mostly energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Gas stove, refrigerator (multiple), gas WH, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	Units have solar hot water system	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, porches & sidwalks, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing, minor painting/repair may be needed			
Wood/Wood Products/Composites	Existing, painting/repair may be needed			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK, some areas need major grout cleaning/sealing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT & BA, good	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Linoleum/rubber base, tile in BAs	Repair damage when necessary	Replace with low-VOC or non-toxic floor coverings	
Interior Walls/Ceilings	Drywall on frame, wall tile at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, new needed at some units	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Gospel Rescue Mission
Women's Transitional (6 bedrooms)

2909 N. 15th Avenue Tucson, AZ 85705

Main Needs: Accessibility improvements, double-pane windows, some window shading, low-flow fixtures, water harvesting

Rough Estimate of Cost: $ 51,850 - $ 77,775

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/23/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Gospel Rescue Mission
Facility: Women's Transitional (group home, 6 bedrooms)
Property Address: 2909 N. 15th Avenue Tucson, AZ 85705
Current Maintenance Provider: Gospel Rescue Mission

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - at least 1 window in each BED, skylights in stair, BAs, etc.			
Solar Heating	Most windows shaded by overhangs, some E/W exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Unpaved picnic areas, playground, basketball court, good	Recommend shaded/paved front porch to increase desirability/usability of seating at entrance		1.2, 1.6, 1.8,04.2, 4.16
	Balcony with BUR	Recommend pavers or decking (such as trex) for suitable walking surface		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots	Many areas with gravel - great opportunities exist	
Indigenous/Drought Tolerant Plants	Landscaping mostly drought tolerant, except some grass	Continue more indigenous plants/flowers throughout site		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins pulled to curb of side street	Provide areas for recycling with bins in common spaces		2.12
Garbage Location	City bins pulled to curb of side street	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No wheelchair accessible toilet rooms/showers	Take steps to make one toilet/shower accessible (roll-in)	To meet ADA standard	2.6, 2.1, 2.15
	Each BED with own BA			
	(1) BED with window & exterior door in closet	Reconfigure/remodel area so door and daylight are in BED space		
Isolate Noxious Sources	Stove exhaust not ducted to outside (microwave fan instead)	Install EF in KIT if absent		5.6
	EF in BA (verify - install if absent)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		3.5
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		
	Good shelves/storage/countertop	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Gravel parking lot on side, nice seating/picnic areas, some	Develop the landscaping and walkways to tie together the sites		4.1
	undeveloped/unused outdoor spaces with potential	and the great existing amenities		
	Adjacency with shelter, but disconnected			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Gospel Rescue Mission
Facility: Women's Transitional (group home, 6 bedrooms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade, framed second floor			
Exterior Walls	2-story stucco on wood framing			
Roof	Gable roofs w/ shingles & parapet BUR, no gutters or downspouts	Install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Not observed, likely in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single pane aluminum windows w/ screens	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	
	Some double pane french doors with built-in blinds	Note if windows have energy efficient glass (low-e) & replace as needed		3.2
	Solid core wood doors			3.2, 3.16
Building Systems	*Fire sprinklered			
Mechanical Room	FURN & WH in interior closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	(2) AC (condensers on ground & parapet), FURN/air handler	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Multiple fireplaces (not used)	If used, install combustion-sealed units		5.4
Filtration	No issues observed	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, aerators & low-flow fixtures throughout			
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Electric stoves, refrigerators, WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good sidewalks	Repair to match existing if necessary		
Masonry	Existing, limited/decorative only			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, fascia board lacks metal drip edge, will start to look bad	Install drip edges & gutters		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, good	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, good			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate counters in KIT & Laundry, good	Repair/replace cabinets/countertop when necessary (hard wood)		
	Wood cabinets & tile counters in BA, good			
Flooring	Ceramic tile & laminate floors throughout	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile at showers	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, good, new at exterior	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

La Paloma Family Services
Fairview Group Home (10 beds)

870 W. Miracle Mile Road Tucson, AZ 85705

Main Needs: Ceiling fans, may need low-flow, energy-efficient appliances

Rough Estimate of Cost: $7,025 - $35,125

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/01/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: La Paloma Family Services
Facility: Fairview Group Home (5 bdrms)
Property Address: 870 W. Miracle Mile Road Tucson, AZ 85705
Current Maintenance Provider: La Frontera

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - windows in every room, clerestories in shared rooms			
Solar Heating	Most windows shaded by configuration, or minimal exposure	Install shading devices or shade screens if needed		3.1, 3.4, 3.16
Natural Ventilation	Operable windows (some), no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	Rain harvesting landscape & cistern system in place, good			
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Good courtyards, balcony w/ picnic table			
Edible Gardens/Compost	On site (verify)	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Good drought-tolerant landscaping	Continue with plants that don't require watering (or limited)		1.4, 1.5, 1.8, 3.3, 4.16
Recycling Storage	On site, shared (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	On site, shared			
Space Planning				
Flexible Plan/Accessibility	One large toilet room/shower on first floor (missing grab bars)	Take steps to ensure the toilet room & shower is accessible	To meet ADA standard	2.6, 2.1, 2.15
	One common room currently used as shared bedroom			
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in exterior closet			
Isolate Laundry	Shared designated laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, parking, courtyards, site amenities			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: La Paloma Family Services
Facility: Fairview Group Home (5 bdrms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Combo CMU & metal siding on metal stud framing			
Roof	Built-up butterfly roofs & downspouts			
Insulation	R-19 in walls, R-30 in roof (not observed)		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane alum. windows w/ screens & solid core wood doors			
	Window coverings (mini-blinds, some curtains) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Sprinklered & fire alarm system			
Mechanical Room	Gas WH in exterior closet (with fire riser)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Rooftop packaged AC unit, 11 EER, gas heating	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Very dirty return air vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, flush-valve toilets, low-flow fixtures (verify)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	CFL lighting (verify), GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Photovoltaic panels on roof of adjacent administration building			
Appliances	Electric stove, refrigerators, gas WH, dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good sidewalks & floors	Repair to match existing if necessary		
Masonry	Existing, good exposed & painted			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, good	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets/ built-ins & plastic lam. counters in KIT, good	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Colored concrete floors, ceramic tile upstairs, good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, good	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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KIT - Kitchen

STOR - Storage or Closet
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EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

La Paloma Family Services
Menninger Group Home (10 beds)

240 W. Navajo Road Tucson, AZ 85705

Main Needs: Accessibility improvements, window shading, some electrical upgrade, water harvesting/landscaping

Rough Estimate of Cost: $ 33,340 - $ 50,010

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/01/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: La Paloma Family Services
Facility: Menninger Group Home (5 bdrms)
Property Address: 240 W. Navajo Road Tucson, AZ 85705
Current Maintenance Provider: La Frontera

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor	Some holes in walls	Patch/repair as needed & finish to match existing		
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA & dark hallway		3.7
Solar Heating	No exterior shading, significant southern exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans throughout			
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Basketball court, back porch off living room	Develop landscaping to increase desirability/usability of shared spaces	Provide tables/chairs outside	1.2, 1.8, 4.2
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Sparse plants	Employ professional to design upgraded landscape plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	On site, shared	Ensure bins are provided in common areas		2.12
Garbage Location	On site (in parking lot), shared	Consider large gated enclosure to secure/hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Toilet rooms/showers not accessible	Take steps to make one toilet/shower accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside, EF in BA (verify)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	Shared laundry room (verify)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, parking, shared/shaded basketball court	Utilize landscaping to tie amenities together		4.1
	Adjacent office space/neighborhood community center			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: La Paloma Family Services
Facility: Menninger Group Home (5 bdrms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed with stucco, some repair needed			
Roof	Parapet roof w/ scuppers & some downspouts (some in need	Repair as needed, install more downspouts	Connect to infiltration/planted areas	3.21, 4.2
	of repair or go to unknown location UG)			
Insulation	Unknown/not observed, likely in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane mtl windows w/ screens & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Window coverings (curtains) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Fire sprinklered			
Mechanical Room	WH in closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	AC/heat pump, condensing unit on ground	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at kitchen	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	No GFCI outlets at bathroom lavatories	Update electrical system w/in code compliance		
Appliances	Electric stove, refrigerators, WH, dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	None			
Metals	Existing, OK			
Wood/Wood Products/Composites	Existing, OK			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic lam. in KIT & BA, some broken edges	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Mostly ceramic tile, some VCT (replaced all carpet, good)	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, exterior paint recent	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

La Paloma Family Services
Amparo de las Angeles (20 beds)

1320 E. Blacklidge Drive Tucson, AZ 85719

Main Needs: Treat/repair termite damage, some insulation and/or EIFS, some new packaged AC, accessibility improvements, window shading, some low-flow fixtures, some electrical upgrade, water harvesting

Rough Estimate of Cost: $101,280 - $126,600

POSTER
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ARCHITECTURE
PLANNING
PRESERVATION

Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/01/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: La Paloma Family Services
Facility: Amparo de las Angeles (shared homes & casitas, 20 beds)
Property Address: 1320 E. Blacklidge Drive Tucson, AZ 85719
Current Maintenance Provider: La Frontera

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor	Some holes in walls, some issues with vandalism	Patch/repair as needed & finish to match existing	Bulletin boards or similar may help residents personalize space	
Water damage			without damaging finishes	
Broken windows and doors	Some windows missing/need replacement			
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors	Minor smell from cleaning chemical observed	Ensure areas are well ventilated during and after cleanings		
Evidence of pest infestation	Major termite damage in some door frames (doors/hinges falling off)	Investigate, replace damaged wood, & provide termite treatment to house as needed		
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, typ. (1 shared casita had only 1 small window	New AC system in ceiling or walls will free up many windows (currently with AC units)		
	Some skylights in one of the houses covered in sheets	Tubular skylights might be useful in BA, hallways, dark areas	Select skylights that reduce glare and/or heat gain	3.7
Solar Heating	Many exposed windows	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Some operable windows, a few ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared, shaded central playground, bbq/picnic, bb court in back, some open porches			
Edible Gardens/Compost	None at this location	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Good drought-tolerant landscaping, grass at playground, trees	Continue with plants that don't require watering (or limited)		1.4, 1.5, 1.8, 3.3, 4.16
			Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Currently none	Call on city to provide and empty recycling bins next to trash	Ensure bins are provided in common areas	2.12
Garbage Location	Dumpster in front	Consider large gated enclosure to secure/hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	None of the casitas or the 2 front houses are accessible	Take steps to make 1 bedroom or unit & 1 toilet/shower accessible	To meet ADA standard	2.6, 2.1, 2.15
	Bathroom spaces in casitas are very small, low ceilings			
	Common building with large kitchen, office, living room, laundry,			
	extra-care bedroom, & accessible entrance ramp			
Isolate Noxious Sources	Stove exhaust ducted to outside, typ. (verify if at all locations)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	No EF in BAs in casitas (verify if absent at all locations)	Install EFs in all toilet/shower rooms		5.6
	Storage room in one of the houses has an EF, good.		Provide shelves for chemicals/cleaning products storage	
Isolate Laundry	Shared laundry room in common building (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
	Separate laundry room in front house	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good connecting sidewalks, parking, & central playground/picnic			4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: La Paloma Family Services
Facility: Amparo de las Angeles (shared homes & casitas, 20 beds)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on masonry, typ., some stucco on wood framing			
Roof	Hip roofs, mostly shingle, some metal, no gutters & downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Unknown/not observed, likely in framed walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out as masonry exterior walls		
Windows/Doors	Double pane mtl windows w/ screens (most, but not all)	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Some original wood window frames in bad condition	Refinish or replace as needed & install proper weatherproofing		
	Solid core wood doors, some in bad condition	Refinish or replace as needed & install proper weatherproofing		
	Window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*No sprinkler or fire alarm system			
Mechanical Room	Gas FURN in interior closet (houses), WH in exterior closet (typ)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Front houses have rooftop package AC/heat,	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Some BEDs still with window AC units	Replace system with one sufficient for entire house & remove window units		
	Casitas typ have wall AC/heat unit, but still have old EVAP on roofs	Remove old EVAPs, when units need replacement, install energy-efficient		
	One unit still has EVAP cooling and no heating	Remove and replace with energy efficient AC/heating system		
Filtration	Some very dirty ceiling fan blades & EF vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some low-flow fixtures (1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Mostly incandescent bulbs, typically GFCI at lavs/sink	Install energy efficient bulbs (CFLs) at all light fixtures		
	Casita observed did not have an electrical outlet in the BA	Update electrical system w/in code compliance, install GFCI outlets as needed		
Appliances	Electric stoves (typ), refrigerators, dishwasher in community bldg	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good sidewalks	Repair to match existing if necessary		
Masonry	Existing, OK			
Metals	Existing, OK			
Wood/Wood Products/Composites	Existing, some needs repair/replacement or new painted finish			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, some caulking may need replacement	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, some additional may be needed			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate counters in common bldg	Repair/replace cabinets/countertop when necessary (hard wood)	Staff wanted more storage cabinets in the area	
	Wood & p. laminate in front bldg needs replacement			
Flooring	Tile floors throughout, good, some original vinyl flooring in front house	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, new needed in some locations	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

La Paloma Family Services
Diamondback Group Home (10 beds)

1654 N. Rosemont Blvd Tucson, AZ 85712

Main Needs: Accessibility improvements, some window shading, low-flow fixtures, water harvesting/landscaping

Rough Estimate of Cost: $24,310 - $36,465

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/01/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: La Paloma Family Services
Facility: Diamondback Group Home (5 bdrm)
Property Address: 1654 N. Rosemont Blvd Tucson, AZ 85712
Current Maintenance Provider: La Frontera

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - at least 1 window in each BED, skylights in common areas			
Solar Heating	No exterior shading except overhangs, some southern exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared bbq patio & walkways good, asphalt bb court	Develop landscaping to increase desirability/usability of shared spaces	Provide tables/chairs outside	1.2, 1.8, 4.2
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Limited drought-tolerant landscaping	Employ professional to design upgraded landscape plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	On site, side driveway	Ensure bins are provided in common areas		2.12
Garbage Location	On site, side driveway	Consider large gated enclosure to secure/hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Two toilet rooms/showers have grab bars	Take steps to make one toilet/shower fully accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	No hood above stove, EF to the side, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	Shared laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Lots of car-dedicated space (front & side driveways, parking in back)	Potential for more usable outdoor space by re-configuring parking & adding perimeter walls for privacy		4.1
	Patio & bb court	Utilize landscaping to tie amenities together		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: La Paloma Family Services
Facility: Diamondback Group Home (5 bdrm)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Painted 4" CMU with 2x4 furr-out on inside			
Roof	Shingle gable roof w/ gutters	Install downspouts	Connect to infiltration/planted areas	3.21, 4.2
Insulation	R-11 in walls (not observed)	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane mtl windows w/ screens	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Solid core wood doors - some in bad condition	Repair or replace as needed		
	Some damaged window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	* Fire sprinklered			
Mechanical Room	WH in closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	AC/heat pump on roof	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty return air vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, non low-flow fixtures	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Electric stove, refrigerators, WH, dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing, gutters need some repair/replacement/ painting			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Some caulking at counter & in bath are in bad condition	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & tile counters, some broken, missing fronts	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Ceramic tile floor throughout, good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

La Paloma Family Services
Victoria House (10 beds)

5457 E. 6th Street Tucson, AZ 85712

Main Needs: Treat/repair termite damage, insulation and/or EIFS, accessibility improvements, some double-pane windows, some window shading, some low-flow fixtures, water harvesting/landscaping

Rough Estimate of Cost: $48,280 - $ 60,350

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/01/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: La Paloma Family Services
Facility: Victoria House (4 bdrm)
Property Address: 5457 E. 6th Street Tucson, AZ 85711
Current Maintenance Provider: La Frontera

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring	Exterior exposed wiring/cabling in several locations	Investigate & encase in wire mold or conduit as needed		
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation	Termite damage in wood beams at entrance overhang	Investigate, replace damaged wood, & provide termite treatment to house as needed		
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - at least 1 window in each BED, skylights in common areas			
Solar Heating	Most windows shaded by overhangs, some E/W exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans (in common areas only)	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Back porch with nice shade structure, fans & bbq grill,			
	high back yard perimeter wall, basketball court			
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Limited landscaping, with drought tolerant plants	Continue throughout site (more in back yard)		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Dumpster at back			
Space Planning				
Flexible Plan/Accessibility	No accessible toilet rooms/showers	Take steps to make one toilet/shower accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside (verify), EF in BA (verify)	Ensure EFs are installed, cleaned regularly & working efficiently		5.6
	Gas FURN in closet	Ensure equipment is well maintained & ventilated properly		3.5
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	
	No exhaust fan	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Gravel parking in front, shaded back porch, bb court			4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: La Paloma Family Services
Facility: Victoria House (4 bdrm)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Painted masonry, wood siding at addition			
Roof	Low slope BUR, no gutters or downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/not observed	Increase insulation on roof (rigid sheet, higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out (recommended at this location)		
Windows/Doors	Double pane mtl windows w/ screens (most, but not all)	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Single pane steel sash & clerestory windows	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Solid core wood doors - some exterior ones in bad condition	Refinish or replace as needed & install proper weatherproofing		
	Window coverings (mini-blinds, some curtains) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Fire sprinklered			
Mechanical Room	FURN in interior closet, WH in interior closet	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	AC on roof - gas FURN in closet (air handler)	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Office (enclosed garage) has window AC unit	Remove when entire system is upgraded		
Filtration	Very dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, no aerators, some low-flow fixtures (1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink (verify)	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Electric stove (verify), refrigerators, WH	Service according to equipment specs	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		Replace appliances with energy efficient units as possible	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing, good			
Metals	(Some) wrapped metal fascia - good	Continue throughout, provide new painted finish		
Wood/Wood Products/Composites	Existing wood siding at additions in bad shape (weathered)	Replace with new durable exterior finish (EIFS as an option)		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & tile counters in KIT, good, BA needs some repair	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Ceramic tile floors throughout, good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, exposed painted beams & homasote deck	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
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KIT - Kitchen

STOR - Storage or Closet
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EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

New Beginnings
Bridges: Mohave (15 units)

202 E. Mohave Rd., 201 E. Navajo Rd. Tucson, AZ 85705

Main Needs: Insulation and/or EIFS, new packaged AC, accessibility improvements, window shading, low-flow fixtures, energy-efficient lighting, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $337,860 - $ 394,170

POSTER FROST MIRTO

ARCHITECTURE PLANNING PRESERVATION

Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/09/12**

BY Valerie Lane, Fix City LLC & Savannah McDonald, Poster Frost Mirto, Inc.

Agency: New Beginnings for Women & Children
Facility: Mohave - 15 Units, 1 Community Room, 1 & 2 Bedroom Units
Property Address: 202 E. Mohave Rd. Tucson, AZ 85712
Current Maintenance Provider: Owner - City of Tucson contracts Anderson Realty

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components	Brown water	Check plumbing pipes, upgrade system		
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors	Strong gas smell	Check gas stove and wall FURN, test for carbon monoxide	Blower Door Test includes Combustion Safety Report	
Evidence of pest infestation	Termite damage on several exposed exterior wood beams	Treat, repair/replace as needed		
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good, large floor-to-ceiling windows			
Solar Heating	No intentional shading for south, east, or west facing windows	Install shading devices or shade screens to S, E, & W windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows in all rooms, no ceiling fans (verify)	Install ceiling fans with light kits in LR and all BEDs		3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	No private area, common play & picnic area, large open areas	Create site plan to increase usability of private and common areas		1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	No clear landscape plan, no on-site water harvesting, old drip	Employ professional to design upgraded landscape/site plan	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	1 large dumpster in parking lot	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Prescribed 1 & 2 BED plans, no accessible units	Take extra steps to make 2 units accessible for wheelchairs		2.6, 2.1, 2.15
Isolate Noxious Sources	No outdoor STOR, WH inside unit	Floor plans to be reconfigured to include STOR for new FURN & WH	Equipment should be outside of living space if possible	3.5
Isolate Laundry	Laundromat on site, separate structure	Clean and finish interior of laundry room, ventilate properly		5.6
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Mail boxes, play area, picnic, parking, large unused open space	Utilize new landscape plan to tie existing amenities together		4.1
Visual/Acoustic Privacy	OK - large floor to ceiling windows and French doors	Install removable visual / shade screens to exterior of windows		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: New Beginnings for Women & Children
Facility: Mohave - 15 Units, 1 Community Room, 1 & 2 Bedroom Units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade and frame for 2nd floor	Ensure fire rated assemblies		
Exterior Walls	Some cmu block, some exterior cracks, stucco on framing	Investigate and repair/reseal as needed		
Roof	Parapet with downspouts to sidewalk, no known problems	Connect downspouts to infiltration/planted areas		3.21, 4.2
Insulation	None	Install hard foam insulation and stucco to building exterior (EIFS)		2.8, 3.17, 3.18
Windows/Doors	Existing double pane glass windows and solid core metal doors	Replace windows with tempered & energy efficient glass		3.2
Building Systems	*Fire sprinkled			
Mechanical Room	Indoor WH STOR, wall FURN	Reconfigure floor plans to accommodate updated mechanical		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Existing EVAP and gas wall FURN (AC at back community bldg)	Replace system with rooftop package AC unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents/ducts, no filters associated with existing equipment,	Clean vents/ducts, replace equipment & install/replace filters		5.5
Plumbing	No evidence of leaking, no low-flow fixtures	Install low-flow fixtures, at least sink aerators and shower head		4.9, 4.10, 4.11, 4.14
Electrical	No energy efficient bulbs, outdated electrical system	Provide energy efficient bulbs (CFLs) at all light fixtures		
		Remove and replace electrical system w/in code compliance		
Appliances	Gas Stove, WH, and FURN all nearing end of intended use	Replace all outdated equipment with energy efficient units	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
			To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing - concrete block walls with no insulation			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	None	Insulate building exterior and between floors		
Barriers	Existing			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, needs some repair	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, needs additional			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Painted wood & plastic laminate nearing end of intended use	Replace deteriorating cabinets with hard wood cabinets		
Flooring	Vinyl composition tile (some carpet in back bldg)	Repair to match existing where necessary		
Interior Walls/Ceilings	Drywall on frame, some painted acoustic ceilings	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	No fresh paint	Use low- or no-VOC paints, stains, sealers, and all other finishes		

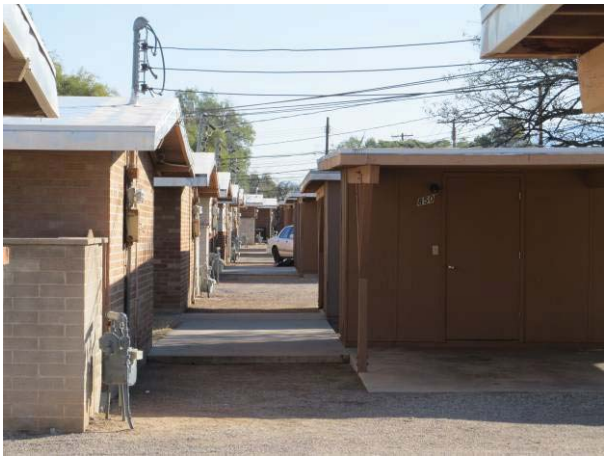
LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

New Beginnings
Bridges: Holaway (4 units)

832, 834, 840, 842 E. Holaway Rd. Tucson, AZ 85719



Main Needs: Insulation and/or EIFS, new packaged AC, accessibility improvements, double-pane windows, some window shading, low-flow fixtures, energy-efficient lighting, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $94,860 - $ 110,670

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/09/12**

BY Valerie Lane, Fix City LLC & Savannah McDonald, Poster Frost Mirto, Inc.

Agency: New Beginnings for Women & Children
Facility: Bridges: Holaway - (4) 2-bedroom units
Property Address: 832 , 834, 840, 842 E. Holaway Tucson, AZ 85719
Current Maintenance Provider: Owner - City of Tucson contracts Anderson Realty

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S Issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - Large window in LR and KIT and 1 window in each BED			
Solar Heating	Roof overhangs, check if shaded in summer	Install shading devices or screens to any exposed E & W windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows in all rooms, no ceiling fans	Install ceiling fans with light kits in LR, KIT and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	1 private patio/unit, unused common areas, carports w/ STOR	Create site plan to increase usability of private & common areas		1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	No clear landscape plan, no on-site water harvesting	Employ professional to design upgraded landscape/site plan	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	City bins on street	Program appropriate area for storage of bins		
Space Planning				
Flexible Plan/Accessibility	Prescribed 2 BED plans, no accessible unit	Take extra steps to make 1 unit accessible for wheelchairs		2.6, 2.1, 2.15
Isolate Noxious Sources	Outdoor STOR near parking, WH and FURN inside unit	Ensure equipment is well maintained & ventilated properly	Blower Door Test will indicate problems	3.5
	Stove EF not ducted to outside	Install & repair exhaust fans as needed		5.6
Isolate Laundry	W/D hookups outside	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	No programmed outdoor space, covered parking	Create outdoor amenities (garden, bbq/picnic patio) and use		4.1
Visual/Acoustic Privacy	No known problems	landscaping to tie them together		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: New Beginnings for Women & Children
Facility: Bridges: Holaway - (4) 2-bedroom units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door Test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Masonry, furred in on interior			
Roof	No known problems, no gutters/downspouts	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Existing, likely very minimal	Increase insulation in roof (higher R-value)		
		Apply hard foam insulation and stucco to exterior of building (EIFS)		2.8, 3.17, 3.18
Windows/Doors	Existing single pane, metal frame windows & solid core doors	Install new energy rated double pane windows with low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Not fire sprinkled			
Mechanical Room	Gas FURN & WH inside unit	Ensure closet is airtight and that it is ventilated properly		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Existing EVAP on roof and gas FURN inside unit	Remove and replace with up-to-date energy rated equipment	High efficiency EVAP or packaged AC with high SEER	2.11, 3.22 or 3.23
Filtration	No evidence of filters in return grills	Install filters and change every 30-90 days, update equipment		5.5
Plumbing	Existing - Outdated, no water-saving fixtures	Install low-flow fixtures, at least sink aerators and shower head		4.9, 4.10, 4.11, 4.14
Electrical	Existing - Outdated, no ceiling fixtures, no GFCI	Remove and replace electrical system w/in code compliance		
		Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Electric stove, gas WH	Service according to equipment specs, anytime unit fails (esp. stove)	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		and is replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Existing			
Barriers	Existing			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, needs some repair	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing, needs additional			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Old painted plywood built-ins, tile countertop	Sturdy cabinets, repair hinges or handles where necessary, re-grout counter		
Flooring	Vinyl composition tile	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	No fresh paint, multiple layers of old paint	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

New Beginnings
La Promesa Apartments (23 units)

2485 N. Alvernon Way Tucson, AZ 85712

Main Needs: Accessibility improvements, window shading, low-flow fixtures, energy-efficient lighting, water harvesting

Rough Estimate of Cost: $ 149,960 - $ 224,940

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/09/12**

BY Valerie Lane, Fix City LLC & Savannah McDonald, Poster Frost Mirto, Inc.

Agency: New Beginnings for Women & Children
Facility: La Promesa Apts. - 23 Units, 1 Community Room, 2 & 3 Bedroom Units
Property Address: 2485 N. Alvernon Way Tucson, AZ 85712
Current Maintenance Provider: Owner - New Beginnings

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S Issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - Sliding glass door in LR and 1 window in each BED			
Solar Heating	No exterior shading/overhangs on south facing windows	Install shading devices or shade screens to S, E, & W windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows in all rooms, ceiling fan in master BED	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/ site flooding problems currently being addressed	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	1 sm. balcony/unit, common play area, picnic and BBQ areas	Use landscaping to increase desirability of BBQ areas		1.2, 1.8, 4.2, 4.16
		Tie in private patios with sidewalks where possible		1.6
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	No clear landscape plan, no on-site water harvesting, old drip	Employ professional to design upgraded landscape/site plan	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	None	Call on city to provide and empty recycling bins next to trash		2.12
Garbage Location	2 large dumpsters in parking lot	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	Prescribed 2 & 3 BED plans, 2 units w/ grab bars & strobe lights	Take extra steps to make 2 units accessible for wheelchairs		2.6, 2.1, 2.15
Isolate Noxious Sources	No outdoor STOR, WH outside of unit, stove exhaust not ducted	Install shelves to WH STOR and allow tenant access for STOR	Install EF in KIT & BA	3.5, 5.6
Isolate Laundry	W/D in closet off of KIT	Ensure existing EF is operating efficiently & cleaned regularly		
Whole-site Programming	Mail boxes, play area, BBQ, picnic, basketball, patios, parking	Utilize new landscape plan to tie existing amenities together		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: New Beginnings for Women & Children
Facility: La Promesa Apts. - 23 Units, 1 Community Room, 2 & 3 Bedroom Units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco, recently re-painted			
Roof	No known problems, existing gutters & downspouts	Connect to infiltration/planted areas	Might need replacement within the next few years - verify	3.21, 4.2
Insulation	Existing	Infrared Imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Existing double pane glass windows & solid core metal doors	Note if windows have energy efficient glass (low-e)		3.2
Building Systems	*Fire sprinkled			
Mechanical Room	Outdoor WH STOR, no tenant access			5.2
Heating/Cooling/Ventilation	Existing central air package unit on roof (9-10 SEER)	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Filter changed every 90 days, exhaust fans serviced bet. tenants	During 90 day inspection, ensure local exhaust fans are operational		5.5
Plumbing	No evidence of leaking, no low-flow fixtures	Install low-flow fixtures, at least sink aerators and shower head		4.9, 4.10, 4.11, 4.14
Electrical	No energy efficient bulbs, Existing 200 amp panel	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Existing gas stove, WH, dryer, and dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Existing			
Barriers	Existing			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Laminate, nearing end of intended use	Replace deteriorating cabinets with hard wood cabinets		
Flooring	Vinyl, carpet	Replace all flooring with tile or other non-toxic floor covering		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Fresh paint on walls	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Old Pueblo
Bell Seneca (12 beds)

2109 N. Bell Ave. & 4621 E. Seneca St. Tucson, AZ 85712

Main Needs: Accessibility improvements, double-pane windows, some window shading, water harvesting/landscaping

Rough Estimate of Cost: $ 25,000 - $ 37,500

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/07/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Old Pueblo Community Services
Facility: Bell Seneca (2 group homes, 7 bdrms)
Property Address: 2109 N. Bell Ave/4621 E. Seneca St. Tucson, AZ 85712
Current Maintenance Provider: Old Pueblo (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA & KIT		3.7
Solar Heating	Some windows shaded by overhangs, some exposed	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans in all rooms, good			
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shaded porches, open empty yards, bbq grill,	Develop landscaping to increase desirability/usability of shared spaces	Provide picnic tables outside	1.2, 1.8, 4.2
	back yard perimeter wall/fence			
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Some native trees, some landscaping in front yard	Employ professional to design upgraded landscape plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Stored in yard, pulled out to street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Stored in yard, pulled out to street			
Space Planning				
Flexible Plan/Accessibility	No accessible toilet rooms/showers	Take steps to make one toilet/shower completely accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside (both houses), EF in BA	Ensure EFs are installed, cleaned regularly & working efficiently		5.6
	Gas WH in closet	Ensure equipment is well maintained & ventilated properly		3.5
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	
	No exhaust fan, enclosed porch (off KIT in 2nd house)	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Gravel parking in front, shaded porches, empty clean gravel yards	Utilize landscaping to tie amenities together		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Old Pueblo Community Services
Facility: Bell Seneca (2 group homes, 7 bdrms)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on masonry			
Roof	Gable roof with shingles, no gutters or downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Not observed, recently added blown-in at attic	Infrared imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Single pane windows w/ screens	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Some window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Not fire sprinklered, fire detection & alarm system in place			
Mechanical Room	N/A			
Heating/Cooling/Ventilation	Rooftop packaged AC (gas FURN)	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed, maintenance regularly replaces filters	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	Some aerators, some low-flow fixtures (1.6 gal toilet)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	All energy efficient bulbs, GFCIs at lavs/sink	Ensure CFLs are installed at all light fixtures		
Appliances	Gas stove (electric stove at 2nd house), refrigerators,	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	dishwashers, gas WHs	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good floors & porch slab	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing, some weathered roof eaves may need new paint finish	Ensure metal drip edge is working properly		
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK, need some minor grout cleaning/sealing at tile	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT (solid surface at 2nd house), good	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Ceramic tile floors (concrete floors at 2nd house), good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile surround at shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Old Pueblo
Sparkman (11 beds)

2443, 2437, 2439 N. Sparkman Blvd Tucson, AZ 85716

Main Needs: New packaged AC, accessibility improvements, double-pane windows, some window shading, low-flow fixtures, electrical upgrade, some site development, water harvesting/ landscaping, site planning & development

Rough Estimate of Cost: $ 75,425 - $ 90,510

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/07/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Old Pueblo Community Services
Facility: Sparkman (3) 2-bdrm group homes
Property Address: 2443, 2437, 2439 N. Sparkman Blvd. Tucson, AZ 85716
Current Maintenance Provider: Old Pueblo (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED	Tubular skylights might be useful in BA & KIT		3.7
Solar Heating	Most windows shaded by overhangs, some southern exposure	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans in some rooms	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines	Good opportunity at outdoor laundry & adjacent grass yard	4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shaded porches, workout equipment, picnic area, walkways	Develop landscaping to increase desirability/usability of shared spaces		1.2, 1.8, 4.2
Edible Gardens/Compost	None	Program appropriate area for shared garden plots		
Indigenous/Drought Tolerant Plants	Some landscaping, grass & gravel yards	Continue throughout site (more in back yard)		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Stored along side of front yard, picked up at street	Provide areas for recycling with bins inside the buildings		2.12
Garbage Location	Stored along side of front yard, picked up at street	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No accessible toilet rooms/showers	Take steps to make one toilet/shower completely accessible	To meet ADA standard	2.6, 2.1, 2.15
	Middle office was once carport			
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA (verify if at all)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas FURN in closet	Ensure equipment is well maintained & ventilated properly		3.5
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly	Provide shelves for chemicals/cleaning products storage	
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Gravel parking in front, shaded porch, picnic, workout	Utilize landscaping to tie amenities together		4.1
	Maintenance bldg with office & driveway/parking in back	Ensure all areas of the site have connecting accessible walkways		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Old Pueblo Community Services
Facility: Sparkman (3) 2-bdrm group homes

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Some exposed masonry units, stucco on masonry at north house			
Roof	Gable roof with shingles (4 yrs old), no gutters or downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/not observed	Increase insulation on roof (rigid sheet) where exposed ceilings	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Increase insulation in roof (higher R-value)		
		Consider hard foam insulation & stucco to building exterior (EIFS)		
		or interior furr-out		
Windows/Doors	Single pane windows w/ screens (alum & painted steel sash)	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
	Some window coverings (mini-blinds) need replacement	Consider commercial-grade heavy-duty vertical blinds		
Building Systems	*Not fire sprinklered, fire detection & alarm system in place (verify)			
Mechanical Room	FURN & WH in interior closets	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP cooling on roof at all units			
	Gas FURN in closets (1 fairly new, 1 in need of replacement)	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Maintenance offices on site have thru-wall AC units, no heat	Replace with energy efficient units with heat		
Filtration	No issues observed, maintenance regularly replaces filters	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, no aerators, not low-flow fixtures	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Electrical all updated except original house	Update electrical system w/in code compliance where needed		
Appliances	Electric stoves, refrigerators, WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	no dishwasher	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, OK	Repair to match existing if necessary		
Masonry	Existing, good			
Metals	Existing			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, OK	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate counters in KIT, some painted			
	Some counters/cabinets nearing end of intended use	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Original wood floors, VCT in KIT, ceramic tile floor	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, painted masonry, ceramic wall tile in BA	Repair damage when necessary, finish to match existing		
	Some exposed beams & painted homasote deck	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Open Inn
TALP (8 beds, 4 units)

Tucson, AZ

Main Needs: New packaged AC, accessibility improvements, double-pane windows, some window shading, low-flow fixtures, electrical upgrade, water harvesting/landscaping

Rough Estimate of Cost: $ 86,400 - $ 108,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/25/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Open Inn
Facility: TALP (Transitional) - 4 units (8 beds)
Property Address: (Confidential)
Current Maintenance Provider: Open Inn

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - 1 window in each BED, skylight in BA			
Solar Heating	No exterior shading, some overhangs	Install shading devices or shade screens to exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows in all rooms, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Private back porch for each unit, shared central space but no	Develop site plan & use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
	designated paved/shaded picnic/bbq	private & common areas		
Edible Gardens/Compost	Space designated, not in use	Develop area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Landscaping areas & some drought-tolerant, some not	Maintain & continue as needed, provide plants with limited watering	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	Existing drip irrigation	Ensure irrigation system is working efficiently		4.17, 4.18
Recycling Storage	Bin in front (street)	Ensure bins are provided in common areas		2.12
Garbage Location	Bin in front (street)	Install large gated enclosure to secure/hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No ADA accessible units	Take extra steps to make 1 unit & site accessible for wheelchairs	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Gas WH outside of unit, stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	W/D in closet off of each unit	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, gravel parking (covered) in front	Utilize landscaping to tie amenities together (garden, bbq/picnic patio, etc.)		4.1
Visual/Acoustic Privacy	No known problems	Provide durable operable blinds at all windows		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Open Inn
Facility: TALP (Transitional) - 4 units (8 beds)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco			
Roof	Replaced within last 7 yrs, no gutters & downspouts	Install a gutter & downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Unknown/not observed	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single pane windows w/ some blinds & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Not fire sprinkled, carbon monoxide detectors	Consider installation of at least a central fire alarm system		
Mechanical Room	Outdoor gas WH STOR	Ensure equipment is well maintained & ventilated properly	Use exterior STOR for any chemicals/cleaning products	5.2
Heating/Cooling/Ventilation	EVAP & gas FURN on roof	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No known issues, some low-flow fixtures (aerators)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, no GFCI	Provide energy efficient bulbs (CFLs) at all light fixtures		
		Update electrical system w/in code compliance		
Appliances	Existing electric stove, W/D, refrigerator, no dishwasher,	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, caulking in BA to be cleaned/replaced	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Laminate & wood in KIT, solid surface in BA, good condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT, good condition	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, tile in shower OK	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
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KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Our Family Services
Common Unity – Apartments (20 units)

3552 N. Stone Avenue Tucson, AZ 85705

Main Needs: Accessibility improvements, double-pane windows, some window shading, low-flow fixtures, energy-efficient lighting, water harvesting/landscaping

Rough Estimate of Cost: $ 317,475 - $ 380,970

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Our Family Services
Facility: Common Unity Apartments - 20 units
Property Address: 3552 N. Stone Avenue Tucson, AZ 85705
Current Maintenance Provider: Owner - City of Tucson

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold				
Exposed wiring	Cabling (in office)			
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors	Several exterior doors are water damaged at bottom	Repair/replace doors as necessary		
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors	Sewer smell in offices (dry p-trap in shower)	Regularly pour water down drain to keep trap full		
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED			
Solar Heating	Some shading/overhangs on south, some exposed	Install shading devices or shade screens to all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/ some drainage issues where sloped roofs have no gutter	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines from laundry room		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Common playground/picnic/BBQ areas	Use landscaping to increase desirability of picnic areas		1.2, 1.8, 4.2, 4.16
	Small balcony (2nd floor) or screened-in patio per unit	Consider more open/attractive screening at lower patios	Patios to be secure yet pleasant/usable private spaces	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	None	Call on city to provide and empty recycling bins next to trash	Ensure bins are provided in common areas	2.12
Garbage Location	Dumpster in back of parking lot	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No ADA accessible units	Make 2 units wheelchair accessible (ADA standard)		2.6, 2.1, 2.15
Isolate Noxious Sources	No exhaust fan in KIT, BAs have EFs	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Separate W/D room, not water-efficient appliances	Ensure existing vents and EF are operating efficiently	Use area for any chemicals/cleaning products if well vented	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Playground, covered picnic areas/BBQs,	Utilize landscaping to tie existing amenities together		4.1
	Large secured parking lot right next to apartments	Add landscaping/shade trees to parking lot		
Visual/Acoustic Privacy	No known problems, good			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Our Family Services
Facility: Common Unity Apartments - 20 units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on wood framing, parapet walls			
Roof	No known problems, existing scuppers/downspouts	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Unknown/not observed, likely some in walls	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single pane glass aluminum windows & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Not fire sprinkled	Consider installation of a fire sprinkler system		
Mechanical Room	WH in unit	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Each unit with AC/ (electric) heat pumps on roofs	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No evidence of leaking, no low-flow fixtures	Install low-flow fixtures, at least sink aerators and shower head		4.9, 4.10, 4.11, 4.14
Electrical	Some GFCI, none in kitchen	Update electrical system w/in code compliance		
	Most fixtures with incandescent bulbs	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Each unit with electric stove, small WH, refrigerator, no dishwasher	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, sidewalks in good condition	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, may need re-caulking at older p.lam countertops in BAs	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood/laminate, nearing end of intended use, some damaged fronts	Replace deteriorating cabinets with hard wood cabinets		
Flooring	New VCT during tenant switch, carpet still in some, linoleum in BA & KIT	Continue with VCT replacement, repair damage when necessary		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Our Family Services
The Hearth (6 units)

219-237 W. King Road Tucson, AZ 85705

Main Needs: (Some units) insulation and/or EIFS, new packaged AC, accessibility improvements, double-pane windows, some window shading, low-flow fixtures, energy-efficient lighting, electrical upgrade, water harvesting/landscaping, site planning & development

Rough Estimate of Cost: $ 169, 350 - $ 197,610

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Our Family Services
Facility: The Hearth - 6 units
Property Address: 219 W. King Road Tucson, AZ 85705
Current Maintenance Provider: Owner - Hearth Foundation

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components	Leaky exterior hose bibb/water pipe observed	Investigate & repair/replace as necessary		
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED & KIT	Tubular skylights allow daylight without affecting privacy	May be useful in BAs with no window	3.7
Solar Heating	Slight overhangs, miniblinds, no southern exposure	Install shading devices or shade screens as needed to E & W windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	No shared playground/picnic/BBQ areas, minimal shade	Develop site plan and use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
	Private chain-link fence ft yard (type 1) or low-walled bk yard (type 2)	private and common areas		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Sparse trees, very limited landscaping	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bins in front (street)	Ensure bins are provided in common areas		2.12
Garbage Location	Dumpsters in front (street)	Install large gated enclosure to hide garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	No ADA accessible units	Make 1 unit & site walkways wheelchair accessible (ADA standard)		2.6, 2.1, 2.15
Isolate Noxious Sources	EFs in KIT not vented to outside, some w/o EF or hood above stove	Ensure all kitchens & bathrooms have working EFs		5.6
	Some BAs have EFs, bldg type 2 does not	Provide some outdoor STOR for residents	Use area for any chemicals/cleaning products if well vented	3.5
Isolate Laundry	Washer in some units	Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Informal gravel parking in front, no sidewalks, private yards, center	Utilize landscaping to tie amenities together (garden, play area, center patio)		4.1
	open space not used, all DG	Organize parking, add sidewalks and landscaping		
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Our Family Services
Facility: The Hearth - 6 units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Bldg type 1: stucco on wood framing			
	Bldg type2: exposed brick masonry			
Roof	No known problems, no gutters/downspouts	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Unknown/not observed	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
	No wall insulation at bldg type 2, some unsealed pipe penetrations	Consider hard foam insulation & stucco to building exterior (EIFS)		
		Install sealant at all exterior wall openings		
Windows/Doors	Type 1 units: Double-glazed alum. windows, solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed		3.2
	Type 2 units: Single-pane stl sash windows, solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Not fire sprinkled			
Mechanical Room	Gas FURN in some units	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Type 1 units: Electric air handler, condensing unit on roof	Anytime unit fails and is replaced, install energy efficient unit	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
	Type 2 units: EVAP on side wall, gas FURN	Replace system with energy efficient AC		
Filtration	Dirty vents observed throughout	Clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
Plumbing	No evidence of leaking, no low-flow fixtures, laundry sink in bldg type 2	Install low-flow fixtures, at least sink aerators and shower head		4.9, 4.10, 4.11, 4.14
Electrical	Some GFCI, not at all sinks/lavs, some damaged covers	Update electrical system w/in code compliance where necessary		
	Most fixtures with incandescent bulbs	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Type 1 units: elec. stove, refrigerator, no dishwasher, elec. WH inside	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	Type 2 units: gas stove, refrigerator, washer, gas WH outside	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, no sidewalks, some cracking at steps	Repair to match existing if necessary		
Masonry	Existing, OK			
Metals	Existing, OK			
Wood/Wood Products/Composites	Existing, OK			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, need re-caulking in BAs	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Laminate cabinets, solid surface in BA, OK condition	Repair/replace cabinets/countertop when necessary (hard wood)		
	Painted wood & p.lam counters, lots of built-ins, OK condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Type 1: VCT, some cracks; Type 2: C. tile, good condition	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, some interior masonry walls (bldg type 2)	Repair damage when necessary, finish to match existing		
	Some painted acoustic ceiling	Properly remove acoustic "popcorn" ceiling, new painted finish	Ceiling finish traps dirt & is hard to keep clean (affects IAQ)	
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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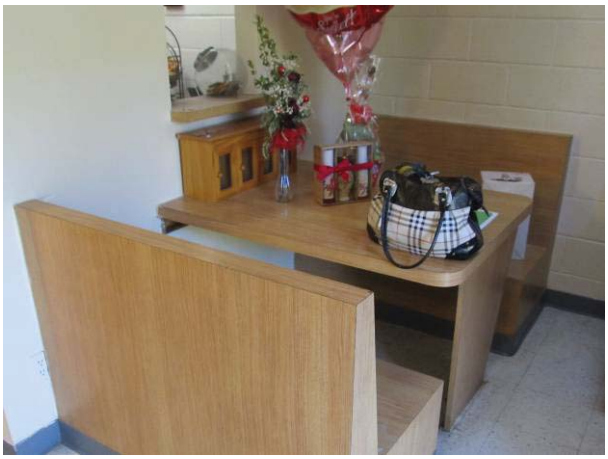
STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Catholic Community Services
Pio Decimo Center – Short Term (12 units)

848 S. 7th Avenue Tucson, AZ 85701



Main Needs: Some plumbing & site grading work, insulation and/or EIFS, new packaged AC, accessibility improvements, low-flow fixtures, energy-efficient lighting, electrical upgrade, water harvesting/landscaping

Rough Estimate of Cost: $ 206,775 - $ 248,130

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Catholic Community Services
Facility: Pio Decimo Center - Short Term (12 units)
Property Address: 848 S. 7th Avenue Tucson, AZ 85701
Current Maintenance Provider: Catholic Community Services

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - 1 window in each BED, skylights throughout			
Solar Heating	Windows shaded by porch configuration & overhangs			
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Next to Pio Decimo Center, no designated shared picnic/bbq/etc.	Develop site plan and use landscaping to increase desirability of	Recommend leveling center courtyard w/ retaining wall to create	1.2, 1.6, 1.8, 4.2, 4.16
	Each unit w/ shaded front porch & private back patio (door off BED)	private and common areas	covered picnic patio & garden, also deal with grading/drainage	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Limited landscaping with some bushes, mesquite trees, rip-rap	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	None/residents use recycling at the nearby center	Call on city to provide and empty recycling bin next to trash	Ensure bins are provided in common areas	2.12
Garbage Location	Dumpster enclosure off parking lot (Rubio Ave)			
Space Planning				
Flexible Plan/Accessibility	No accessible units	Take extra steps to make 1 unit completely wheelchair accessible	To meet ADA standard	2.6, 2.1, 2.15
	Some doors between unit provide flexibility in bedroom use			
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in exterior closet		Provide shelves for chemicals/cleaning products storage	
Isolate Laundry	Shared laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks & parking; security wall, open space	Utilize landscaping to tie amenities together (garden, picnic patio)		4.1
Visual/Acoustic Privacy	No known problems, masonry wall between units			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Catholic Community Services
Facility: Pio Decimo Center - Short Term (12 units)

GREEN/HEALTH STRATEGIES		EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope			Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
	Foundation	Concrete slab on grade			
	Exterior Walls	Framed with stucco & painted cmu masonry parapet			
	Roof	Built-up-roof drains to porch overhangs, no gutters/downspouts	Install gutter/downspout system	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
	Insulation	R-11 in framed walls (not observed); none at cmu	Increase insulation in roof (higher R-value) if needed	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
			Consider hard foam insulation & stucco to building exterior (EIFS)		
	Windows/Doors	Double pane mtl windows w/ screens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems		*Not fire sprinklered, smoke detectors	Consider installation of at least a central fire alarm system		
	Mechanical Room	Gas FURN in interior closet, gas WH in exterior closet	Ensure equipment is well maintained & ventilated properly		5.2
	Heating/Cooling/Ventilation	EVAP & gas FURN	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Filtration	No issues observed	Continue to clean vents/ducts & regularly	Change filters every 30-90 days (with new AC system)	5.5
	Plumbing	Some leaking issues, not low-flow fixtures (older)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
	Electrical	No energy efficient bulbs	Provide energy efficient bulbs (CFLs) at all light fixtures		
		No GFCI at KIT sink	Update electrical system w/in code compliance		
	Appliances	Gas stove, refrigerator, gas WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
			replaced, install energy efficient unit	To be Energy Star rated	
General Materials					2.6, 2.7, 2.10, 2.14
	Concrete	Existing, good sidewalks			
		Concrete foundation exposed	Work on site plan (landscaping, retaining walls) to stabilize grading		
	Masonry	Existing, good	Repair to match existing if necessary		
	Metals	Door frames good; drip edges need repair/replacement			
	Wood/Wood Products/Composites	Existing, fascia needs repair/repainting or cover with metal			
	Insulation	Not observed			
	Barriers	Not observed			
The Glue					2.6, 2.7, 2.10, 2.14
	Adhesives/Caulking	Existing, good	Notice if material is brittle or cracking, re-install if necessary		
	Gaskets/Weather-stripping	Existing			
Finishes					2.6, 2.7, 2.10, 2.14
	Cabinets/Countertops	Wood & plastic laminate in KIT & BA, good; built in table/benches	Repair/replace cabinets/countertop when necessary (hard wood)		
	Flooring	VCT, rubber base, sheet vinyl in BA, OK condition	Repair damage when necessary, finish to match existing	Some low-VOC or non-toxic carpet is available, but expensive	
	Interior Walls/Ceilings	Drywall on frame, painted masonry, wall tile & prefab surround at showe	Repair damage when necessary, finish to match existing		
	Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Catholic Community Services
Byas – Pio Decimo – Long Term (8 units)

1104&1116 8th Ave., 1105&1115 Meyer Ave. Tucson, AZ

Main Needs: New packaged AC, some window shading, water harvesting/landscaping, ceiling fans

Rough Estimate of Cost: $ 78,560 - $ 117,840

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Catholic Community Services
Facility: Byas - Pio Decimo Long Term (8 units)
Property Address: 1104&1116 8th Ave, 1105&1115 Meyer Ave Tucson, AZ 85701
Current Maintenance Provider: Catholic Community Services

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	Some previous damage caused by leaking down-draft EVAP			
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation	Termites in some homes (evidence in ceilings)	Investigate & continue to treat and repair damage		
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, LR, some KITs	Tubular skylights might be useful in BA, hallways		3.7
Solar Heating	Some exterior shading on south, not all windows	Install shading devices or shade screens at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows w/ screens & some ceiling fans (in LR)	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Center common grass area not used	Develop site plan and use landscaping to increase desirability of	Recommend adding more plants, shade, & amenities such as	1.2, 1.6, 1.8, 4.2, 4.16
	Each unit w/ shaded front porch & private back & side yards/patios	private and common areas, add shading to private patios	shared covered picnic/bbq, playground, bb court, garden, etc.	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Landscaping with some drought tolerant plants & trees	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	Shared center grass yard	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin in front (street)			
Garbage Location	Bin in front (street)			
Space Planning				
Flexible Plan/Accessibility	2 units area ADA accessible			
Isolate Noxious Sources	Stove exhaust ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	Interior W/D closet in 2-bdrm units (with EF), exterior in 3-bdrm units	Ensure equipment is well maintained & ventilated properly	Provide exterior STOR for any chemicals/cleaning products	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, open common center space	Enhance landscaping to tie amenities together (garden, shared picnic)		4.1
	Each unit with driveway, side & back private yards/patios			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Catholic Community Services
Facility: Byas - Pio Decimo Long Term (8 units)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Concrete masonry unit with stud furr-out (interior) & stucco finish			
	Some minor cracks observed	Investigate & repair as needed		
Roof	Shingles, no known issues, varies, no gutters & downspouts	Install gutter/downspout system	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
Insulation	In walls, not observed	Infrared imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Double-pane metal-framed windows with blinds	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
	Some windows/screens are in bad condition	Repair and/or replaced damaged window conponents as needed		
	Metal frames, hollow metal & solid core wood doors			
	Some water/weather damage at exterior doors & hardware	Repair and/or replaced doors & hardware as needed		
Building Systems	*Not fire sprinklered, smoke detectors	Consider installation of at least a central fire alarm system		
Mechanical Room	Gas FURN & WH (interior in 2-bdrm units, exterior in 3-bdrm units)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	EVAP cooling & gas FURN	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed	Continue to clean vents/ducts & regularly	Change filters every 30-90 days (with new AC system)	5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Mostly energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
Appliances	Gas stove, refrigerator, gas WH, W/D	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, caulking needs repair/replacement in shower & lavatory	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT & BA, some signs of wear, but OK	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Colored concrete, tile in BA good	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, wall tile in BA	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Catholic Community Services
Merilac Lodge (5 beds)

5138 E 2nd Street Tucson, AZ 85711

Main Needs: Insulation and/or EIFS, accessibility improvements, some double-pane windows, low-flow fixtures, water harvesting/landscaping

Rough Estimate of Cost: $41,780 - $ 52,225

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/28/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Catholic Community Services
Facility: Merilac Lodge (5 beds)
Property Address: 5138 E 2nd Street Tucson, AZ 85701
Current Maintenance Provider: Catholic Community Services

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold	Mold at north elevation garage infill	Clean & seal masonry & concrete stem wall		
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor	Settling cracks at garage infill	Investigate and repair as appropriate		
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - at least 1 window in each BED, french doors in dining area	Tubular skylights might be useful in BAs, hallways		3.7
Solar Heating	Most windows shaded by overhangs or exterior shades	Install shading devices or shade screens at any exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Front porch with swing, nice shaded back patio/paved picnic/bbq,	Develop landscaping to increase desirability of back patio	Making common spaces more private can encourage more	1.2, 1.8, 4.2, 4.16
	but chain-link back yard perimeter fence open to alley	as well as consider tall solid perimeter wall/fence to enclose yard	use by residents	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots	Good opportunity in back yard	
Indigenous/Drought Tolerant Plants	Some landscaping with drought tolerant plants, good shade trees,	Continue landscaping throughout site (more in side & back yard)		1.4, 1.5, 1.8, 3.3, 4.16
	several empty spaces with potential	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins in the common spaces		2.12
Garbage Location	Shared bins in back alley			
Space Planning				
Flexible Plan/Accessibility	No wheelchair accessible toilet rooms/showers	Take steps to make one BED & toilet/shower accessible (roll-in)	To meet ADA standard	2.6, 2.1, 2.15
	Steps down into some rooms			
	Note: Owner prefers additional tub to roll-in shower	Recommend all bathrooms to have tubs except (1) accessible shower		
Isolate Noxious Sources	Stove exhaust ducted to outside,			
	EFs in BAs (verify) and in "freezer room"	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
Isolate Laundry	Shared separate laundry room (not efficient machines)	Ensure equipment is well maintained & ventilated properly		3.5
	Countertop & shelves as well as outdoor clothesline, good			
Whole-site Programming	Gravel parking in front, shaded front porch & back patio, some	Utilize landscaping to tie amenities together (garden, patio, etc.)		4.1
	open spaces			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Catholic Community Services
Facility: Merilac Lodge (5 beds)

GREEN/HEALTH STRATEGIES		EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope			Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
	Foundation	Concrete slab on grade			
	Exterior Walls	Exposed brick masonry			
	Roof	Low slope BUR, some gutters or downspouts	Repair as needed, install complete gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
	Insulation	None/not observed	Increase insulation on roof (rigid sheet, higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
			Consider hard foam insulation & stucco to building exterior (EIFS) or interior furr-out		
	Windows/Doors	Double pane mtl windows (new, emergency exit heights)	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
		Some remaining single pane aluminum windows	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
		Solid core wood doors - no issues observed	Refinish or replace as needed & install proper weatherproofing		
		Window coverings (blinds, some curtains)	Consider commercial-grade heavy-duty vertical blinds		
Building Systems		*Fire sprinklered and fire detection & alarm system			
	Mechanical Room	Gas WH in interior closet	Ensure equipment is well maintained & ventilated properly		5.2
	Heating/Cooling/Ventilation	(2) packaged AC units on roof & exterior ductwork	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
		Thru-wall AC unit in office (enclosed garage)	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Filtration	No issues observed	Continue to clean vents/ducts & regularly replace filters	Change filters every 30-90 days	5.5
	Plumbing	No known issues, no aerators or low-flow fixtures (verify)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
		Gas WH in original house too far from KIT addition	Booster or instant HW needed at sink		
	Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Appliances	Electric stove, refrigerators, dishwasher, gas WHs	Service according to equipment specs	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		(3) additional freezers in separate room (leaking and/or not	Replace appliances with energy efficient units as possible	To be Energy Star rated	
		energy-efficient)			
General Materials					2.6, 2.7, 2.10, 2.14
	Concrete	Existing, good	Repair to match existing if necessary		
	Masonry	Existing, OK, some crack repair & mold remediation needed			
	Metals	Existing, OK			
	Wood/Wood Products/Composites	Wood jambs at original windows need to be removed			
		Wood at shade structure needs new painted finish			
	Insulation	Not observed			
	Barriers	Not observed			
The Glue					2.6, 2.7, 2.10, 2.14
	Adhesives/Caulking	Existing, caulking at old windows bad, needs replacement	Notice if material is brittle or cracking, re-install if necessary		
		Caulking at plumbing fixtures & grout needs cleaning/repair/sealing			
	Gaskets/Weather-stripping	Existing			
Finishes					2.6, 2.7, 2.10, 2.14
	Cabinets/Countertops	Wood cabinets & plastic laminate counters in KIT, good, minor wear	Repair/replace cabinets/countertop when necessary (hard wood)		
	Flooring	Linoleum & VCT throughout	Repair damage when necessary, finish to match existing		
			Replace with commercial-grade tile or VCT when necessary	Recommend tile in Bathrooms	
	Interior Walls/Ceilings	Drywall on frame, painted masonry, some exposed wood beams	Repair damage when necessary, finish to match existing		
	Paints/Sealers/Coatings	Existing, recent (likely not low-VOC)	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Catholic Community Services
Casa de Crianza (4 beds)

2210 E Copper Street Tucson, AZ 85719

Main Needs: Insulation and/or EIFS, new packaged AC, accessibility improvements, double-pane windows, low-flow fixtures, electrical upgrade, water harvesting/landscaping

Rough Estimate of Cost: $41,925 - $ 50,310

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **03/28/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Catholic Community Services
Facility: Casa de Crianza (4 beds)
Property Address: 2210 E Copper Street Tucson, AZ 85719
Current Maintenance Provider: Catholic Community Services

EDGITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - at least 1 window in each BED, LR, KIT	Tubular skylights allow daylight without affecting privacy	May be useful in any rooms with no window (BAs, hall, etc.)	3.7
Solar Heating	Most windows shaded by overhangs, no observed exposure	Install shading devices or shade screens at any exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, some ceiling fans	Install ceiling fans with light kits in LR and all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shaded front porch & back patio/bbq area, lots of open space,	Develop site plan and use landscaping to increase desirability of		1.2, 1.8, 4.2, 4.16
	enclosed perimeter	private and common areas		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots	Good opportunity in back yard	
Indigenous/Drought Tolerant Plants	Limited landscaping, sparse trees (some may be dead)	Employ professional to design upgraded landscape/site plan		1.4, 1.5, 1.8, 3.3, 4.16
	No irrigation, little maintenance	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	City bins on street	Provide areas for recycling with bins in the common spaces		2.12
Garbage Location	City bins on street			
Space Planning				
Flexible Plan/Accessibility	No accessible toilet rooms/showers (verify)	If possible, take steps to make one toilet/shower accessible	To meet ADA standard	2.6, 2.1, 2.15
	Back hallway steps down			
Isolate Noxious Sources	Stove exhaust ducted to outside			
	EFs in BAs (verify & install if absent)	Ensure all EFs are maintained (cleaned) regularly & working efficiently		3.5, 5.6
Isolate Laundry	W/D on back porch, covered, used as storage area	Provide shelves for products storage & remove large stored items		
	Outdoor clothesline	for better accessibility for residents		
Whole-site Programming	Gravel parking in front, shaded front & back patio, good sidewalks,	Utilize landscaping to tie amenities together (garden, patio, etc.)		4.1
	& walkways, storage sheds, open/empty areas in backyard			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Catholic Community Services
Facility: Casa de Crianza (4 beds)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on masonry			
Roof	Low slope BUR, no gutters or downspouts	Repair as needed, install gutter/downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None/not observed	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
Windows/Doors	Single pane wood or aluminum & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*No fire sprinkler or alarm system	Consider installation of at least a central fire alarm system		
Mechanical Room	Gas FURNs & WHs in interior closets (2 at each end)	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	(2) EVAP coolers on roof, (2) gas FURN	Replace system with energy efficient rooftop package AC/heat	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Dirty vents observed	Clean vents/ducts & regularly replace filters (with new AC)	Change filters every 30-90 days	5.5
Plumbing	No known issues, no aerators or low-flow fixtures (verify)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Ensure energy efficient bulbs (CFLs) are installed at all light fixtures		
	Some surface mounted electrical in KIT	Update electrical system w/in code compliance if needed		
Appliances	Electric stove, multiple refrigerators, WHs	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	Dishwasher not in use	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good sidewalks/porches/entrance ramp	Repair to match existing if necessary		
Masonry	Existing, OK			
Metals	Existing, OK			
Wood/Wood Products/Composites	Existing wood fascia in need of painting or metal covering (drip edge)			
	Wood at underside of overhangs may need some repair/replacing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Caulking at plumbing fixtures needs major cleaning/repair/sealing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood cabinets & plastic laminate counters in KIT, good, minor wear	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Carpet in LR, BEDs	Remove & replace with commercial-grade non-toxic flooring		
	Sheet vinyl, some vinyl tile, all nearing end of intended use	Replace when necessary, recommend tile in Bathrooms		
Interior Walls/Ceilings	Drywall/plaster on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, OK	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Catalina House (20 bedrooms)

316 E. Broadway Blvd Tucson, AZ 85719

Main Needs: Double-pane windows, may need low-flow fixtures, water harvesting/ landscaping

Rough Estimate of Cost: $67,600 - $ 101,400

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/19/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: Catalina House - 20 beds
Property Address: 316 E. Broadway Blvd Tucson, AZ 85701
Current Maintenance Provider: Primavera (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures			NOTE:	
Visible black mold			Building is in a Historic Preservation Zone, therefore	
Exposed wiring			exterior modifications/additions must be reviewed by:	
Damaged plumbing components			1. Armory Park Historic Design Review	
Holes in the walls, roof, or floor			2. Tucson Pima County Historic Review	
Water damage	Some staining at roof overhangs	Investigate and repair as needed		
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK, one window per room, north-facing storefront in living room			
Solar Heating	All windows have exterior solar screens (2 years ago)			
Natural Ventilation	Operable windows, but not used; some ceiling fans	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) &/or system	Water harvesting techniques enhance usability of site	4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared un-shaded, unpaved bbq/smoking/picnic area	Enhance landscaping to increase usability of common areas and		1.2, 1.6, 1.8, 4.2, 4.16
		create more private outdoor space, shaded/paved picnic area		
Edible Gardens/Compost	None (currently)	Program appropriate area for shared garden plots, or 1 plot/unit	Tie in with water harvesting system	
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Continue at open yard to east, provide plants with limited watering		1.4, 1.5, 1.8, 3.3, 4.16
	Drip irrigation	Ensure irrigation system is working efficiently		4.17, 4.18
Recycling Storage	None (currently), problems w/ pedestrians putting in trash	Provide areas for recycling with bins inside the bldgs (common space)		2.12
		Continue personal (by-hand) recycling program		
Garbage Location	Dumpster at southeast corner	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(1) BED & (1) BA is ADA accessible			2.1, 2.6, 2.15
Isolate Noxious Sources	Gas WH, mop sink, & cleaning products in "corrosives" closet	Ensure equipment is well maintained & ventilated properly		3.5
	Kitchen EF not vented to outside	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Small W/D room for housekeeping, not for residents			
Whole-site Programming	Picnic/bbq on DG in large open side yard, parking lot, sidewalks	Utilize landscape plan to tie existing amenities together		4.1
	City owns portion of the lot			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: Catalina House - 20 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade, good condition			
Exterior Walls	Stucco on masonry			
Roof	May have drainage issue (drip edges?), no gutters/ downspouts	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Insulation fur-out at exterior walls		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single-pane steel windows w/ mini blinds & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Fire sprinkled			
Mechanical Room	N/A			3.27, 5.2, 5.4
Heating/Cooling/Ventilation	(4) rooftop packaged A.C. units	Anytime unit fails and is replaced, install energy efficient unit	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No problem observed, maintenance schedule in place	Continue to clean vents/ducts & regularly replace filters		5.5
Plumbing	Toilets are older (verify if low-flow), faucets have aerators	Install low-flow (water saving) fixtures throughout bldg		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (CFLs), GFCI at sink/lavs			
	Conscience effort to limit lighting (such as in hallway) during daytime			
	Shared bathrooms with timed lights/fans			
Appliances	Kitchen/dining area with gas stove & refrigerator	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
	Each room has small fridge, microwave & sink	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good condition	Repair to match existing if necessary		
Masonry	Existing, good condition			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Kitchen cabinet hardware/fronts need repair/replacement	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT, tile in bathrooms; all in good condition	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
5 Points Transitional Housing (28 bedrooms)

710 S. 6th Avenue Tucson, AZ 85701

Main Needs: New packaged AC, double-pane windows, may need low-flow fixtures, water harvesting

Rough Estimate of Cost: $ 109,620 - $ 146,160

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/19/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: 5 Points Transitional Housing - 28 beds
Property Address: 710 S. 6th Avenue Tucson, AZ 85701
Current Maintenance Provider: Primavera (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good, two windows per room			
Solar Heating	Windows shaded with overhangs			
Natural Ventilation	Operable windows, opposite sides, good cross-ventilation	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Direct rainwater to existing plantings &/or install rain harvesting system		4.1, 4.2
		Determine feasibility of installing greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Large shaded picnic courtyard & several smaller private patios			
Edible Gardens/Compost	None (currently)	Program appropriate area/planters for a few shared garden plots		
Indigenous/Drought Tolerant Plants	Good landscaping, with drought tolerant plants	Maintain & continue as needed, provide plants with limited watering	Water harvesting techniques enhance usability of site	1.4, 1.8, 3.3, 4.16
	Drip irrigation	Ensure irrigation system is working efficiently		4.17, 4.18
Recycling Storage	None/unknown	Provide areas for recycling with bins at common spaces		2.12
Garbage Location	Dumpster in parking lot	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(2) accessible BEDs & (1) shared accessible BA			
Isolate Noxious Sources	Bathrooms have exhaust fans	Ensure equipment is working properly		3.5, 5.6
Isolate Laundry	Separate W/Ds & storage room (refrigerators/freezers)	Provide drying rack and/or outdoor clothesline	Use STOR for any chemicals/cleaning products if well vented	3.15
Whole-site Programming	Center parking, picnic/bbq patio, sidewalks throughout			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: 5 Points Transitional Housing - 28 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on concrete masonry			
Roof	No known problems, gutters/ downspouts on original house only	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	Insulation fur-out at exterior walls		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Single-pane mtl windows w/ mini blinds & solid core wood doors	Install new energy rated double pane windows & low-e glass	Energy Star rating or equivalent	3.2, 3.16
Building Systems	*Fire sprinkled			
Mechanical Room	2 EVAP coolers, 4-star gas boiler			5.2, 5.4
Heating/Cooling/Ventilation	Central system (units share ductwork)	When units/system need replacement, install split-system AC/heat pump	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Some dirty vents observed, maintenance schedule in place	Regularly clean vents/ducts		5.5
Plumbing	Toilets are original (verify if low-flow), faucets have aerators	Install low-flow (water saving) fixtures throughout bldg		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (CFLs), GFCI at sink/lavs			
Appliances	KIT/dining area in separate bldg w/ gas stove & commercial hood,	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
	refrigerators, (2) gas WHs	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good condition	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Existing			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Kitchen cabinet hardware/fronts may soon need repair/refinishing,	Repair/replace cabinets/countertop when necessary (hard wood)		
	plastic laminate counters at BA sinks			
Flooring	VCT in units in poor condition, sheet vinyl in BA,	Replace VCT in BEDs		
	VCT in common KIT, stained concrete in common house	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
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KIT - Kitchen

STOR - Storage or Closet
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EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Winstel Transitional Housing (28 units)

2191 S. Winstel Avenue Tucson, AZ 85713

Main Needs: Enhance landscaping, ceiling fans, kitchen exhaust fans

Rough Estimate of Cost: $11,339 - $ 56,695

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: Winstel Transitional Housing - 28 units
Property Address: 2191 S. Winstel Avenue Tucson, AZ 85713
Current Maintenance Provider: Primavera (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	In KIT/dining only - none in BEDs (back-to-back studio units)	Tubular skylights might be useful in dark bed area &/or BA (2nd floor)		3.7
Solar Heating	Overhangs, minor E/W exposure			
Natural Ventilation	Operable windows, no ceiling fans	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	Rain water harvesting system/cistern in place (last year, WMG)	Add rain harvesting landscape (bioswales, rain gardens)		4.1, 4.2
	Greywater from laundry facilities in place			
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared shaded bbq/picnic area	Enhance landscaping to increase usability of common areas and		1.2, 1.6, 1.8, 4.2, 4.16
		create more private outdoor space		
Edible Gardens/Compost	None (currently)	Program appropriate area for shared garden plots, or 1 plot/unit	Tie in with water harvesting system	
Indigenous/Drought Tolerant Plants	Existing, some landscaping (in progress)	Continue as needed to make use of rainwater (espec. at east side)		1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)		4.16
Recycling Storage	None	Provide areas for recycling with bins at common spaces	Call on city to provide and empty recycling bins next to trash	2.12
Garbage Location	Large dumpster in parking lot	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(3) units ADA accessible (roll-in type showers)			
Isolate Noxious Sources	Each unit with own WH in closet	Ensure equipment is well maintained & ventilated properly		3.5
	Units have kitchens with no exhaust fan above stove	Ensure all kitchens & bathrooms have working EFs	Kitchen EF should be ducted directly to the outside	5.6
Isolate Laundry	Separate W/D room	Provide drying rack and/or outdoor clothesline	Use STOR for any chemicals/cleaning products if well vented	3.15
Whole-site Programming	Picnic/bbq, large open side yard, parking lot, sidewalks, bike storage	Utilize landscape plan to tie existing amenities together		4.1
	New CMU perimeter wall good			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: Winstel Transitional Housing - 28 units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Stucco on frame, some masonry			
Roof	Shingle roof with gutters, no known issues			3.21
Insulation	Likely in walls but not observed, attic insulation increased to R42		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double-pane low-e vinyl windows, (last month) & solid core wood doors			
Building Systems	*Fire sprinkled			
Mechanical Room	N/A			3.27, 5.2, 5.4
Heating/Cooling/Ventilation	Thru-wall AC/heating units (most have been upgraded to high efficient)	Anytime unit fails and is replaced, install energy efficient unit	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed, maintenance schedule in place	Continue to wash filters as part of monthly inspection		5.5
Plumbing	New low-flow fixtures install in progress throughout all units			
Electrical	All fluorescent lighting (CFLs), GFCI at sink/lavs			
Appliances	Each unit with electric stove & refrigerator	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Kitchen cabinet hardware/fronts need repair/replacement (in progress)	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT in units in poor condition (replacement in progress)	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame, painted acoustic ceiling	Properly remove acoustic "popcorn" ceiling, new painted finish	Ceiling finish traps dirt & is hard to keep clean (affects IAQ)	
Paints/Sealers/Coatings	Existing interiors currently being re-painted (low VOC)	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Women in Transition – WIT (10 bedrooms)

Tucson, AZ

Main Needs: Water harvesting/landscaping, more ceiling fans, hide garbage bins

Rough Estimate of Cost: $4,022 - $20,110

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: WIT (Women in Transition) - 10 beds
Property Address: (Confidential)
Current Maintenance Provider: Primavera (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures			NOTE:	
Visible black mold			Building is in a Historic Preservation Zone, therefore	
Exposed wiring			exterior modifications/additions must be reviewed by:	
Damaged plumbing components			1. West University Historic Design Review	
Holes in the walls, roof, or floor			2. Tucson Pima County Historic Review	
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good, at least (1) window per room, transoms at hallway doors			
Solar Heating	Windows have overhangs or are blocked by bldgs/trees			
Natural Ventilation	Double-hung operable windows; some ceiling fans	Install ceiling fans with light kits in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared front & back porches	Enhance landscaping to increase usability of outdoor areas (back porch)		1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	"Container" gardening due to limited space is in progress			
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Continue in yard, provide plants with limited watering		1.4, 1.5, 1.8, 3.3, 4.16
Recycling Storage	In back (alley)	Ensure bins are provided in common area		2.12
Garbage Location	In back (alley)	Consider gated enclosure to hide/secure garbage/recycling storage,		
		or at least buffer from patio with wall or landscaping		
Space Planning				
Flexible Plan/Accessibility	No ADA accessible units			
Isolate Noxious Sources	Gas WH	Ensure equipment is well maintained & ventilated properly		3.5
	Kitchen EF vented to outside; EFs in shared bathrooms	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Small W/D room addition, water-saving washer	Provide drying rack and/or outdoor clothesline	Use area for any chemicals/cleaning products if well vented	3.15
Whole-site Programming	Small lot, some informal back parking, porches, sidewalks			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: WIT (Women in Transition) - 10 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Rock wall foundations, wood joist floor abv. grade			
Exterior Walls	Exposed brick masonry, painted masonry addition			
Roof	New shingles 4 years ago, no gutters/downspouts	Install a gutter and downspout system	Connect to infiltration/planted areas	3.21, 4.2
Insulation	None at exterior walls, R30 roof insulation		Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	New double-pane (historic) wood, low-e windows & s. core wood doors			
Building Systems	*Fire sprinkled			
Mechanical Room	(2) electric FURNs (1 in basement, 1 in attic)	Ensure equipment is well maintained & ventilated properly		3.27, 5.2, 5.4
Heating/Cooling/Ventilation	(2) AC units (recent, 14 SEER), new registers in upper rooms	Anytime unit fails and is replaced, install energy efficient unit	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No problem observed, maintenance schedule in place	Continue to clean vents/ducts & regularly replace filters		5.5
Plumbing	Toilets are low-flow (verify), faucets have aerators	Install low-flow (water saving) fixtures throughout bldg if needed		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (CFLs), GFCI at sink/lavs			
Appliances	KIT - (2) gas stoves, dishwasher, (2) refrigerators, gas WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good condition	Repair to match existing if necessary		
Masonry	Existing, good condition			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, good condition	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood kitchen cabinets, laminate countertop, good condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Hardwood floor throughout 2 floors - VCT in KIT, all good condition	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Plaster on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Recently repainted interior trim - low VOC, BAs recently redone	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

Primavera
Casa Paloma (9 beds)

Tucson, AZ

Main Needs: Insulation and/or EIFS, new packaged AC, some double-pane windows, may need low-flow fixtures, water harvesting/landscaping

Rough Estimate of Cost: $65,300 - $ 81,625

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **01/24/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: Primavera
Facility: Casa Paloma - 9 beds
Property Address: (Confidential)
Current Maintenance Provider: Primavera (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety				
Major structural failures	Cracks in walls patched; and in floors (not observed, due to I-10 work)	Investigate & repair as needed		
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	Some damaged eaves/rafter tails; flat roof needs repair	Investigate & repair/replace as needed		
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK, one window per room, one room without window	Window-less room not to be used as BED, or join with adjacent room		
	Skylights in offices	Tubular skylights might be useful in window-less areas		3.7
Solar Heating	Overhangs, most exposed windows have exterior solar screens	Provide screens/shades at all remaining exposed windows (if any)		3.1, 3.4, 3.16
Natural Ventilation	Operable windows w/ screens, ceiling fans in all rooms			
Water Conservation	Rainwater directed to planted areas, plans for drum collection		Water harvesting techniques enhance usability of site	4.1, 4.2
	Greywater lines to fruit trees, bioswales			
Relation to Outdoor Environment				
Private/Public Outdoor Space	Shared, paved & landscaped picnic areas & patios, very good	Consider tall masonry perimeter wall for more safe, sheltered feel		
		Add landscaping, walls, etc. to make front porch (drop in entrance?)		1.2, 1.6, 1.8, 4.2, 4.16
		more useable/welcoming		
Edible Gardens/Compost	Community garden, Tierra Anita, next door; also doing garden in planters		Tie in with water harvesting system	
Indigenous/Drought Tolerant Plants	Good landscaping, with drought tolerant plants			
	No drip irrigation			
Recycling Storage	Bins in SW entrance	Provide areas for recycling with bins inside the bldgs (common space)		2.12
Garbage Location	Bins in SW entrance	Consider gated enclosure to hide/secure garbage/recycling storage		
Space Planning				
Flexible Plan/Accessibility	(1) ADA accessible BA with shower			2.1, 2.6, 2.15
Isolate Noxious Sources	Gas FURNs inside	Ensure equipment is well maintained & ventilated properly		3.5
	BAs with EFs, kitchen EF vented to outside (old hood)	Ensure all kitchens & bathrooms have working EFs		5.6
Isolate Laundry	Separate outdoor covered W/Ds	Provide drying rack and/or outdoor clothesline	Use outdoor STOR for chemicals/cleaning products	3.15
Whole-site Programming	Picnic/smoking areas in side yard, parking lot, walkways, garden			
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: Primavera
Facility: Casa Paloma - 9 beds

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Painted concrete masonry			
Roof	Some repair needed, existing gutters/ downspouts			
Insulation	Not observed	May be needed at ceiling/attic space	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
	None at exterior walls (confirm)	Consider hard foam insulation & stucco to building exterior (EIFS)		
Windows/Doors	(Not all) double-pane windows w/ mini blinds & solid core wood doors	Install new energy rated double pane windows were needed	Energy Star rating or equivalent	3.16
		Replace windows with energy efficient glass (low-e) as req'd		3.2
Building Systems	*Not fire sprinkled			
Mechanical Room	N/A			3.27, 5.2, 5.4
Heating/Cooling/Ventilation	(3) EVAP coolers on roof & heat pumps, (2) gas FURNs	Replace system with rooftop package AC/heating units	Units to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	Some dirty vents observed, maintenance schedule in place	Continue to clean vents/ducts & regularly replace filters		5.5
Plumbing	Some toilets are low-flow (1.6 gal), some faucets have aerators	Install low-flow (water saving) fixtures throughout bldg		4.9, 4.10, 4.11, 4.14
Electrical	All fluorescent lighting (CFLs), some GFCI at sink/lavs			
Appliances	Kitchen/dining area with electric stove, dishwasher, (3) refrigerators	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	4.8, 3.26, 4.12, 4.13
	(2) WHs	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing	Repair to match existing if necessary		
Masonry	Existing			
Metals	Existing			
Wood/Wood Products/Composites	Existing			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is absent or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Kitchen cabinets: laminate/wood, OK condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT, varieties of tile, wood laminate floor, tile ramp	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall/plaster on frame, some masonry	Repair damage when necessary, finish to match existing		
	Some tile edges in BA/showers need grout repair/cleaning			
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

TMM Family Services
Children's Village (30 beds)

1550 N. Country Club Road Tucson, AZ 85716

Main Needs: Accessibility improvements, energy-efficient lighting, water harvesting/ landscaping

Rough Estimate of Cost: $ 40,250 - $ 80,500

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/21/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: TMM Family Services
Facility: Children's Village (6 group homes, 1 is emergency shelter)
Property Address: 1550 N. Country Club Road Tucson, AZ 85716
Current Maintenance Provider: TMM (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, full-lite french doors	Tubular skylights might be useful in BA		3.7
Solar Heating	Exterior shading on south	Ensure shading devices or shade screens are at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows & ceiling fans in all rooms (verify)	Ensure ceiling fans with light kits are in all BEDs	In accordance with the Energy Star ALP if possible	3.6
Water Conservation	None/limited	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
Relation to Outdoor Environment				
Private/Public Outdoor Space	Good shared central spaces, bb court, playground, picnic, etc.	Develop/enhance designated & more enclosed patio for each home	Visual privacy options can encourage more use of	1.2, 1.6, 1.8, 4.2, 4.16
	Some units have their own entrance patio		outdoor space	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants, many areas are DG	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	with no or limited plants, some grass lawns	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin included in dumpster enclosure (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	Dumpster enclosure on campus (Adams Street)			
Space Planning				
Flexible Plan/Accessibility	Accessible KIT sink, but not accessible BA/shower	Take extra steps to make 1 unit completely wheelchair accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	WH outside of units, stove exhaust not ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently	Kitchen EF should be ducted directly to the outside	5.6
Isolate Laundry	Stacked W/D in closet in each unit	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, parking, & common space on site	Enhance landscaping to tie amenities together		4.1
Visual/Acoustic Privacy	No known problems	Consider durable blinds at windows to let in daylight but maintain privacy		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: TMM Family Services
Facility: Children's Village (6 group homes, 1 is emergency shelter)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco, parapet walls			
Roof	No known issues, scuppers & downspouts	Connect to infiltration/planted areas		3.21, 4.2
Insulation	Unknown/not observed	Infrared imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Double pane windows & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Fire sprinklered			
Mechanical Room	Exterior WH STOR	Ensure equipment is well maintained & ventilated properly	Use exterior STOR for any chemicals/cleaning products	5.2
Heating/Cooling/Ventilation	Rooftop package AC units	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Solar how water heater			
Filtration	No issues observed, good maintenance/replacement schedule	Continue to clean vents/ducts & regularly replace filters (30-90 days)		5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Newer appliances: electric stove, refrigerator, dishwasher,	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
	front-loading stacked W/D	replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & solid surface in KIT, good condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Wood laminate, good condition	Repair damage when necessary, finish to match existing		
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

TMM Family Services
Fairhaven North (5 units)

1550 N. Country Club Road Tucson, AZ 85716

Main Needs: Some window shading, energy-efficient lighting, continue water harvesting/ landscaping

Rough Estimate of Cost: $ 27,445 - $ 54,890

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/21/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: TMM Family Services
Facility: Fairhaven North (5) 3-bedroom units
Property Address: 1550 N. Country Club Road Tucson, AZ 85716
Current Maintenance Provider: TMM (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues other than those listed			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage	Exterior metal stair treads are ponding/rusting	Install concrete topping product or sand-filled acrylic finish to provide		
Broken windows and doors		proper drainage		
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - 1 window in each BED, KIT, LR			
Solar Heating	Some exterior shading on south, not all windows	Install shading devices or shade screens are at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows & ceiling fans in all rooms, return transfer grills			
Water Conservation	Cistern on site observed	Enhance rain harvesting landscape (bioswales, rain gardens)		4.1, 4.2
Relation to Outdoor Environment				
Private/Public Outdoor Space	Good shared central spaces, bb court, playground, picnic, etc.	Develop/enhance landscape & consider designated patio for the 5-plex	Potential space along north sidewalk	1.2, 1.6, 1.8, 4.2, 4.16
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants, many areas are DG	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	with no or limited plants	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin included in dumpster enclosure (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	Dumpster enclosure on campus (Adams Street)			
Space Planning				
Flexible Plan/Accessibility	1 unit is ADA accessible (not observed)	Ensure unit meets ADA standard		
Isolate Noxious Sources	Stove exhaust not ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently	Kitchen EF should be ducted directly to the outside	5.6
	WH in cabinet in each unit			
Isolate Laundry	Shared laundry room on ground level	Ensure equipment is well maintained & ventilated properly	Use STOR for any chemicals/cleaning products	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, parking, & common space on site	Enhance landscaping to tie amenities together		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: TMM Family Services
Facility: Fairhaven North (5) 3-bedroom units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco			
Roof	Standing seam metal roof, good condition, gutters & downspouts			
Insulation	Unknown/not observed	Infrared imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Double pane windows with sceens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Fire sprinklered			
Mechanical Room	N/A			5.2
Heating/Cooling/Ventilation	Split-system AC, condensing units on ground (2008)	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	Solar how water heater			
Filtration	No issues observed, good maintenance/replacement schedule	Continue to clean vents/ducts & regularly replace filters (30-90 days)		5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Electric stove, refrigerator, WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT, good condition, built-ins in closets	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	VCT & carpet, good condition	Replace carpet with tile or other non-toxic floor covering	Some low-VOC or non-toxic carpet is available, but expensive	
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

TMM Family Services
Fairhaven South (4 units)

1550 N. Country Club Road Tucson, AZ 85716

Main Needs: May need some window shading, energy-efficient lighting, water harvesting/ landscaping

Rough Estimate of Cost: $ 25,165 - $ 50,330

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/21/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: TMM Family Services
Facility: Fairhaven South (4) 2&3 bedroom units
Property Address: 1550 N. Country Club Road Tucson, AZ 85716
Current Maintenance Provider: TMM (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	Good - 1 window in each BED, KIT, LR	Tubular skylights might be useful in BA		3.7
Solar Heating	Unknown/not observed	Install shading devices or shade screens are at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows & ceiling fans in all rooms			
Water Conservation	None/not observed	Add rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
Relation to Outdoor Environment				
Private/Public Outdoor Space	Nearby shared central spaces, bb court, playground, picnic, etc.	Develop/enhance landscape & consider designated shaded patio	Potential space in south yard	1.2, 1.6, 1.8, 4.2, 4.16
		for the 4-plex		
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Some landscaping, with drought tolerant plants	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
		Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin included in dumpster enclosure (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	Dumpster enclosure in front parking lot (Adams Street)			
Space Planning				
Flexible Plan/Accessibility	Unknown/not observed	Take extra steps to make 1 unit completely wheelchair accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently	Kitchen EF should be ducted directly to the outside	5.6
	WH in closet in each unit			
Isolate Laundry	Unknown/not observed	Ensure equipment is well maintained & ventilated properly		3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Parking lot prominent, limited landscaping/outdoor space	(garden, bbq/picnic patio, etc.)		
	Good sidewalks, nearby common space on campus	Enhance landscaping to tie amenities together		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: TMM Family Services
Facility: Fairhaven South (4) 2&3 bedroom units

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco, some parapet			
Roof	Standing seam metal & built-up, no gutters & downspouts (verify)	Install gutters/scuppers & downspouts	Connect to infiltration/planted areas	
Insulation	Unknown/not observed	Infrared imaging would identify areas of concern		2.8, 3.17, 3.18
Windows/Doors	Double pane windows with screens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Fire sprinklered			
Mechanical Room	N/A			
Heating/Cooling/Ventilation	Split-system AC, condensing units on roof	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
Filtration	No issues observed, good maintenance/replacement schedule	Continue to clean vents/ducts & regularly replace filters (30-90 days)		5.5
Plumbing	No known issues, some low-flow fixtures (aerators, 1.6 gal toilets)	Ensure low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Electric stove, refrigerator, electric WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	N/A			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT, good condition	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Carpet, colored cementitious epoxy overlay	Replace carpet with tile or other non-toxic floor covering	Some low-VOC or non-toxic carpet is available, but expensive	
Interior Walls/Ceilings	Drywall on frame, prefab shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

TMM Family Services
Older 2-Bed Units (11 units)

Tucson, AZ

Main Needs: Accessibility improvements, some window shading, low-flow fixtures, energy-efficient lighting, water harvesting/landscaping, upgrade equipment

Rough Estimate of Cost: $ 225, 000 - $ 300,000

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Existing Conditions and Green/Health Assessment

WALK-THROUGH COMPLETED **02/21/12**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: TMM Family Services
Facility: Older 2-Bedroom Units (11)
Property Address: 1550 N. Country Club Road Tucson, AZ 85716
Current Maintenance Provider: TMM (Owner)

EXCITY LLC
VALERIE A. LANE, M. ARCH., LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	No visible H & S issues			
Major structural failures				
Visible black mold				
Exposed wiring				
Damaged plumbing components				
Holes in the walls, roof, or floor				
Water damage				
Broken windows and doors				
Damaged built-in millwork				
Broken or rusted out appliances				
Severe odors				
Evidence of pest infestation				
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, french doors, glass block detail in LR	Tubular skylights might be useful in BA (upper level)		3.7
Solar Heating	Some exterior shading on south, not all windows	Install shading devices or shade screens are at all exposed windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows & ceiling fans in all rooms			
Water Conservation	Cistern on site observed	Enhance rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	Good shared central spaces, bb court, playground, picnic, etc.	Develop/enhance as possible	Visual privacy options can encourage more use of	1.2, 1.6, 1.8, 4.2, 4.16
	Some units have their own entrance patio, some nicely shaded		outdoor space	
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Landscaping with some drought tolerant plants, a few areas are DG	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	with no or limited plants, some grass lawns	Provide plants that don't require watering (or limited)	Or install high efficiency irrigation system	4.17, 4.18
Recycling Storage	Bin included in dumpster enclosure (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	Dumpster enclosure on campus (Adams Street)			
Space Planning				
Flexible Plan/Accessibility	Unknown/not observed	Take extra steps to make a few units completely wheelchair accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove exhaust not ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently	Kitchen EF should be ducted directly to the outside	5.6
	WH in closet in each unit			
Isolate Laundry	Shared laundry room & some machines at outdoor shaded area	Ensure equipment is well maintained & ventilated properly	Provide exterior STOR for any chemicals/cleaning products	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Good sidewalks, parking, & common space on site	Continue to enhance landscaping to tie amenities together		4.1
Visual/Acoustic Privacy	No known problems			

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

Agency: TMM Family Services
Facility: Older 2-Bedroom Units (11)

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	Framed w/ stucco, some parapet walls			
Roof	No known issues, varies, some scuppers/gutters & downspouts	Install gutter/downspout system where absent	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
Insulation	Unknown/not observed	Increase insulation in roof (higher R-value) if needed	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
Windows/Doors	Double pane windows with screens & blinds & solid core wood doors	Note if windows have energy efficient glass (low-e) & replace as needed	Energy Star rating or equivalent	3.2
Building Systems	*Not fire sprinklered, smoke detectors	Consider installation of at least a central fire alarm system		
Mechanical Room	Gas FURN, well ventilated	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Condensing units on roof, gas FURN (air handler) in closet	Anytime unit fails and is replaced, install energy efficient unit	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	FURN labeled as low efficiency	Install energy efficient unit		
Filtration	No issues observed, good maintenance/replacement schedule	Continue to clean vents/ducts & regularly replace filters (30-90 days)		5.5
Plumbing	No known issues, not low-flow fixtures (older)	Install low-flow fixtures, at least aerators & showerheads, throughout		4.9, 4.10, 4.11, 4.14
Electrical	Some energy efficient bulbs, GFCI at lavs/sink	Provide energy efficient bulbs (CFLs) at all light fixtures		
Appliances	Electric stove, refrigerator, gas WH	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing, good	Repair to match existing if necessary		
Masonry	Existing at a few locations, good			
Metals	Existing, good			
Wood/Wood Products/Composites	Existing, good			
Insulation	Not observed			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT & BA	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Tile & carpet	Replace carpet with tile or other non-toxic floor covering	Some low-VOC or non-toxic carpet is available, but expensive	
Interior Walls/Ceilings	Drywall on frame	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing	Use low- or no-VOC paints, stains, sealers, and all other finishes		

LR - Living Room
BED - Bedroom
BA - Bathroom
KIT - Kitchen

STOR - Storage or Closet
AC - Air Conditioner
EVAP - Evaporative Cooler
EF - Exhaust Fan

W/D - Washer/Dryer
WH - Water Heater
IAQ - Indoor Air Quality
FURN - Furnace

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Pima County Transitional Housing Assessment

REVISED 12/12/14

ADDENDUM 1

Agency: TMM Family Services
Facility: Desert Wind Apartments Units 1-4

Contact Information

CONTACT	EMAIL	PHONE	ADMIN ADDRESS
Don Strauch, ED Heidi Hernandez, Site Manager	dstrauch@tmmfs.org hhernandez@tmmfs.org	(520) 322-9557	1550 N. Country Club Road

Program Information

# OF BEDS/UNITS	LENGTH OF STAY	POPULATION SERVED	OCCUPANCY RATE
4 units (1 bedroom)	2 years	singles, couples, families	100%

Facilities Information

PROPERTY ADDRESS	BUILDING/ROOM TYPE	YEAR BUILT	YEAR ACQUIRED
3134 E. Fairmount Street	4-plex	approx. 1950, likely a bit later	late 1970s

Facilities Characteristics

PREVIOUS/RECENT REHAB ACTIVITY	CHARACTERISTICS
Minor renovations over the years, window & door replacements 2009 Kitchen renovation, relocate electrical subpanels	Two-story apartments part of a larger courtyard complex

Additional Program & Facilities Notes

FUNDING SOURCES	OWNERSHIP & MAINTENANCE	NOTES & PENDING APPLICATIONS/GRANTS
Client rents, Caritable donations	TMM	Other units in complex are permanent housing TMM pays tenant water & trash

Recommended Improvements & Estimated Cost

MAIN NEEDS	GSF*	COST FACTOR	ROUGH ESTIMATE OF COST
EIFS, new HVAC, new roof & floor insulation, upgrade electrical	2200	5	**$44,000 - 55,000**

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WALK-THROUGH COMPLETED **12/11/14**
BY Savannah McDonald, Poster Frost Mirto, Inc.

Agency: TMM Family Services
Facility: Desert Wind Apartments Units 1-4
Property Address: 3134 E Fairmount St, AZ 85716
Current Maintenance Provider: TMM (Owner)

FIXCITY LLC
VALERIE A. LANE, M. ARCH, LEED AP

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Health & Safety	Preventative & maintenance inspection schedule in place, all H&S issues addressed by TMM when they arise			
Major structural failures	None			
Visible black mold	None			
Exposed wiring	None			
Damaged plumbing components	None			
Holes in the walls, roof, or floor	None			
Water damage	(Single, localized, tenant-caused damage observed)			
Broken windows and doors	None			
Damaged built-in millwork	None			
Broken or rusted out appliances	None			
Severe odors	None			
Evidence of pest infestation	None			
Conduct hazmat testing (if necessary)				
Passive Systems				
Daylighting	OK - 1 window in each BED, KIT, dining, french doors in LR	Tubular skylights might be useful in BA (upper level)		3.7
Solar Heating	Good east-west shading via overhangs, not on south	Install shading devices or shade screens at (3) south-facing windows		3.1, 3.4, 3.16
Natural Ventilation	Operable windows, ceiling fans in BED & dining			
Water Conservation	No passive systems observed	Enhance rain harvesting landscape (bioswales, rain gardens) & system		4.1, 4.2
		Install greywater lines		4.3, 4.4
Relation to Outdoor Environment				
Private/Public Outdoor Space	All units have their own shaded entrance patios	Develop/enhance as possible	Visual privacy options can encourage more use of	1.2, 1.6, 1.8, 4.2, 4.16
	No shared space for local residents, but good amenities at	Recommend shaded picnic/BBQ area within the DW complex	outdoor space	
	main campus (walkable distance)			
Edible Gardens/Compost	None	Program appropriate area for shared garden plots, or 1 plot/unit		
Indigenous/Drought Tolerant Plants	Landscaping with some drought tolerant plants, a few areas are DG	Maintain & enhance landscaping & tie-in with water harvesting system	Water harvesting techniques enhance usability of site	1.4, 1.5, 1.8, 3.3, 4.16
	with none or limited plants, drip irrigation system in place	Provide plants that don't require watering (or limited)		
Recycling Storage	Shared bin next to dumpster (verify)	Ensure bins are provided in common areas		2.12
Garbage Location	Shared dumpster at NW corner just off Fairmount St.			
Space Planning				
Flexible Plan/Accessibility	None here, but accessible units exist at other campus location	Make 1 unit at the DW complex completely wheelchair accessible	To meet ADA standard	2.6, 2.1, 2.15
Isolate Noxious Sources	Stove EF is ducted to outside, EF in BA	Ensure all EFs are maintained (cleaned) regularly & working efficiently		5.6
	Gas WH in interior closet	Ensure equipment is well maintained & ventilated properly		
Isolate Laundry	Shared laundry room within complex	Ensure equipment is well maintained & ventilated properly	Provide exterior STOR for any chemicals/cleaning products	3.5
		Provide drying rack and/or outdoor clothesline		3.15
Whole-site Programming	Large quantity of site dedicated to driveway (outside is resident	Recommend reducing guest parking to a small area at	Continue to enhance landscaping to tie amenities together	4.1
	parking, courtyard is guest parking)	Fairmount St., and re-program courtyard to be shared common		
		gardens, playground, etc. for residents		
Visual/Acoustic Privacy	No known visual privacy problems	Install fiberglass batt between floor joists, and sound mat		
	Acoustic privacy issue between first and second floor units	under hard-surface floors (such as ceramic tile) to reduce		
		transmitted impact noise		

Existing Conditions and Green/Health Assessment, PAGE 2 OF 2

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Facility: Desert Wind Apartments Units 1-4

GREEN/HEALTH STRATEGIES	EXISTING CONDITIONS	RECOMMENDATIONS	NOTES	GREEN CREDITS
Building Envelope		Blower Door test would indicate leakage and IAQ Issues		5.2, 5.3
Foundation	Concrete slab on grade			
Exterior Walls	2-story concrete block			
Roof	Low-slope gable, built-up roofing on wood joists, overhangs			
	No gutters & downspouts	Install gutter/downspout system	Connect to infiltration/planted areas/harvesting system	3.21, 4.2
Insulation	None in walls, some in roof, unverified in floor	Increase insulation in roof (higher R-value)	Infrared imaging would identify areas of concern	2.8, 3.17, 3.18
		Consider hard foam insulation & stucco to building exterior (EIFS)		
Windows/Doors	Double pane aluminum sliding windows with screens	Note if windows have energy efficient glass (low-e) & replace	Energy Star rating or equivalent	3.2
	Metal doors (where newer), some original wood doors	as needed		
Building Systems	*Not fire sprinklered, smoke detectors	Consider installation of at least a central fire alarm system		
Mechanical Room	HW closet, used to have FURN	Ensure equipment is well maintained & ventilated properly		5.2
Heating/Cooling/Ventilation	Electric wall unit in BED and LR, ductwork above BATH from old	Install energy efficient A.C. unit: fan coil in WH room, reuse or	Unit to be as energy efficient as possible (high SEER)	2.11, 3.23
	EVAP cooling system	replace ductwork as required, install ground-mounted heat pumps		
Filtration	No issues observed, good maintenance/replacement schedule	Continue to clean vents/ducts & regularly replace filters (30-90 days)		5.5
Plumbing	No known issues, toilets & showerheads are low-flow fixtures	Install low-flow fixtures if any are older, verify aerators at faucets		4.9, 4.10, 4.11, 4.14
Electrical	Energy efficient bulbs unverified, GFCI at lavs/sink unverified	Provide energy efficient bulbs (CFLs) at all light fixtures		
	Existing 60 Amp service	Upgrade service as required to accommodate new HVAC		
Appliances	gas stove, gas WH, refrigerator,	Service according to equipment specs, anytime unit fails and is	Blower Door Test includes Combustion Safety Report	3.26, 4.8, 4.12, 4.13
		replaced, install energy efficient unit	To be Energy Star rated	
General Materials				2.6, 2.7, 2.10, 2.14
Concrete	Existing sidewalks, foundation, stair treads, good	Repair to match existing if necessary		
Masonry	Existing exterior walls, good			
Metals	Existing steel stairs and guardrails, good			
Wood/Wood Products/Composites	Existing balconies & decks, exposed roof joists, fair			
	Wood fascia in poor condition	Recommend metal fascia		
Insulation	Not observed, noted to be 3" fiberglass at roof			
Barriers	Not observed			
The Glue				2.6, 2.7, 2.10, 2.14
Adhesives/Caulking	Existing, may need replacement soon	Notice if material is brittle or cracking, re-install if necessary		
Gaskets/Weather-stripping	Existing			
Finishes				2.6, 2.7, 2.10, 2.14
Cabinets/Countertops	Wood & plastic laminate in KIT, solid surface lav in BA	Repair/replace cabinets/countertop when necessary (hard wood)		
Flooring	Ceramic tile in KIT & dining, carpet in LR & BED	Replace carpet with tile or other non-toxic floor covering	Some low-VOC or non-toxic carpet is available, but expensive	
Interior Walls/Ceilings	Drywall on frame, cultured marble wall surround in shower	Repair damage when necessary, finish to match existing		
Paints/Sealers/Coatings	Existing, good	Use low- or no-VOC paints, stains, sealers, and all other finishes		

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