

CCC Barracks #5/"Jack Gray Warehouse"
Condition Assessment Report
Mesa Verde National Park

January 1999



Prepared for Mesa Verde National Park by:

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MESA VERDE NATIONAL PARK

CCC Barracks #5/"Jack Gray Warehouse" Condition Assessment

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MESA VERDE NATIONAL PARK

CCC Barracks #5/"Jack Gray Warehouse" Condition Assessment

I. PROJECT SUMMARY:

In August of 1998 Mesa Verde National Park requested architectural assistance for the "Jack Gray Warehouse" from the Intermountain Region Denver Support Office, Cultural Resource Team (IMDE-CNR). Linda Towle, Chief of Research and Resource management wanted assistance with the preparation of a condition assessment report to include treatment alternatives and "Class C" cost estimates for the recommended treatments.

As part of the initial request the park agreed to have Don Corbeil, an historical architect under contract with the park, prepare Historic American Building Survey (HABS) drawings for the building. Prior to the site visit Mr. Corbeil prepared draft HABS drawings for the building. These drawings were used to assess the structure's condition as well as a medium for conveying the information to park and State Historic Preservation Office (SHPO) staff.

The week of October 26, 1998, Sayre Hutchison, IMDE-CNR architect, traveled to the park to work with Mr. Corbeil on the condition assessment. The two architects performed a walk through and initial inspection of the building on Monday, October 26. The next three days were spent preparing "Treatment Alternatives" and cost estimates. The afternoon of October 29 the team had a close out meeting with Superintendent Larry Wiese.

The final condition assessment document was prepared under the direction of Sayre Hutchison after the site meeting.

II. ADMINISTRATIVE DATA:

Original Name: Civilian Conservation Corps (CCC), Camp NP-5-C, Barracks #5

Subsequent Names and Designations: "Jack Gray Warehouse"

Park Structure #: Building #156

List of Classified Structures #: 51831

Locational Data: UTM's not available

III. CULTURAL RESOURCE DATA:

Date Listed in the National Register: Submitted to the Keeper for formal determination September 1998.

Period of Significance: 1934-1942

Context of Significance: Context II—Depression – CCC Era Development in Mesa Verde National Park, 1931-1942 (see appendix B).

Criteria "A" – Property is associated with events that have made a significant contribution to the broad patterns of our history (Community planning, Development, and Politics/Government).

Criteria "C" – Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (Landscape Architecture).

IV. PHYSICAL DESCRIPTION:

Built in 1934 by the Civilian Conservation Corps (CCC) the building was originally known as "Barracks #5." The design of the structural framing system indicates that the building was temporary in nature. It was transferred "without cost to the National Park Service in 1946." The NPS assigned a new designation, Building #156, which it still has today (HS-156). It is more popularly known as the "Jack Gray Warehouse."

Building Plan and Foundation - The building has a rectangular plan measuring 112 feet by 20 feet. The long dimension of the building runs on an east/west axis. The foundation consists of a series of 6"X6" wood posts evenly spaced over the length of the structure. There are three wood posts per bay running perpendicular to the long axis of the building. Two wood posts support the perimeter sill plate while the third post supports the central wood beam running the length of the building.

Exterior Envelope - The non-insulated exterior walls are constructed of 2"X4" dimensional framing 4' O.C. covered with 8" exterior lap siding. The north and south elevations of the building each have 13 awning windows. Each hopper window consists of 6 individual lights. The east and west building elevations each have a single 5 panel door.

Roof - The building has a simple gabled roof with a corrugated metal panel roofing system. The historic green rolled roofing can still be seen below the metal roof panels. The roof structure consists of angled rafters held together with two staggered cross ties, the lowest of which has knee bracing at the intersection with the exterior wall. There are a total of nine structural bays.

Interior - The interior finishes consist of painted celotex wall board with simple 1X painted wood trim. The floor is made of 3" unfinished wood tongue and groove flooring. The windows were originally hinged on the top of the sash so they could be hooked to the ceiling when fully opened. At an unknown date the hinges were moved to the bottom of the sash so the window would act as a traditional hopper window.

The following information was obtained from the first known "Individual Building Data" file, Form 10-768 (see appendix C) dated March 25, 1954. This information still describes most of the present day conditions:

Year Built: 1934

Original Cost: Estimated \$2,500.00

Present Value: \$500.00 (Salvage)

Number Stories: One

Number of Rooms: One

Cu.Ft.: 17,920

Sq.Ft. basement: None

Sq.Ft. 1st Floor: 2,400 (actual Sq.Ft. is 2,240)

Construction Type: Frame

Walls, Exterior: 8" horizontal wood siding

Walls, Interior: Celotex

Floors: 3" T&G softwood

Roof: Tar paper

Interior Finish:

Walls: Wallboard - cold-water paint

Floors: Unfinished

Ceilings: Wallboard, cold-water paint

Utilities:

Water: None

Electric: None

Sewer: None

Phone: None

Mechanical Equipment:

Sanitary: None

Heating: None

Fuel: None

Electric: None

H.W.: None

There was also one subsequent "Individual Building Data" form dated October 1975 and the "Classified Structure Field Inventory Report" dated September 13, 1982 (see appendices D and E). These both contain information similar to that found on the 1954 form except that the corrugated metal roof appears on the 1982 form. This seems to indicate that the metal roof was added sometime between 1975 and 1982.

In addition, the forms do not indicate that the building had electricity. There is an existing electrical system that consists of a fuse box on the interior west end of the space, exterior light fixtures on the east and west elevations, and interior fixtures with exposed bulbs spaced evenly across the length of the ceiling. This system appears to be either original or installed shortly after the building was completed as the fuse box is dated 1935. Exposed insulators can be found on both the interior and exterior of the building. The lack of electrical information appears to be an oversight on behalf of the previous reviewers.

V. EXISTING CONDITIONS:

1. Structural Condition/Integrity of the Exterior Envelop:

a.) **Foundation** – The building is supported by a series of 6"X6" wood posts. Numerous posts have rotated resulting in a racking of the structure on the East end of the building. The structure is moving to the south. This movement was accelerated due to the park storing materials in the building. The existing wood post system is grossly inadequate.

In addition, the West end of the building's floor framing is resting on grade. This is resulting in deterioration of the wood structural members.

The condition of the center floor beam also needs to be verified, as it appears to be broken.

b.) **Floor Joists** – The existing floor joists appear to be undersized for the span they are supporting. A structural engineer should verify the required size of the joists. Should the building be used for office space the floor joists will likely need to be reinforced to carry the required loading.

A couple of floor joists appeared to be cracked or broken. The floor joists should all be inspected.

c.) **Exterior Envelope and Framing** – The exterior wood siding is broken and missing in isolated areas. For the most part the siding is in fair condition. The historic siding has dried and could use a coat of a wood preservative such as FPL. This mixture consists of 1 gallon linseed oil, 3 gallons mineral spirits and 1 pound of melted paraffin mixed together and applied at 70 degrees or above. Initially the building should be treated with FPL for two consecutive years.

The exterior wall stud framing is spaced at 4"-0" O.C.. This spacing is double what the construction industry uses today (16" O.C. or 24" O.C.). While the building has obviously survived over the years its structure is grossly inadequate. This condition could possibly be eased with the installation of plywood sheathing on the interior of the outside walls. The sheathing would also serve as lateral bracing, which appears to be inadequate as well. A structural engineer should examine the entire structure in the event the park elects to reuse the building.

The west exterior door is in poor condition. This door receives the brunt of the weather resulting in its paneling delaminating. The east door is in fair condition other than needing paint.

The windows are also in fair condition. Various windows require repairs such as replace glazing, repair sash, paint and weather stripping. There is one window on the North elevation that is boarded up and may require replacement in-kind.

The existing corrugated metal roof is leaking in several locations resulting in the failure of the Celotex wallboard. The metal roof was installed directly over the historic rolled roofing.

d.) **Roof Framing** – Several cross ties were noted as being broken on the interior. These ties are spaced at approximately 12' O.C. matching the 4' O.C. spacing of the vertical studs. This condition might suggest that the spacing and size of the cross ties is inadequate for the loading or that building movement has sheared the members. The entire roof structure also needs to be evaluated by a structural engineer.

2. Site:

a.) **Runoff** – On the North side of the structure water is running off the road and directly against the building. Since the natural slope is towards the North elevation the best way to get the runoff away from the building is to create drainage parallel to the structure running east. If the existing condition is not corrected it will continue to result in the deterioration of the wood floor structure.

b.) **Soils** – During the 1980s NPS stabilization work a portion of the soil under the East end of the building was excavated. During the excavation the trench filled with water. Due to the uneven building settlement that is occurring today it is possible that the soil was not properly compacted prior to installing the new shoring. This condition requires further study.

3. Health Concerns/Life Safety:

a.) **Hanta Virus** – Rodent excrement can be found on the floor throughout the building. Openings in the exterior walls and floor are allowing the rodents to gain access to the structure. The entire interior needs a hazardous waste cleanup and disposal prior to start of any work. Park staff that requires access to the building should be warned of the condition and take appropriate action when gaining entry.

b.) **Failure of Interior Wall Board** – The historic Celotex wall board is pulling away from the wood structure or has completely fallen down in some areas. This is due primarily to the boards becoming saturated with moisture. This moisture is likely coming from leaks in the roof. There also appears to be some impact damage.

c.) **Lead Based Paint** – Given the age of the building it will likely contain lead based paint. This might need to be dealt with depending on how the building is used.

d.) **Fire Safety** – The Celotex wallboard has no fire rating. It would also contribute to the fuel load in the event of a fire. Depending on the how the building is used would influence if the wallboard was kept or not.

e.) **Electrical System** – The historic knob and tube wiring is still in place on both the interior and exterior of the building. In order to reduce the risk of fire the exposed wiring would need to be replaced with new prior to using the service.

VI. ULTIMATE TREATMENT:

Preservation – The approved 1994 Resource Management Plan calls for the preservation of the two remaining structures in CCC Camp NP-5-C.

VII. ALTERNATIVES FOR TREATMENT:

1. Stabilization – Stabilization involves reestablishing the stability of an unsafe, damaged, or deteriorating structure while maintaining its existing character. Under this scenario the building would be placed into a maintainable state but probably not used by the park, as further work would be necessary to place the building in service. This alternative could still be used to defer further deterioration of the structure in the event the park elects to pursue a long-term preservation treatment but does not have sufficient funding.

Advantages:

- a. The historic structure is preserved.
- b. The building is brought up to a maintainable state.
- c. With additional work the structure can be placed back into service.
- d. One of the last remaining CCC camp structures in Colorado as well as the National Park Service is preserved.
- e. Potential life/safety hazards would be reduced or eliminated.

Disadvantages:

- a. Building is not placed into service by the park.
- b. The park staff will maintain a structure that is not in service.

To achieve this goal the following areas of work would need to be accomplished:

1a.) Short Term/Emergency Stabilization Requirements:

1. Remove all stored items from the building to prevent further settlement and failure of the existing wood structural system.
2. Add additional exterior bracing to the south side of the building adjacent to the existing shoring.
3. Establish positive drainage away from the floor structure and wood posts on the North side of the building.
4. Replace all broken or missing window glazing.
5. Clean the interior of animal droppings and rodent proof the structure.
6. Make temporary repairs to the existing metal roofing system.

1b.) Long Term Stabilization:

1. Correct the structural deficiencies with the foundation.
2. Install a new roof system that is compatible with the historic character of the building.
3. Repair, replace as needed, and treat the original wood siding with FPL.

Class "C" Estimate: \$40,248.34 (see appendix F)

2. Restoration – Restoration accurately presents the form, features, and character of a historic structure as it appeared at a specific period. Under this scenario the building would be returned to a period appearance and interpreted. All work would be based on the historic details while allowing for some upgrading in areas not visible to the public.

Advantages:

- a. One of the last remaining CCC camp structures in Colorado as well as the National Park Service is preserved.
- b. The building is brought up to a maintainable state.
- c. The building would be used to interpret the CCC period and development in the park.

- d. The building would be returned to its historic appearance.
- e. Potential life/safety hazards would be reduced or eliminated.

Disadvantages:

- a. The structure would be difficult to open to the public since it is located in an "authorized personnel only" area. Visitors would have access around the research center.
- b. The building is lost for park use.
- c. Additional staff or volunteers would be needed to open the building to the public.

To achieve this goal the following areas of work would need to be accomplished:

2a.) Pre-stabilization Work:

- 1. Complete an HSR prior to start of stabilization plan.
- 2. Complete an historic furnishing study
- 3. Develop an accessibility plan
- 4. Develop a set of construction documents based on the required stabilization work as well as restoration requirements.
- 5. Develop an interpretative plan.

2b.) Long Term Preservation:

- 1. Implement construction based on the construction document package.

Class "C" Estimate: \$168,445.83 (see appendix F)

3. Rehabilitation – Rehabilitation improves the utility or function of a historic structure, through repair and/or alteration, to make possible a compatible contemporary use while preserving those portions or features that are important in defining its significance and/or character.

Advantages:

- a. One of the last remaining CCC camp structures in Colorado as well as the National Park Service is preserved.
- b. The building is brought up to a maintainable state.
- c. The building is placed back in service.
- d. The park gains much needed space for staff functions.
- e. If insulation and heating are added the building can be used year around.
- f. The park staff will be maintaining a structure that is in service instead of sitting vacant.
- g. Potential life/safety hazards would be reduced or eliminated.

Disadvantages:

- a. A large percentage of the historic fabric would be lost during the rehabilitation work.
- b. The building's interior character would be somewhat compromised due to the use of alternate finishes required for life safety/building codes.
- c. The building's interior character would be somewhat compromised due to the addition of required spaces such as toilet rooms and possibly kitchen.
- d. The building's exterior character could be somewhat compromised depending on the type of foundation placed under the building and the condition of the structure.

To achieve this goal the following areas of work would need to be accomplished:

3a.) Pre-stabilization Work:

1. Complete an HSR prior to start of rehabilitation planning.
2. Determine a sympathetic use for the building.
3. Develop an accessibility plan.
4. Develop a set of construction documents based on the required stabilization work as well as restoration requirements.

3b.) Long Term Preservation:

1. Implement construction based on the construction document package.

During the site visit we discussed how the building might be best used for park needs while still retaining its' historic character. The park staff felt that there were two optimum uses. These occupancies as well as possible code related requirements are broken out below:

A.) Office Space (Group B Occupancy):

Building Requirements:

1. Addition of 2 toilet rooms
2. Addition of environmental controls (furnace, ductwork, etc...)
3. Addition of plumbing (connection to sewer line, water, fixtures, etc...)
4. Addition of a kitchenette
5. Possible addition of fire suppression
6. Upgrade and addition of electrical and communication systems (wiring, outlets, switches, electrical panel, etc...)
7. Addition of lighting systems
8. Make structure handicapped accessible
9. New interior finishes such as gypsum board
10. Provide new foundation and reinforce floor system and building envelope
11. Insulate the exterior envelope.

Option A - Class "C" Estimate: \$169,020.83 (see appendix F)

B.) Non-hazardous Storage (Group S Occupancy):

Building Requirements:

1. Accessibility
2. Toilets (1 or 2)
3. Environmental Controls (HVAC, electrical)
4. Plumbing

Needs/Requirements to Implement

HVAC – Furnace and Ductwork (?)

Interior Finish – Gypsum wall/ceiling

Structural – Foundation, reinforce floor system, building envelope, roof

Plumbing – Sewer hookup, water, fixtures

Electrical – Wiring, Outlets, Communications, electrical box

Insulation – Floor, wall roof

Option B - Class "C" Estimate: \$156,361.03 (see appendix F)

4. Demolition – Building is determined to be beyond preservation. Complete removal of building is warranted. Structure is

Advantages:

- a. Safety hazard and health risk is eliminated.

Disadvantages:

- a. A building is lost for the parks potential use.
- b. One of the last remaining CCC camp structures in Colorado as well as the National Park Service would be lost.
- c. Park would lose usable space.

To achieve this goal the following areas of work would need to be accomplished:

4a.) Pre-demolition Work:

- 1. Complete 106 compliance process.
- 2. Mitigate adverse effect, possibly with the HABS drawings and/or photographs.

4.b) Demolition:

- 1. Remove and dispose of any hazardous waste and/or materials.
- 2. Demolish structure and salvage usable building material.
- 3. Restore site.

Class "C" Estimate: \$20,622.75 (see appendix F)

5. No Action – Building receives no work and continues to set empty, no action is taken.

Advantages:

- a. Building sets vacant and is not torn down.

Disadvantages:

- a. A building is lost for the parks potential use.
- b. Deterioration continues and will eventually lead to structural failure.
- c. Safety hazards have not been mitigated.

Class "C" Estimate: No associated cost

VIII. PERFERED TREATMENT ALTERNATIVE:

Option #3, renovation, is the parks preferred alternative. This action would place the building back in service while still preserving the CCC structure. Long term preservation of the structure would be assured.

IX. APPENDIX:

- A.) Historic American Building Survey (HABS) drawings
- B.) National Register of Historic Places, Historic Resources of Mesa Verde National Park – CCC Camp NP-5-C
- C.) Individual Building Data, Form 10-768, Barracks, Building No. 156, March 25, 1954.
- D.) Individual Building Data, Form 10-768 (Rev. 8/64), Barracks, Building No. 156, Oct. 1975
- E.) Classified Structure Field Inventory Report (revised 3/81), CCC Barracks, Sept. 13, 1982
- F.) Cost Estimates for Treatment Alternatives

APPENDIX "A":
Historic American Building Survey (HABS) Drawings

INTERMOUNTAIN SUPPORT OFFICE/DENVER	CIVILIAN CONSERVATION CORPS (CCC) CAMP NP-5-C, BARRACKS #5		FORM NO. CO 198-A	HISTORIC AMERICAN BUILDINGS SURVEY
NAME AND ADDRESS UNITED STATES DEPARTMENT OF THE INTERIOR	MESA VERDE NATIONAL PARK CORTEZ VICINITY MONTESUMA COUNTY COLORADO			DATE 1 or 4



THIS PROJECT WAS UNDERTAKEN BY DONALD W. CORBEIL, WITH ASSISTANCE IN MEASURING BY JAMES McARTHUR, WORKING UNDER CONTRACT WITH THE NATIONAL PARK SERVICE. THE PROJECT WAS DONE UNDER THE DIRECTION OF SAYRE HUTCHISON AND LYSA WEGMAN-FRENCH OF THE INTERMOUNTAIN SUPPORT OFFICE, CULTURAL AND NATIONAL REGISTER PROGRAM SERVICES, DENVER, COLORADO.

ON MICROFILM

DRAWN BY: Donald W. Corbett, 1999

INTERMOUNTAIN SUPPORT OFFICE/DENVER

THE UNIVERSITY OF CHICAGO PRESS

100

100



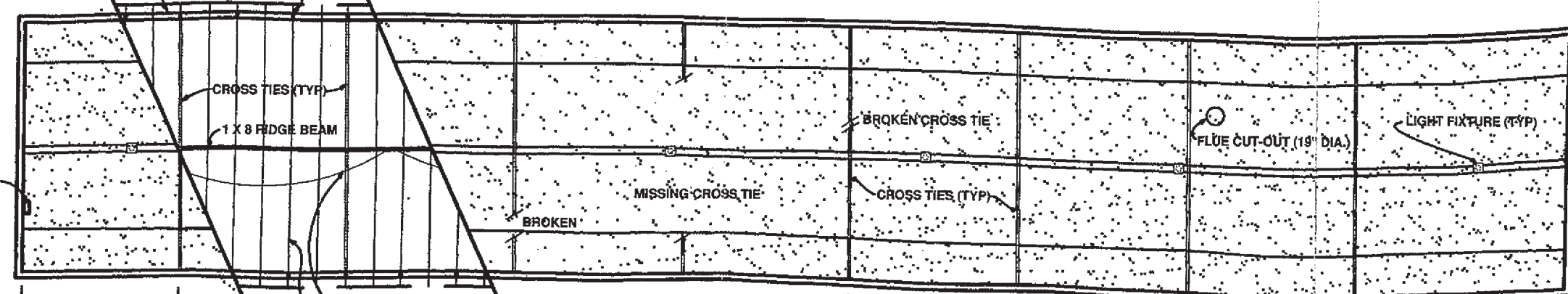
FLOOR FRAMING PLAN

0' 5'-0" 10'-0" 15'-0"

FLOOR PLAN

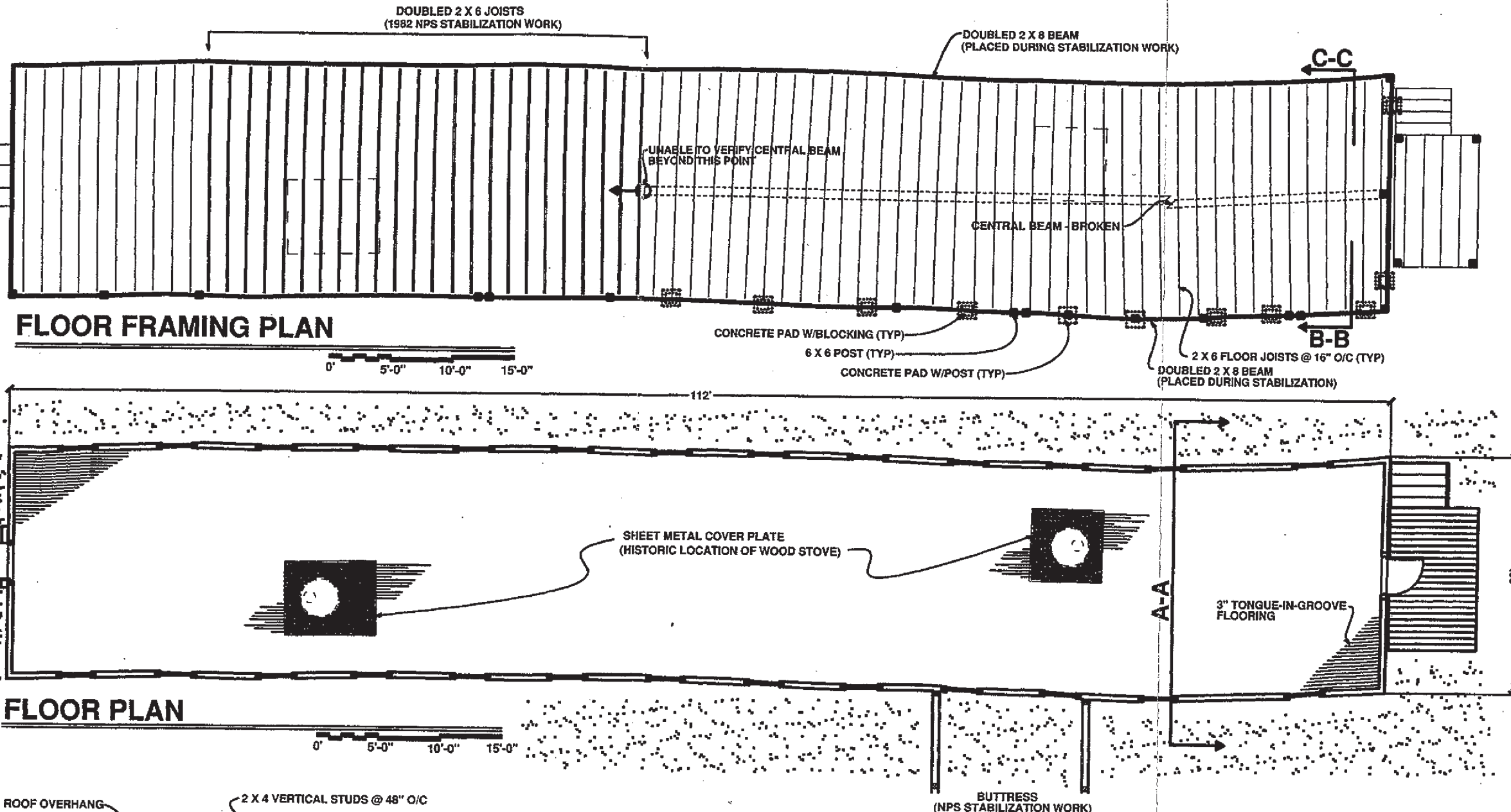
0' 5'-0" 10'-0" 15'-0"

ROOF OVERHANG



REFLECTED CEILING PLAN

0' 5'-0" 10'-0" 15'-0"



ON MICROFILM

307/25001 2/4



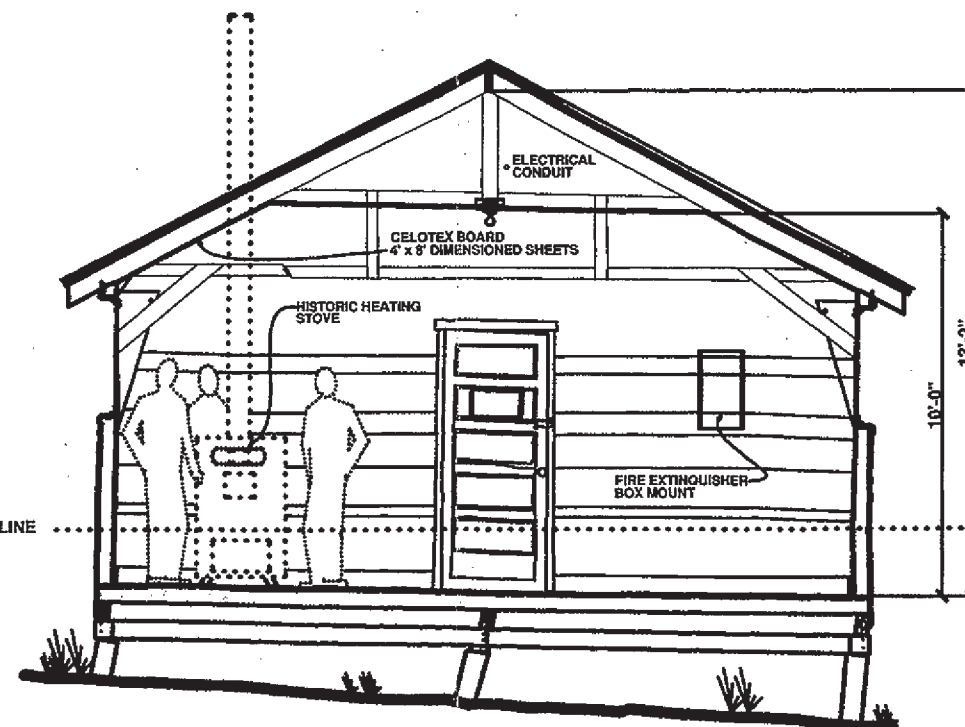
NORTH ELEVATION



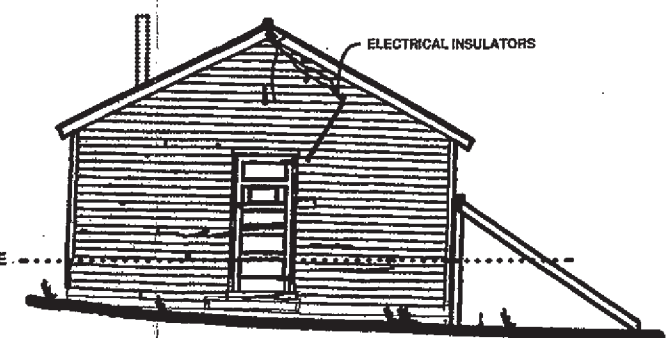
SOUTH ELEVATION



EAST ELEVATION



SECTION A-A



WEST ELEVATION

ON MICROFILM

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INTERMOUNTAIN SUPPORT OFFICE/DENVER

REVISIONS AND NOTES

NEW VEHICULAR NATIONAL PARK

COURTESY VICINITY

MONTEZUMA COUNTY

CIVILIAN CONSERVATION CORPS (CCC) CAMP NP-5-C, BARRACKS #5

CO

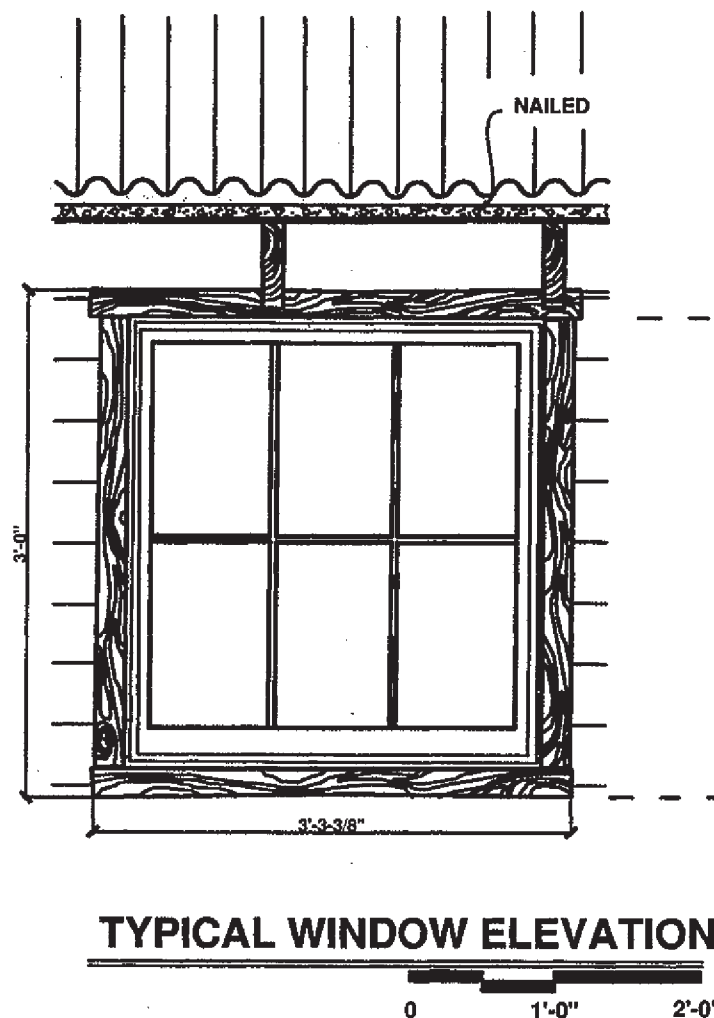
198-A

COLORADO

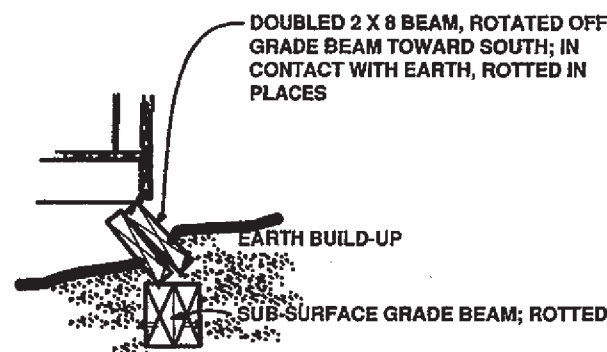
HISTORIC AMERICAN

BUILDINGS SURVEY

3 of 4

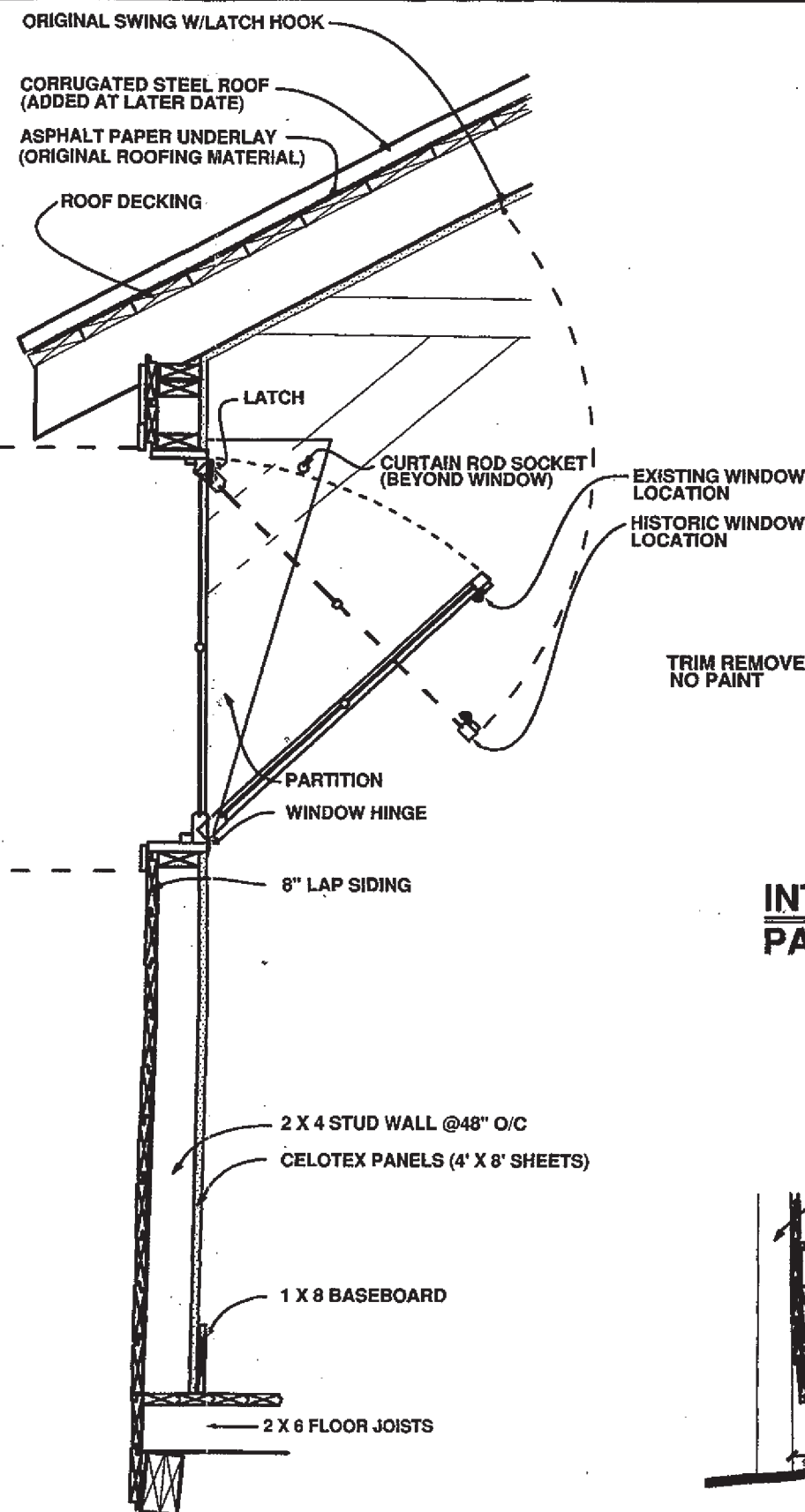


TYPICAL WINDOW ELEVATION

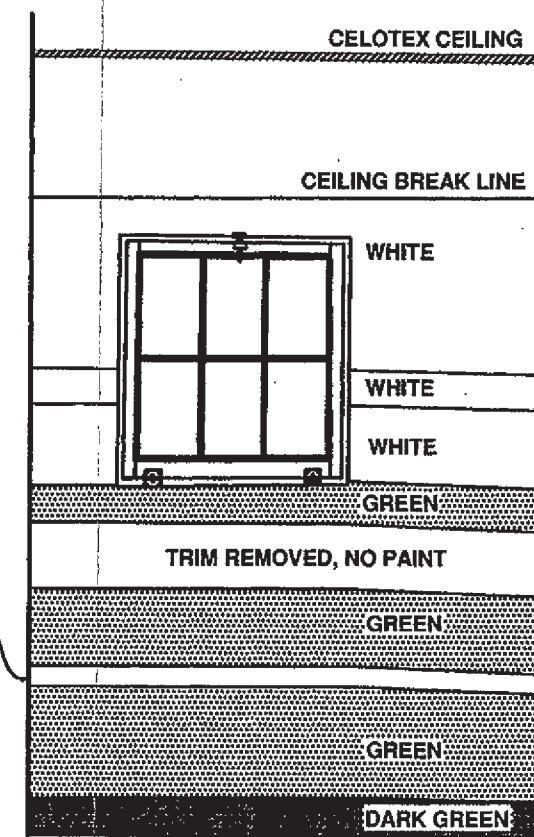


FOUNDATION SECTION C-C

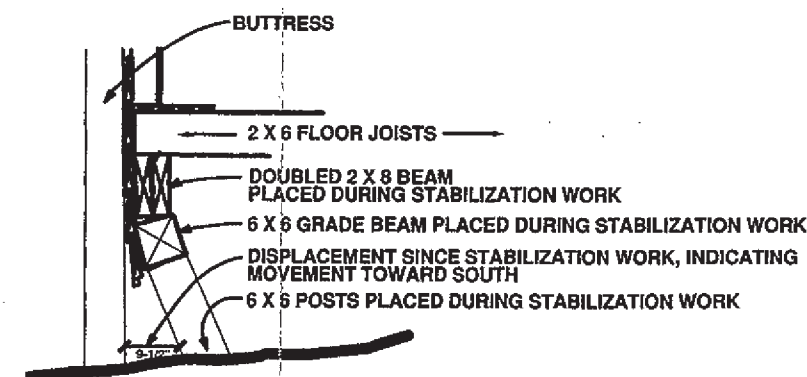
NORTH END, LOOKING WEST



WALL SECTION



INTERIOR WALL
PAINT SEQUENCE (TYP)



FOUNDATION SECTION B-B

THROUGH BUTTRESS SUPPORT
SOUTH END, LOOKING WEST

ON MICROFILM

DESIGN BY: Donald W. Corbett, 1999

INTERMOUNTAIN SUPPORT OFFICE/DENVER

UNIVERSITY OF COLORADO

MESA VERDE NATIONAL PARK

CORTES VICTORY

MONTESUMA COUNTY

COLORADO

IX-00

HISTORIC AMERICAN
BUILDINGS SURVEY

307/25001 4/4

APPENDIX "B":

National Register of Historic Places, Historic Resources of Mesa Verde
National Park – CCC Camp NP-5-C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name CCC Camp NP-5-C

other names/site number NPS Building #'s 66-68, 127, 148, 156

2. Location

street & number N/A not for publication N/A
city or town Mesa Verde National Park vicinity N/A
state Colorado code CO county Montezuma code 083
zip code 81330

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

_____ entered in the National Register

_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of Keeper

Date
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

_____ private

_____ public-local

_____ public-State

X public-Federal

Category of Property (Check only one box)

_____ building(s)

X district

_____ site

_____ structure

_____ object

Number of Resources within Property

Contributing

6

1

7

Noncontributing

4 buildings

_____ sites

_____ structures

_____ objects

4 Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Historic Resources of Mesa Verde National Park

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>GOVERNMENT</u>	Sub: <u>public works</u>
<u>GOVERNMENT</u>	<u>government office</u>
<u>DOMESTIC</u>	<u>institutional housing</u>
<u>RECREATION</u>	
<u>TRANSPORTATION</u>	<u>road-related</u>

Current Functions (Enter categories from instructions)

Cat: <u>GOVERNMENT</u>	Sub: <u>public works</u>
<u>GOVERNMENT</u>	<u>government office</u>
<u>TRANSPORTATION</u>	<u>road-related</u>

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Other: Utilitarian

Materials (Enter categories from instructions)

foundation	<u>CONCRETE</u>
roof	<u>METAL: IRON</u>
walls	<u>WOOD</u>
other	<u>METAL: Iron</u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets.

=====

3. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

LANDSCAPE ARCHITECTURE

POLITICS/GOVERNMENT

Period of Significance 1934-1942

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Civilian Conservation Corps

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Administrative files in Mesa Verde National Park.

List of Classified Structures maintained by the National Park Service.

Paige, John C. The Civilian Conservation Corps and the National Park Service, 1933-1942: An Administrative History. Washington, DC: National Park Service, 1985.

Torres-Reyes, Ricardo. Mesa Verde National Park: An Administrative History, 1906-1970. Washington, DC: National Park Service, 1970..

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☒ previously listed in the National Register (Administratively listed 10/15/66)

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey #

☐ recorded by Historic American Engineering Record #

Primary Location of Additional Data

☐ State Historic Preservation Office

☐ Other State agency

☒ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Administrative files in Mesa Verde National Park

=====

10. Geographical Data

=====

Acreage of Property 6.18 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	North	ing
1	<u>12</u>	<u>722868.2565</u>	<u>4119621.5775</u>	
		<u>See continuation sheet.</u>		

Verbal Boundary Description (Describe the boundaries of the property.)

Please see the base map accompanying this nomination. Drawn to a scale of 1" = 200 feet, the map will serve in place of a verbal boundary description.

Boundary Justification (Explain why the boundaries were selected.)

This nominated property includes the significant features historically associated with the CCC Camp NP-5-C.

=====

11. Form Prepared By

=====

name/title Bruce J. Noble, Jr.

organization National Park Service

date June 1, 1993

street & number P.O. Box 37127

telephone 202-343-9500

city or town Washington

state DC zip code 20013-7127

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

CCC Camp NP-5-C
name of property
Montezuma, Colorado
county and State
Historic Resources of Mesa Verde National Park
name of multiple property listing

=====

DESCRIPTION

Mesa Verde National Park played host to three separate CCC camps at various times between 1933 and 1942. The first camp opened in Prater Canyon in 1933 and closed in 1934. That same year, two new camps opened on Chapin Mesa. These camps shared adjoining sites located slightly more than one mile north of park headquarters. These two camps merged in 1937. The remaining camp, known by the designation NP-5-C, continued to operate until the CCC program disbanded in 1942. While no above-ground resources remain from the two camps closed before 1942, the buildings and landscape features remaining from Camp NP-5-C are proposed for nomination as CCC Camp NP-5-C.

CCC Camp NP-5-C contains two sections. The upper section (north) includes four utility buildings (#'s 66-68 and 127) that once served as a headquarters for CCC vehicles and general maintenance activities. The lower section (south) includes the extant features of the CCC Camp itself. These features include the CCC Recreation Hall (#148), a barracks building (now known as the Jack Grey Warehouse, #156), and a labyrinth of trails that once connected various buildings in the camp. This lower section of the camp retains some semblance of its original "U" shaped configuration of buildings. The trails cross the open area in the center of the "U."

The predominate architectural style of the historic district can perhaps best be described as utilitarian. The four buildings in the upper portion of the camp were built to serve functional purposes associated with CCC maintenance activities. One of these buildings exhibits a board and batten exterior while the other three were built as simple wood frame structures intended to house or service vehicles. The two contributing buildings in the lower section exhibit architectural characteristics typically associated with CCC camps. This means that these buildings were constructed in a rough and inexpensive manner based on the assumption that they would receive temporary use.

Historic maps indicate that the upper section of the CCC camp has changed very little since the time of its construction. The buildings in this maintenance area are arranged in a triangular configuration. The peak of the triangle

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

CCC Camp NP-5-C
name of property
Montezuma, Colorado
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Historic Resources of Mesa Verde National Park
name of multiple property listing

=====

DESCRIPTION (cont.)

points south (see aerial photographs accompanying nomination). Building (#66), located along the northern edge of the triangle, originally served as the CCC camp office. Each of the two storage sheds (#'s 67 and 68) angle towards the southern tip of the triangle. The gas station sat in the center of the triangle (#127). This arrangement of buildings remains unaltered today.

As mentioned, the lower portion of the camp was originally designed according to a "U" shaped pattern. The camp's administration building sat at the top (north) of the "U." The flag staff was located south of the administration building. The dining hall was located at the bottom (south) of the "U." Three barracks buildings were located along the west side of the camp, while two barracks buildings and the Recreation Hall were located along the opposite (east) side. The latrine sat in the center of the "U," while a web of trails connected all the camp buildings.

Today, the perimeter road surrounding the lower portion of the camp continues to roughly define the camp's "U" shape. However, the only two buildings remaining from the original camp are the Recreation Hall (#148) and barracks five (Jack Gray Warehouse, #156). Barracks one, two, three, and four, the latrine, administration building, and dining hall have all been demolished. The Research Center (#165, noncontributing) now occupies the site of the administration building. The Ruins Stabilization Lab (#188, noncontributing) sits on the former site of barracks one. Barracks two and three have been replaced by two mobile homes (#'s 401 and 402, noncontributing).

The general condition of the remaining buildings in the CCC Camp NP-5-C range from poor to good. The park holds a variety of functions in the Recreation Hall and the building remains in good condition. The Jack Gray Warehouse serves as a storage facility and has lapsed into poor condition. Deterioration of the wood planks covering the outside of these buildings is evident in places. Otherwise, both buildings appear to be structurally sound. The four buildings in the upper part of the camp remain in uniformly good condition.

The following paragraphs provide a brief description of the contributing

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

CCC Camp NP-5-C

name of property

Montezuma, Colorado

county and State

Historic Resources of Mesa Verde National Park

name of multiple property listing

=====

DESCRIPTION (cont.)

buildings in the historic district:

Appliance Shed (#66)

This building was constructed in 1935 to provide office and storage space for the CCC camp. The one story building exhibits rough-framed board and batten construction sitting on top of a concrete and stone pier foundation. The building has double, six over six swinging casement sash windows. There is a loading dock or porch on the front right side of the building. On the interior, there is an office room with two adjoining storage rooms. All three of these rooms have wooden floors and celotex walls and ceilings. The rest of the building was originally one large storage area with unfinished stud walls on the interior. This space has been divided into two storage areas by a nonhistoric plywood partition wall. This portion of the building now provides storage space for household appliances and houses the electrical shop. The building is under consideration for rehabilitation that would convert it into the park fire management office and fire cache.

South Storage Shed (#67)

This storage shed was constructed in 1935 to provide shelter for vehicles used by the CCC. Heavy timber posts support the building's interior skeleton and board and batten walls cover the outside of the building. The primary facade of the shed consists of six single open bays and five single bays with sliding track doors. The building now provides storage space for miscellaneous items.

East Storage Shed (#68)

Like the South Storage Shed, this shed was constructed in 1935 to provide shelter for vehicles used by the CCC. The interior skeleton and the exterior walls are identical to the South Storage Shed. The building has seven open bays and currently provides storage space for various supplies and equipment.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

CCC Camp NP-5-C

name of property

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Historic Resources of Mesa Verde National Park

name of multiple property listing

=====

DESCRIPTION (cont.)

Propane Shed (#127)

This building was constructed in 1934 to serve as a gas station for the CCC. The interior skeleton of the building consists of heavy rough timbers covered on the exterior by galvanized iron sheets. The concrete apron and two gas pumps once located in front of the building are no longer extant.

Recreation Hall (#148)

This wooden frame building was constructed by the CCC in 1934 to serve as a Recreation Hall. The exterior walls consist of 1" x 6" tongue and groove pine planks. In 1980, some of the planks around the base of the building were replaced due to moisture induced rotting. The building is "T" shaped. The primary entrance to the building is through the west end of the building. The end of "T" directly east of the primary entrance contains a stage that apparently served as a stage for performances during the CCC era. Midway along the north side of the building is a large stone fireplace surrounded by a seating area. The insignia and number of the camp is embedded in the stone facing of the chimney. The end of the "T" directly south of the fireplace area now houses kitchen facilities and two restrooms. Presently the building provides gathering space for meetings, conferences, and classes.

Jack Gray Warehouse (#156)

The Jack Gray Warehouse was constructed in 1934 as one of the five barracks in the CCC camp. It is the only one of those five remaining today. In classic barracks style, the building is long and narrow. The building has a wood frame covered on the exterior by 8" horizontal planks. The roof is covered with corrugated iron sheets. On the interior, the building has a tongue and groove wood floor, celotex walls, and an open ceiling. Some moisture induced wood rot

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

CCC Camp NP-5-C

name of property

Montezuma, Colorado

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Historic Resources of Mesa Verde National Park

name of multiple property listing

=====

DESCRIPTION (cont.)

can be observed around the base of the building. The building currently provides storage space for miscellaneous items.

The remaining four buildings in the district (Research Lab, #165; Ruins Stabilization Lab, #188, House Trailer, #401; and House Trailer, #402) have all been categorized as noncontributing due to the fact that each is considerably less than fifty years old. In truth, the demolition of original buildings and their replacement with more modern facilities has noticeably diminished the integrity of feeling for the lower portion of the historic district. The presence of the two mobile homes in the area is particularly unfortunate, although both trailers could be moved at some future point.

In spite of these intrusions, this historic district still retains sufficient integrity to qualify for the National Register. Three basic factors bolster this claim: (1) Contributing resources outnumber noncontributing resources within the boundary of the district; (2) the "U" plan of the lower camp and the triangular plan of the upper camp remain intact; and (3) the trails passing through the center of "U"-shaped portion of the camp provide visible evidence of the camp's original landscaping plan. These trails remain evident due to a series of small, upright stones embedded in the earth to serve as curbing along many of the pathways within the historic district (see photographs). Each of these three factors play an important role in defining the historic character of the district.

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CONTINUATION SHEET

Section 8 Page 6

CCC Camp NP-5-C
name of property
Montezuma, Colorado
county and State
Historic Resources of Mesa Verde National Park
name of multiple property listing

=====

STATEMENT OF SIGNIFICANCE

The CCC Camp NP-5-C is eligible for listing in the National Register at the local level of significance based on its significance under criterion A and criterion C. Under criterion A, the property is historically significant in the areas of Community Planning and Development and Politics/Government. Under criterion C, the property is significant in the area of Landscape Architecture. The construction of the CCC Camp NP-5-C is associated with the historic context entitled "Depression-Era Development in Mesa Verde National Park, 1933-1942" (see Section E of the multiple property form).

Under criterion A, this historic district is significant based on its association with the broad patterns of Mesa Verde National Park history. In part, the property's historic significance relates to its connection with Community Planning and Development activities in the park. Even before the CCC arrived in the park in 1933, excessive congestion in the park had become a major problem. As an initial attempt to address this problem, the park staff prepared a six-year development plan in 1932. The major components of this plan called for improving the water system, undertaking landscaping work, relocating roads and trails in the headquarters area, and moving the utility area away from the park headquarters. Like many development plans, this one might well have gone unfulfilled. However, the CCC's arrival in the park in 1933 provided an excellent opportunity to complete the desired work. Implementation of the six-year plan was turned over to the CCC.

The existence of this plan enabled the CCC personnel to accomplish a huge amount of work during their tenure in the park. Superintendent Nusbaum summarized the CCC's work in the park as follows:

In addition to major accomplishments in work programs generally common to National Park areas, including maintenance, betterment and extension of roads, trails and paths, and of light, power, telephone, water and sewage systems, building construction has been emphasized. To this time, enrollees have completed in all essential detail twenty-one small family residences for park personnel, two public comfort stations, one public contact station, six frame utility

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

CCC Camp NP-5-C

name of property

Montezuma, Colorado

county and State

Historic Resources of Mesa Verde National Park

name of multiple property listing

STATEMENT OF SIGNIFICANCE (cont.)

buildings, and additions or alterations to sixteen residential and utility buildings. Other major projects comprise the construction of a three-acre public camp ground of eighty-three individual camp sites, including all essential facilities, very broad programs of primary landscaping, insect control and forest management, bank sloping on the entrance highway, and erosion control including the major 1934 fire area.

As Superintendent Nusbaum's description indicates, the CCC's role in carrying out the tenets of the six-year plan touched virtually every dimension of park development between 1933 and 1942.

The selection of the adjoining sites for camps NP-5-C and NP-6-C was undertaken with park development issues in mind. Two Army officers searched for sites that offered operational efficiency, limited disruption to park traffic patterns, and a shielded locale invisible to passing visitors. A location that satisfied these prerequisites was located on Chapin Mesa, slightly more than a mile north of the headquarters area. A thick piñon-juniper forest screened the camp sites from public view and they had the added advantage of being near the water source located next to the Well House (#59).

The historic significance of the remaining features of Camp NP-5-C relate, in part, to the fact that this camp served as the staging area from which a plethora of park development activities were conducted. The CCC enrollees lived and played in Barracks Five (Jack Gray Warehouse, #156) and the Recreation Hall (#148). The utility buildings remaining in the upper part of the camp (#'s 66-68 and 127) housed the equipment and machinery used to conduct this development work. In large measure, the development work conducted by the CCC helped to usher Mesa Verde National Park into the modern era typified by an infrastructure that allowed for large-scale visitation. Thus, CCC Camp NP-5-C is significant in the area of Community Planning and Development based on its role as the launching pad for park development activities between 1933 and 1942.

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Section 8 Page 8

CCC Camp NP-5-C

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name of multiple property listing

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STATEMENT OF SIGNIFICANCE (cont.)

The fact that this camp provided facilities in which the CCC lived and worked gives this property additional historical significance in the area of Politics/Government. The CCC functioned as a government program that provided work and job skill training to unemployed victims of the Great Depression. The program functioned from 1933 to 1942 and CCC enrollees were stationed in Mesa Verde during the full duration of this national program. Thus, the CCC contributed enormously to park development in Mesa Verde between 1933 and 1942.

In terms of the period of significance, Camp NP-5-C and NP-6-C both opened in 1934. However, Camp NP-6-C was disbanded in 1937 and officially merged with Camp NP-5-C. In addition, Camp NP-6-C was dismantled and no above-ground features remain today. Camp NP-5-C continued to operate until the onset of World War II brought about the termination of the CCC program in 1942. Although the remaining buildings from Camp NP-5-C have continued to serve in various park-related capacities up to the present day, the formal end of the period of historic significance occurred in 1942 when the national CCC program ceased operation.

On a national basis, many CCC-constructed properties are listed in the National Register. However, the National Register includes only a relatively small number of the actual camps that provided living quarters for CCC enrollees. Most were constructed as temporary facilities and were quickly demolished when the CCC program disbanded in 1942. A nationwide search of the National Register Information System (NRIS) database identified only six such nominations in the National Register. (For additional information, the NRIS reference numbers for the six listed properties are 82000591, 84001114, 90000725, 92000632, 93000062, 93000176.) Although rare, the National Register already includes a virtually intact CCC camp in Colorado (Mt. Morrison CCC Camp; reference number 90000725). Given the existence of the Mt. Morrison camp, Camp NP-5-C in Mesa Verde National Park is proposed for listing at the local level of significance.

APPENDIX "C":

Individual Building Data, Form 10-768, Barracks, Building No. 156,
March 25, 1954.

DATE 25 1954 LOCATION IN PARK CCC Area Headquarters BUILDING NAME Barracks No. 156

1. USED AS Storage
Owned by Government, National Park Service
Operated by Government, National Park Service
Maintained by Government, National Park Service
Constructed by Civilian Conservation Corps.
2. YEAR BUILT 1934 REMODELED No
3. DRAWING NO. None OCCUPANCY Storage
4. ORIGINAL COST, \$ Estimated \$2,500
Present value, \$ 500 (Salvage)
5. NUMBER STORIES One NUMBER ROOMS One
6. CU. FT. 17,920 SQ. FT., Basement None
1st floor 2,400 sq. ft. 2d floor None
Other None
7. CONSTRUCTION TYPE Frame
Walls, exterior 8" horizontal wood siding
Walls, interior Calotex
Floors 3" T&G soft wood Roof Tar paper
8. INTERIOR FINISH, Walls Wallboard- cold-water paint
Floors Unfinished Ceilings Wallboard, cold-water paint
9. UTILITIES, Water None Electric None
Sewer None Phone None
10. MECHANICAL EQUIPMENT:
Sanitary None
Heating None Fuel None
Electric None H. W. None
11. EXISTING CONDITION OF BUILDING:
Structural Poor
Mechanical None
12. FIRE PROTECTION:
Hydrant size 2" Distance 200 feet
Sprinklers None
Extinguishing apparatus None

BY CONSERVATION

SEE INSIDE

SKETCH PLAN
(Designate original and later additions, when constructed)

REMARKS:

11/14 VERDE CO. 06-111-111
11/14 VERDE CO. 06-111-111

PREPARED BY H. O. Nelson

APPROVED

U. S. GOVERNMENT PRINTING OFFICE 16-44222-2

B. W. Carlson

APPENDIX "D":

Individual Building Data, Form 10-768, Barracks, Building No. 156,
October 1975

U.S. DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE

INDIVIDUAL BUILDING DATA

Prepare in duplicate. Send original to Regional Office. Retain one copy in park office.

Building Name Barracks	Bldg. No. 156
Location in Park CCC Area Headquarters	
Park, Monument, Etc. Mesa Verde National Park	

1. GENERAL

Use and Occupancy Storage	Owned By National Park Service	Operated By National Park Service	
Maintained By National Park Service	Constructed By Civilian Conservation Corps	Year 1934	Drawing No.
Remodeled By		Year	Drawing No.

2. VALUE

Original Cost \$ 2,500.	Present Value \$ 500
-----------------------------------	--------------------------------

3. TYPE

No. Stories 1	No. Rooms 1	Basement
-------------------------	-----------------------	----------

4. SIZE (Sq. Footage)

Overall 17,920	Basement	1st Floor 2400 sf	2nd Floor
--------------------------	----------	-----------------------------	-----------

5. CONSTRUCTION

Construction Type frame	Foundation	Walls, Exterior wood siding	Walls, Interior celotex	Floor soft wood	Roof tar paper
-----------------------------------	------------	---------------------------------------	-----------------------------------	---------------------------	--------------------------

6. INTERIOR FINISH

Walls wallboard c.w. paint	Floors unfinished	Ceilings wallboard c.w. paint	Trim
--------------------------------------	-----------------------------	---	------

7. UTILITIES

Water	Electric	Gas	Sewer	Telephone	Other
-------	----------	-----	-------	-----------	-------

8. MECHANICAL EQUIPMENT

Plumbing	Heating	Fuel	Electric	Hot Water	Other
----------	---------	------	----------	-----------	-------

9. EXISTING CONDITION (Indicate Excellent, Good, Fair, Poor - If New Building Leave Blank)

As of (Date)	Structural Poor	Mechanical	General State of Repair
--------------	---------------------------	------------	-------------------------

10. FIRE PROTECTION

No. Hydrants	Size 2"	Distance 200 ft.	Mechanical	Hand	Other
--------------	-------------------	----------------------------	------------	------	-------

Extinguishing Equipment

11. PHOTOGRAPHS. Furnish 8 x 10½" photographs or smaller photographs mounted on 8 x 10½ sheets. Attach to photograph: Name of park, location in park, and name and number of building.

12. SKETCH PLAN. Furnish legible sketch on separate sheet including over-all dimensions, names and sizes of rooms, scale, and date drawn. Use double line to indicate walls of building.

13. REMARKS (Furnish any other pertinent data to complete record)

Prepared By. (Sgd.) Robert D. Lake	Date 10-7-5	Approved By	Date
--	-----------------------	-------------	------

APPENDIX "E":

Classified Structure Field Inventory Report (revised 3/81), CCC Barracks,
Sept. 13, 1982

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

(Attach 4" x 5" B & W Photo)

51831

REGION Rocky Mtn PARK/AREA NAME Mesa Verde PARK NUMBER 1490STRUCTURE NAME CCC Barracks STRUCTURE NUMBER 156LOCATION OF STRUCTURE CCC Area, Chapin Mesa (Maintenance)NAT'L REGISTER: 2 date: 1966 MANAGEMENT CATEGORY: (A) (B) (C) (D)NPS LEGAL INTEREST: FEE MGMT AGREEMENT: No

Check all of the following categories for which NPS has treatment responsibility:

Stabilization() Cyclic maintenance(☒) Routine maintenance(☒) Approved ultimate treatment()

APPROVED ULTIMATE TREATMENT:

Preservation (PP)	Restoration (RR)	Reconstruction (CC)
Adaptive Preservation <u>(AP)</u>	Adaptive Restoration (AR)	Adaptive Reconstruction (AC)
Neglect (NG)	Remove (RM)	No Approved Treatment (NO)

Approval document: G.M.P. () Document date: May 17, 1979
mm/dd/yy

Estimated Treatment Costs:

Stabilization: \$ <u>5000</u>	date: <u>8-82</u>	Level of Estimate:	Estimator:
Approved Treatment: \$ <u>40000.00</u>	date: <u>1-85</u>	(A) (B) <u>(C)</u> (Region) (DSC) (A&E) (	
	mm/dd/yy		

DESCRIPTION:

Period of Construction: H1 Type of Structure: BU ()
Composition: WD Current Interior Use: OT-STORAGE ()

Verbal description: Wooden frame building constructed as a barracks for Civilian Conservation Corps enrollees in 1934. The only CCC barracks remaining out of ten which were constructed in two camps in the park. Originally a plank roof with composition cover; later corrugated iron sheets were laid over the original roofing. Wooden casement windows hinged at the bottom. Wooden door at each end. Currently used for storage of miscellaneous items by the park.

continue on additional page(s) if necessary

If structure has been removed, how? () date: mm/dd/yy

Report prepared by: Jack E. Smith date: Sept. 13, 1982

APPENDIX "F":
Cost Estimates for Treatment Alternatives

Jack Gray Building Condition Assessment

Mesa Verde National Park

Prepared by: Sayre Hutchison, IMDE-CNR Architect & Donald Corbeil, MEVE Contract Architect

1. Stabilization of Structure

1. All costs figure a contractors labor, overhead and profit.
2. The "Location Factor" is based on Durango Colorado.

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 1 - General Requirements				
014	100 Testing			\$ 500.00
015	300 Fencing 6' High	\$ 6.60	600	\$ 3,960.00
015	900 Field Office	\$ 199.00	4	\$ 796.00
016	400 Equipment Rental			\$ 2,000.00
017	100 Final Cleaning			\$ 3,000.00
				\$ 10,256.00
Location Factor				100%
Division 1 Total				\$ 10,256.00

Division 2 - Site Work				
020	706 Remove Doors & Reset	\$ 16.10	2	\$ 32.20
020	714 Remove Structural Perimeter Framing	\$ 5.95	264	\$ 1,570.80
020	726 Remove Metal Roofing	\$ 0.58	2800	\$ 1,624.00
020	726 Remove Rolled Roofing	\$ 0.37	2800	\$ 1,036.00
020	726 Remove Damaged Roof Sheathing	\$ 0.48	200	\$ 96.00
				\$ 4,359.00
Location Factor				102.1%
Division 2 Total				\$ 4,450.54

Division 3 - Concrete				
				\$ -
				\$ -
				\$ -
Location Factor				93.1%
Division 3 Total				\$ -

Division 4 - Masonry				
				\$ -
				\$ -
				\$ -
Location Factor				89.5%
Division 4 Total				\$ -

Division 5 - Metals				
				\$ -
				\$ -
				\$ -
Location Factor				93.5%
Division 5 Total				\$ -

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 6 - Architectural Woodwork				
061 104	Bridging			\$ 1,000.00
061 114	2"X10" Floor Joists	\$1,125.00	2.5	\$ 2,812.50
061 122	Sill Plate	\$2,000.00	0.3	\$ 600.00
061 128	Framing Walls 2"X4"	\$ 10.85	20	\$ 217.00
061 138	Framing Walls 2"X6"	\$ 13.35	20	\$ 267.00
061 154	1/2" Interior Sheathing	\$ 1.08	5159	\$ 5,571.72
				\$ -
				\$ 10,468.22
			Location Factor	85.2%
			Division 6 Total	\$ 8,918.92

Division 7 - Thermal & Moisture Protection				
075 301	Single Ply Membrane	\$ 181.00	28	\$ 5,068.00
076 202	Drip Edge	\$ 1.08	276	\$ 298.08
				\$ 5,366.08
			Location Factor	90.7%
			Division 7 Total	\$ 4,867.03

Division 8 - Doors & Windows				
082 050	Repair Existing 5 Panel Exterior Door	\$ 200.00	2	\$ 400.00
086 100	Repair Existing 6 Lite Hopper Windows	\$ 125.00	26	\$ 3,250.00
087 108	Deadlocks	\$ 146.00	2	\$ 292.00
088 100	Glazing	\$ 9.25	10	\$ 92.50
				\$ 4,034.50
			Location Factor	90.9%
			Division 8 Total	\$ 3,667.36

Division 9 - Finishes				
099 104	Exterior Wood Treatment			\$ 3,000.00
099 104	Windows Exterior	\$ 16.00	26	\$ 416.00
				\$ 3,416.00
			Location Factor	83.1%
			Division 9 Total	\$ 2,838.70

Division 10 - Specialties				
				\$ -
				\$ -
				\$ -
			Location Factor	95.2%
			Division 10 Total	\$ -

Division 11 - Equipment (N/A to Project)				
				\$ -
			Location Factor	95.2%
			Division 11 Total	\$ -

Division 12 - Furnishings (N/A to Project)				

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
				\$ -
			Location Factor	95.2%
			Division 12 Total	\$ -
Division 13 - Special Construction (N/A to Project)				
				\$ -
			Location Factor	95.2%
			Division 13 Total	\$ -
Division 14 - Conveying Systems (N/A to Project)				
				\$ -
			Location Factor	95.2%
			Division 14 Total	\$ -
Division 15 - Mechanical				
				\$ -
				\$ -
				\$ -
			Location Factor	76.3%
			Division 15 Total	\$ -
Division 16 - Electrical				
				\$ -
			Location Factor	79.9%
			Division 16 Total	\$ -
			TOTAL	\$ 34,998.55
			MISCELLANEOUS	15%
			GRAND TOTAL	\$ 40,248.34

Jack Gray Building Condition Assessment

Mesa Verde National Park

Prepared by: Sayre Hutchison, IMDE-CNR Architect & Donald Corbeil, MEVE Contract Architect

2. Restoration of Structure

1. All costs figure a contractors labor, overhead and profit.
2. The "Location Factor" is based on Durango Colorado.

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 1 - General Requirements				
015	300 Fencing 6' High	\$ 6.60	600	\$ 3,960.00
015	900 Field Office	\$ 199.00	4	\$ 796.00
016	400 Equipment Rental			\$ 2,000.00
017	100 Final Cleaning			\$ 3,000.00
				\$ 9,756.00
				Location Factor 100%
Division 1 Total				\$ 9,756.00

Division 2 - Site Work

020	706 Remove Doors & Reset	\$ 16.10	2	\$ 32.20
020	714 Remove Structural Perimeter Framing	\$ 5.95	264	\$ 1,570.80
020	720 Remove and Reset Interior Trim	\$ 1.64	528	\$ 865.92
020	726 Remove Metal Roofing	\$ 0.58	2800	\$ 1,624.00
020	726 Remove Rolled Roofing	\$ 0.37	2800	\$ 1,036.00
020	726 Remove Damaged Roof Sheathing	\$ 0.48	200	\$ 96.00
020	800 Hazardous Mat'l Abatement/Wall & Ceiling Bd.	\$ 1.55	5159	\$ 7,996.45
021	108 Site Clearing	\$1,300.00	0.5	\$ 650.00
021	200 Structure Moving	\$ 11.20	2240	\$ 25,088.00
021	200 For Additional Days	\$2,075.00	5	\$ 10,375.00
022	254 Foundation Trench Excavation	\$ 5.50	88	\$ 484.00
022	258 6" Wide Trench 36" Deep	\$ 0.91	400	\$ 364.00
022	258 6" Backfill	\$ 1.80	400	\$ 720.00
026	650 Water Systems	\$ 4.75	200	\$ 950.00
027	168 6" Dia Perimeter Drain Pipe	\$ 6.60	200	\$ 1,320.00
027	168 Filter Fabric	\$ 350.00	2	\$ 700.00
027	168 4" Dia Sewage Pipe	\$ 4.19	200	\$ 838.00
				\$ 54,710.37
				Location Factor 102.1%
Division 2 Total				\$ 55,859.29

Division 3 - Concrete

031	158 Forms Cast In Place (1 use)	\$ 5.90	528	\$ 3,115.20
031	158 4'X4' Footing Formwork	\$ 65.00	12	\$ 780.00
031	198 Waterstop	\$ 4.02	264	\$ 1,061.28
032	107 Reinforcing Steel	\$ 965.00	1	\$ 965.00
033	172 Cast in Place Concrete	\$ 11.25	110	\$ 1,237.50
				\$ 7,158.98
				Location Factor 93.1%
Division 3 Total				\$ 6,665.01

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 4 - Masonry				
	041 504 Anchor Bolts	\$ 3.50	66	\$ 231.00
				\$ 231.00
			Location Factor	89.5%
			Division 4 Total	\$ 206.75

Division 5 - Metals				
	055 206 Stair Railings	\$ 21.50	10	\$ 215.00
				\$ 215.00
			Location Factor	93.5%
			Division 5 Total	\$ 201.03

Division 6 - Architectural Woodwork				
	061 104 Bridging			\$ 1,000.00
	061 114 2"X10" Floor Joists	\$1,125.00	2.5	\$ 2,812.50
	061 122 Sill Plate	\$2,000.00	0.3	\$ 600.00
	061 128 Framing Walls 2"X4"	\$ 10.85	20	\$ 217.00
	061 138 Framing Walls 2"X6"	\$ 13.35	20	\$ 267.00
	061 154 1/2" Interior Sheathing	\$ 1.08	5159	\$ 5,571.72
	061 164 Subfloor for Kitchenette Toilet Rooms	\$ 1.04	80	\$ 83.20
	062 208 Base Molding for Toilet Rooms	\$ 2.82	50	\$ 141.00
	064 102 Kitchen Cabinets	\$ 209.00	6	\$ 1,254.00
				\$ 11,946.42
			Location Factor	85.2%
			Division 6 Total	\$ 10,178.35

Division 7 - Thermal & Moisture Protection				
	071 920 Vapor Barrier	\$ 0.20	5300	\$ 1,060.00
	072 109 Perimeter Insulation	\$ 0.88	800	\$ 704.00
	072 116 Wall Insulation, Rigid	\$ 1.50	3382	\$ 5,073.00
	072 118 Floor Insulation, Batt	\$ 0.60	2240	\$ 1,344.00
	074 101 Preformed Roofing	\$ 2.33	2800	\$ 6,524.00
	075 301 Single Ply Membrane	\$ 181.00	28	\$ 5,068.00
	076 202 Drip Edge	\$ 1.08	276	\$ 298.08
				\$ 20,071.08
			Location Factor	90.7%
			Division 7 Total	\$ 18,204.47

Division 8 - Doors & Windows				
	082 050 Repair Existing 5 Panel Exterior Door	\$ 200.00	2	\$ 400.00
	082 050 Five Panel Toilet Room Doors 3'X6'-8"	\$ 267.00	2	\$ 534.00
	083 050 Foundation Access Hatch w/ Lock	\$ 365.00	1	\$ 365.00
	086 100 Repair Existing 6 Lite Hopper Windows	\$ 125.00	26	\$ 3,250.00
	087 108 Deadlocks	\$ 146.00	2	\$ 292.00
	087 110 Doorstops	\$ 27.50	4	\$ 110.00
	087 120 Toilet Room Hardware	\$ 125.00	2	\$ 250.00
	087 206 Door Closer	\$ 100.00	2	\$ 200.00
	087 304 Threshold	\$ 40.00	4	\$ 160.00

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
	088 100 Glazing	\$ 9.25	10	\$ 92.50
				\$ 5,653.50
			Location Factor	90.9%
			Division 8 Total	\$ 5,139.03

Division 9 - Finishes

092 604 Gypsum Board Ceiling	\$ 1.08	3304	\$ 3,568.32
092 608 Gypsum Board, Walls	\$ 0.93	2151	\$ 2,000.43
092 608 Gypsum Board, Toilet Room Walls	\$ 1.20	500	\$ 600.00
093 102 Ceramic Floor	\$ 7.05	200	\$ 1,410.00
093 102 Ceramic Tile Walls Thin Set	\$ 5.05	400	\$ 2,020.00
093 910 Cementitious Backerboard	\$ 2.62	200	\$ 524.00
095 600 Repair Wood Flooring	\$ 0.50	2000	\$ 1,000.00
096 601 Resilient Flooring in Kitchenette	\$ 3.86	80	\$ 308.80
099 104 Exterior Wood Treatment			\$ 3,000.00
099 104 Windows Exterior	\$ 16.00	26	\$ 416.00
099 214 Interior Doors	\$ 52.00	4	\$ 208.00
099 214 Interior Windows	\$ 20.00	26	\$ 520.00
099 224 Interior Walls & Ceilings	\$ 0.51	6000	\$ 3,060.00
			\$ 18,635.55
Location Factor			83.1%
Division 9 Total			\$ 15,486.14

Division 10 - Specialties

101 602 Toilet Stalls with Handicapped Bars	\$1,350.00	2	\$ 2,700.00
101 602 Urinal Screen	\$ 268.00	1	\$ 268.00
108 204 Coat Rack	\$ 58.00	2	\$ 116.00
108 204 Soap Dispenser	\$ 53.00	2	\$ 106.00
108 204 Toilet Seat Cover Dispenser	\$ 53.00	2	\$ 106.00
108 204 Toilet Tissue Dispenser	\$ 30.00	2	\$ 60.00
108 204 Medicine Cabinet	\$ 200.00	2	\$ 400.00
			\$ 3,756.00
		Location Factor	95.2%
		Division 10 Total	\$ 3,575.71

Division 11 - Equipment (N/A to Project)

			\$ -
		Location Factor	95.2%
		Division 11 Total	\$ -

Division 12 - Furnishings (N/A to Project)

			\$ -
		Location Factor	95.2%
		Division 12 Total	\$ -

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
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Division 13 - Special Construction (N/A to Project)

				\$ -
			Location Factor	95.2%
			Division 13 Total	\$ -

Division 14 - Conveying Systems (N/A to Project)

				\$ -
			Location Factor	95.2%
			Division 14 Total	\$ -

Division 15 - Mechanical

151 141 Water Closet Flush Valve	\$ 163.00	3	\$ 489.00
151 700 Piping			\$ 1,500.00
152 136 Lavatories	\$ 300.00	2	\$ 600.00
152 152 Sinks	\$ 350.00	3	\$ 1,050.00
152 168 Urinal	\$ 670.00	1	\$ 670.00
154 101 Fire Suppression	\$ 2.00	2240	\$ 4,480.00
157 160 HVAC Unit			\$ 3,000.00
157 250 Ductwork	\$ 7.85	224	\$ 1,758.40
157 290 Exhaust Fans	\$ 125.00	2	\$ 250.00
157 470 Registers	\$ 35.50	24	\$ 852.00
			\$ 14,649.40
Location Factor			76.3%
Division 15 Total			\$ 11,177.49

Division 16 - Electrical

160 205 Conduit			\$ 1,000.00
161 165 Wiring			\$ 2,000.00
162 110 Outlet Boxes	\$ 19.55	28	\$ 547.40
162 130 Electrical Box			\$ 500.00
166 100 Interior Lighting	\$ 200.00	30	\$ 6,000.00
168 120 Detection			\$ 2,500.00
			\$ 12,547.40
Location Factor			79.9%
Division 16 Total			\$ 10,025.37

TOTAL	\$ 146,474.64
MISCELLANEOUS	15%
GRAND TOTAL	\$ 168,445.83

Jack Gray Building Condition Assessment

Mesa Verde National Park

Prepared by: Sayre Hutchison, IMDE-CNR Architect & Donald Corbell, MEVE Contract Architect

3. Rehabilitation - Option "A" - Renovation to Office Building

1. All costs figure a contractors labor, overhead and profit.
2. The "Location Factor" is based on Durango Colorado.

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 1 - General Requirements				
014	100 Testing			\$ 500.00
015	300 Fencing 6' High	\$ 6.60	600	\$ 3,960.00
015	900 Field Office	\$ 199.00	4	\$ 796.00
016	400 Equipment Rental			\$ 2,000.00
017	100 Final Cleaning			\$ 3,000.00
				\$ 10,256.00
				Location Factor 100%
Division 1 Total				\$ 10,256.00

Division 2 - Site Work

020	706 Remove Doors & Reset	\$ 16.10	2	\$ 32.20
020	714 Remove Structural Perimeter Framing	\$ 5.95	264	\$ 1,570.80
020	720 Remove and Reset Interior Trim	\$ 1.64	528	\$ 865.92
020	726 Remove Metal Roofing	\$ 0.58	2800	\$ 1,624.00
020	726 Remove Rolled Roofing	\$ 0.37	2800	\$ 1,036.00
020	726 Remove Damaged Roof Sheathing	\$ 0.48	200	\$ 96.00
020	800 Hazardous Mat'l Abatement/Wall & Ceiling Bd.	\$ 1.55	5159	\$ 7,996.45
021	108 Site Clearing	\$1,300.00	0.5	\$ 650.00
021	200 Structure Moving	\$ 11.20	2240	\$ 25,088.00
021	200 For Additional Days	\$2,075.00	5	\$ 10,375.00
022	254 Foundation Trench Excavation	\$ 5.50	88	\$ 484.00
022	258 6" Wide Trench 36" Deep	\$ 0.91	400	\$ 364.00
022	258 6" Backfill	\$ 1.80	400	\$ 720.00
026	650 Water Systems	\$ 4.75	200	\$ 950.00
027	168 6" Dia Perimeter Drain Pipe	\$ 6.60	200	\$ 1,320.00
027	168 Filter Fabric	\$ 350.00	2	\$ 700.00
027	168 4" Dia Sewage Pipe	\$ 4.19	200	\$ 838.00
				\$ 54,710.37
				Location Factor 102.1%
Division 2 Total				\$ 55,859.29

Division 3 - Concrete

031	158 Forms Cast In Place (1 use)	\$ 5.90	528	\$ 3,115.20
031	158 4'X4' Footing Formwork	\$ 65.00	12	\$ 780.00
031	198 Waterstop	\$ 4.02	264	\$ 1,061.28
032	107 Reinforcing Steel	\$ 965.00	1	\$ 965.00
033	172 Cast in Place Concrete	\$ 11.25	110	\$ 1,237.50
				\$ 7,158.98
				Location Factor 93.1%

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 3 Total				\$ 6,665.01

Division 4 - Masonry

041 504 Anchor Bolts	\$ 3.50	66	\$ 231.00
			\$ 231.00
Location Factor			89.5%
Division 4 Total			\$ 206.75

Division 5 - Metals

055 206 Stair Railings	\$ 21.50	10	\$ 215.00
			\$ 215.00
Location Factor			93.5%
Division 5 Total			\$ 201.03

Division 6 - Architectural Woodwork

061 104 Bridging			\$ 1,000.00
061 114 2"X10" Floor Joists	\$1,125.00	2.5	\$ 2,812.50
061 122 Sill Plate	\$2,000.00	0.3	\$ 600.00
061 128 Framing Walls 2"X4"	\$ 10.85	20	\$ 217.00
061 138 Framing Walls 2"X6"	\$ 13.35	20	\$ 267.00
061 154 1/2" Interior Sheathing	\$ 1.08	5159	\$ 5,571.72
061 164 Subfloor for Kitchen Toilet Rooms	\$ 1.04	80	\$ 83.20
062 208 Base Molding for Toilet Rooms	\$ 2.82	50	\$ 141.00
064 102 Kitchen Cabinets	\$ 209.00	6	\$ 1,254.00
			\$ 11,946.42
Location Factor			85.2%
Division 6 Total			\$ 10,178.35

Division 7 - Thermal & Moisture Protection

071 920 Vapor Barrier	\$ 0.20	5300	\$ 1,060.00
072 109 Perimeter Insulation	\$ 0.88	800	\$ 704.00
072 116 Wall Insulation, Rigid	\$ 1.50	3382	\$ 5,073.00
072 118 Floor Insulation, Batt	\$ 0.60	2240	\$ 1,344.00
074 101 Preformed Roofing	\$ 2.33	2800	\$ 6,524.00
075 301 Single Ply Membrane	\$ 181.00	28	\$ 5,068.00
076 202 Drip Edge	\$ 1.08	276	\$ 298.08
			\$ 20,071.08
Location Factor			90.7%
Division 7 Total			\$ 18,204.47

Division 8 - Doors & Windows

082 050 Repair Existing 5 Panel Exterior Door	\$ 200.00	2	\$ 400.00
082 050 Five Panel Toilet Room Doors 3'X6'-8"	\$ 267.00	2	\$ 534.00
083 050 Foundation Access Hatch w/ Lock	\$ 365.00	1	\$ 365.00
086 100 Repair Existing 6 Lite Hopper Windows	\$ 125.00	26	\$ 3,250.00
087 108 Deadlocks	\$ 146.00	2	\$ 292.00
087 110 Doorstops	\$ 27.50	4	\$ 110.00
087 120 Toilet Room Hardware	\$ 125.00	2	\$ 250.00
087 206 Door Closer	\$ 100.00	2	\$ 200.00

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
	087 304 Threshold	\$ 40.00	4	\$ 160.00
	088 100 Glazing	\$ 9.25	10	\$ 92.50
				\$ 5,653.50
			Location Factor	90.9%
			Division 8 Total	\$ 5,139.03

Division 9 - Finishes

092 604 Gypsum Board Ceiling	\$ 1.08	3304	\$ 3,568.32
092 608 Gypsum Board, Walls	\$ 0.93	2151	\$ 2,000.43
092 608 Gypsum Board, Toilet Room Walls	\$ 1.20	500	\$ 600.00
093 102 Ceramic Floor	\$ 7.05	200	\$ 1,410.00
093 102 Ceramic Tile Walls Thin Set	\$ 5.05	400	\$ 2,020.00
093 910 Cementitious Backerboard	\$ 2.62	200	\$ 524.00
095 600 Repair Wood Flooring	\$ 0.50	2000	\$ 1,000.00
096 601 Resilient Flooring in Kitchenette	\$ 3.86	80	\$ 308.80
099 104 Exterior Wood Treatment			\$ 3,000.00
099 104 Windows Exterior	\$ 16.00	26	\$ 416.00
099 214 Interior Doors	\$ 52.00	4	\$ 208.00
099 214 Interior Windows	\$ 20.00	26	\$ 520.00
099 224 Interior Walls & Ceilings	\$ 0.51	6000	\$ 3,060.00
			\$ 18,635.55
Location Factor			83.1%
Division 9 Total			\$ 15,486.14

Division 10 - Specialties

101 602 Toilet Stalls with Handicapped Bars	\$1,350.00	2	\$ 2,700.00
101 602 Urinal Screen	\$ 268.00	1	\$ 268.00
108 204 Coat Rack	\$ 58.00	2	\$ 116.00
108 204 Soap Dispenser	\$ 53.00	2	\$ 106.00
108 204 Toilet Seat Cover Dispenser	\$ 53.00	2	\$ 106.00
108 204 Toilet Tissue Dispenser	\$ 30.00	2	\$ 60.00
108 204 Medicine Cabinet	\$ 200.00	2	\$ 400.00
			\$ 3,756.00
		Location Factor	95.2%
		Division 10 Total	\$ 3,575.71

Division 11 - Equipment (N/A to Project)

			\$ -
		Location Factor	95.2%
		Division 11 Total	\$ -

Division 12 - Furnishings (N/A to Project)

Division # Material/Work

Unit Cost Unit Amount Total Cost

Division 13 - Special Construction (N/A to Project)

			\$ -
		Location Factor	95.2%
		Division 13 Total	\$ -

Division 14 - Conveying Systems (N/A to Project)

			\$ -
		Location Factor	95.2%
		Division 14 Total	\$ -

Division 15 - Mechanical

151 141 Water Closet Flush Valve	\$ 163.00	3	\$ 489.00
151 700 Piping			\$ 1,500.00
152 136 Lavatories	\$ 300.00	2	\$ 600.00
152 152 Sinks	\$ 350.00	3	\$ 1,050.00
152 168 Urinal	\$ 670.00	1	\$ 670.00
154 101 Fire Suppression	\$ 2.00	2240	\$ 4,480.00
157 160 HVAC Unit			\$ 3,000.00
157 250 Ductwork	\$ 7.85	224	\$ 1,758.40
157 290 Exhaust Fans	\$ 125.00	2	\$ 250.00
157 470 Registers	\$ 35.50	24	\$ 852.00
			\$ 14,649.40
		Location Factor	76.3%
		Division 15 Total	\$ 11,177.49

Division 16 - Electrical

160 205 Conduit			\$ 1,000.00
161 165 Wiring			\$ 2,000.00
162 110 Outlet Boxes	\$ 19.55	28	\$ 547.40
162 130 Electrical Box			\$ 500.00
166 100 Interior Lighting	\$ 200.00	30	\$ 6,000.00
168 120 Detection			\$ 2,500.00
			\$ 12,547.40
		Location Factor	79.9%
		Division 16 Total	\$ 10,025.37

TOTAL	\$ 146,974.64
MISCELLANEOUS	15%
GRAND TOTAL	\$ 169,020.83

Jack Gray Building Condition Assessment

Mesa Verde National Park

Prepared by: Sayre Hutchison, IMDE-CNR Architect & Donald Corbeil, MEVE Contract Architect

3. Rehabilitation - Option "B" - Renovation to Non Hazardous Storage

1. All costs figure a contractors labor, overhead and profit.
2. The "Location Factor" is based on Durango Colorado.

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 1 - General Requirements				
014	100 Testing			\$ 500.00
015	300 Fencing 6' High	\$ 6.60	600	\$ 3,960.00
015	900 Field Office	\$ 199.00	4	\$ 796.00
016	400 Equipment Rental			\$ 2,000.00
017	100 Final Cleaning			\$ 3,000.00
				\$ 10,256.00
				Location Factor 100%
Division 1 Total				\$ 10,256.00

Division 2 - Site Work

020	706 Remove Doors & Reset	\$ 16.10	2	\$ 32.20
020	714 Remove Structural Perimeter Framing	\$ 5.95	264	\$ 1,570.80
020	720 Remove and Reset Interior Trim	\$ 1.64	528	\$ 865.92
020	726 Remove Metal Roofing	\$ 0.58	2800	\$ 1,624.00
020	726 Remove Rolled Roofing	\$ 0.37	2800	\$ 1,036.00
020	726 Remove Damaged Roof Sheathing	\$ 0.48	200	\$ 96.00
020	800 Hazardous Mat'l Abatement/Wall & Ceiling Bd.	\$ 1.55	5159	\$ 7,996.45
021	108 Site Clearing	\$1,300.00	0.5	\$ 650.00
021	200 Structure Moving	\$ 11.20	2240	\$ 25,088.00
021	200 For Additional Days	\$2,075.00	5	\$ 10,375.00
022	254 Foundation Trench Excavation	\$ 5.50	88	\$ 484.00
022	258 6" Wide Trench 36" Deep	\$ 0.91	400	\$ 364.00
022	258 6" Backfill	\$ 1.80	400	\$ 720.00
026	650 Water Systems	\$ 4.75	200	\$ 950.00
027	168 6" Dia Perimeter Drain Pipe	\$ 6.60	200	\$ 1,320.00
027	168 Filter Fabric	\$ 350.00	2	\$ 700.00
027	168 4" Dia Sewage Pipe	\$ 4.19	200	\$ 838.00
				\$ 54,710.37
				Location Factor 102.1%
Division 2 Total				\$ 55,859.29

Division 3 - Concrete

031	158 Forms Cast In Place (1 use)	\$ 5.90	528	\$ 3,115.20
031	158 4'X4' Footing Formwork	\$ 65.00	12	\$ 780.00
031	198 Waterstop	\$ 4.02	264	\$ 1,061.28
032	107 Reinforcing Steel	\$ 965.00	1	\$ 965.00
033	172 Cast in Place Concrete	\$ 11.25	110	\$ 1,237.50
				\$ 7,158.98
				Location Factor 93.1%

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 3 Total				\$ 6,665.01

Division 4 - Masonry

041 504 Anchor Bolts	\$ 3.50	66	\$ 231.00
			\$ 231.00
Location Factor			89.5%
Division 4 Total			\$ 206.75

Division 5 - Metals

055 206 Stair Railings	\$ 21.50	10	\$ 215.00
			\$ 215.00
Location Factor			93.5%
Division 5 Total			\$ 201.03

Division 6 - Architectural Woodwork

061 104 Bridging			\$ 1,000.00
061 114 2"X10" Floor Joists	\$1,125.00	2.5	\$ 2,812.50
061 122 Sill Plate	\$2,000.00	0.3	\$ 600.00
061 128 Framing Walls 2"X4"	\$ 10.85	20	\$ 217.00
061 138 Framing Walls 2"X6"	\$ 13.35	20	\$ 267.00
061 154 1/2" Interior Sheathing	\$ 1.08	5159	\$ 5,571.72
			\$ 10,468.22
Location Factor			85.2%
Division 6 Total			\$ 8,918.92

Division 7 - Thermal & Moisture Protection

071 920 Vapor Barrier	\$ 0.20	5300	\$ 1,060.00
072 109 Perimeter Insulation	\$ 0.88	800	\$ 704.00
072 116 Wall Insulation, Rigid	\$ 1.50	3382	\$ 5,073.00
072 118 Floor Insulation, Batt	\$ 0.60	2240	\$ 1,344.00
074 101 Preformed Roofing	\$ 2.33	2800	\$ 6,524.00
075 301 Single Ply Membrane	\$ 181.00	28	\$ 5,068.00
076 202 Drip Edge	\$ 1.08	276	\$ 298.08
			\$ 20,071.08
Location Factor			90.7%
Division 7 Total			\$ 18,204.47

Division 8 - Doors & Windows

082 050 Repair Existing 5 Panel Exterior Door	\$ 200.00	2	\$ 400.00
082 050 Five Panel Toilet Room Doors 3'X6'-8"	\$ 267.00	1	\$ 267.00
083 050 Foundation Access Hatch w/ Lock	\$ 365.00	1	\$ 365.00
086 100 Repair Existing 6 Lite Hopper Windows	\$ 125.00	26	\$ 3,250.00
087 108 Deadlocks	\$ 146.00	2	\$ 292.00
087 110 Doorstops	\$ 27.50	2	\$ 55.00
087 120 Toilet Room Hardware	\$ 125.00	1	\$ 125.00
087 206 Door Closer	\$ 100.00	2	\$ 200.00
087 304 Threshold	\$ 40.00	3	\$ 120.00
088 100 Glazing	\$ 9.25	10	\$ 92.50
			\$ 5,166.50

Division # Material/Work

Unit Cost Unit Amount Total Cost

Location Factor 90.9%
Division 8 Total \$ 4,696.35

Division 9 - Finishes

092 604 Gypsum Board Ceiling	\$ 1.08	3304	\$ 3,568.32
092 608 Gypsum Board, Walls	\$ 0.93	2151	\$ 2,000.43
092 608 Gypsum Board, Toilet Room Walls	\$ 1.20	250	\$ 300.00
093 102 Ceramic Floor	\$ 7.05	100	\$ 705.00
093 102 Ceramic Tile Walls Thin Set	\$ 5.05	200	\$ 1,010.00
093 910 Cementitious Backerboard	\$ 2.62	100	\$ 262.00
095 600 Repair Wood Flooring	\$ 0.50	2000	\$ 1,000.00
099 104 Exterior Wood Treatment			\$ 3,000.00
099 104 Windows Exterior	\$ 16.00	26	\$ 416.00
099 214 Interior Doors	\$ 52.00	3	\$ 156.00
099 214 Interior Windows	\$ 20.00	26	\$ 520.00
099 224 Interior Walls & Ceilings	\$ 0.51	5500	\$ 2,805.00

\$ 15,742.75
 Location Factor 83.1%
Division 9 Total \$ 13,082.23

Division 10 - Specialties

101 602 Toilet Stalls with Handicapped Bars	\$1,350.00	1	\$ 1,350.00
108 204 Coat Rack	\$ 58.00	1	\$ 58.00
108 204 Soap Dispenser	\$ 53.00	1	\$ 53.00
108 204 Toilet Seat Cover Dispenser	\$ 53.00	1	\$ 53.00
108 204 Toilet Tissue Dispenser	\$ 30.00	1	\$ 30.00
108 204 Medicine Cabinet	\$ 200.00	1	\$ 200.00

\$ 1,744.00
 Location Factor 95.2%
Division 10 Total \$ 1,660.29

Division 11 - Equipment (N/A to Project)

			\$ -
			Location Factor 95.2%
			Division 11 Total \$ -

Division 12 - Furnishings (N/A to Project)

			\$ -
			Location Factor 95.2%
			Division 12 Total \$ -

Division 13 - Special Construction (N/A to Project)

Division # Material/Work

Unit Cost Unit Amount Total Cost

\$	-
Location Factor	95.2%
Division 13 Total	\$ -

Division 14 - Conveying Systems (N/A to Project)

\$	-		
Location Factor	95.2%		
Division 14 Total	\$ -		

Division 15 - Mechanical

151 141 Water Closet Flush Valve	\$ 163.00	1	\$ 163.00
151 700 Piping			\$ 750.00
152 136 Lavatories	\$ 300.00	1	\$ 300.00
152 152 Sinks	\$ 350.00	1	\$ 350.00
154 101 Fire Suppression	\$ 2.00	2240	\$ 4,480.00
157 160 HVAC Unit			\$ 3,000.00
157 250 Ductwork	\$ 7.85	224	\$ 1,758.40
157 290 Exhaust Fans	\$ 125.00	1	\$ 125.00
157 470 Registers	\$ 35.50	24	\$ 852.00
			\$ 11,778.40
Location Factor			76.3%
Division 15 Total			\$ 8,986.92

Division 16 - Electrical

160 205 Conduit			\$ 500.00
161 165 Wiring			\$ 1,000.00
162 110 Outlet Boxes	\$ 19.55	28	\$ 547.40
162 130 Electrical Box			\$ 500.00
166 100 Interior Lighting	\$ 200.00	20	\$ 4,000.00
168 120 Detection			\$ 2,500.00
			\$ 9,047.40
Location Factor			79.9%
Division 16 Total			\$ 7,228.87

TOTAL	\$ 135,966.11
MISCELLANEOUS	15%
GRAND TOTAL	\$ 156,361.03

Jack Gray Building Condition Assessment

Mesa Verde National Park

Prepared by: Sayre Hutchison, IMDE-CNR Architect & Donald Corbeil, MEVE Contract Architect

4. Demolition of Structure

1. All costs figure a contractors labor, overhead and profit.
2. The "Location Factor" is based on Durango Colorado.

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 1 - General Requirements				
	016 400 Equipment Rental	\$ -	0	\$ 1,000.00
	Documentation	\$ -	0	\$ 2,000.00
		\$ -	0	\$ -
				\$ 3,000.00
			Location Factor	100%
			Division 1 Total	\$ 3,000.00

Division 2 - Site Work				
	020 604 Demolition of Wood Building	\$ 0.23	22400	\$ 5,152.00
	020 612 Dump Charges	\$ 48.00	10	\$ 480.00
	020 620 Dumpster Weekly Rental	\$ 335.00	2	\$ 670.00
	020 800 Hazardous Mat'l Abatement/Wall & Ceiling Bd.	\$ 1.55	5159	\$ 7,996.45
	029 536 Landscaping	\$ 250.00	8	\$ 2,000.00
				\$ 16,298.45
			Location Factor	102.1%
			Division 2 Total	\$ 16,640.72

Division 3 - Concrete (N/A to Project)				
		\$ -	0	\$ -
		\$ -	0	\$ -
		\$ -	0	\$ -
				\$ -
			Location Factor	93.1%
			Division 3 Total	\$ -

Division 4 - Masonry (N/A to Project)				
		\$ -	0	\$ -
		\$ -	0	\$ -
		\$ -	0	\$ -
				\$ -
			Location Factor	89.5%
			Division 4 Total	\$ -

Division 5 - Metals (N/A to Project)				
		\$ -	0	\$ -
		\$ -	0	\$ -
		\$ -	0	\$ -
				\$ -
			Location Factor	93.5%

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
Division 5 Total				\$ -

Division 6 - Architectural Woodwork (N/A to Project)

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			85.2%
Division 6 Total			\$ -

Division 7 - Thermal & Moisture Protection (N/A to Project)

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
	Location Factor		90.7%
	Division 7 Total		\$ -

Division 8 - Doors & Windows (N/A to Project)

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
		Location Factor	90.9%
		Division 8 Total	\$ -

Division 9 - Finishes (N/A to Project)

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			83.1%
Division 9 Total			\$ -

Division 10 - Specialties

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			95.2%
Division 10 Total			\$ -

Division 11 - Equipment (N/A to Project)

Equipment (Part 11-10, 200)			
	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			95.2%
Division 11 Total			\$ -

Division 12 - Furnishings (N/A to Project)

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -

Division #	Material/Work	Unit Cost	Unit Amount	Total Cost
				\$ -
			Location Factor	95.2%
			Division 12 Total	\$ -

Division 13 - Special Construction (N/A to Project)

Special Construction (Values in \$,000)			
	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			95.2%
Division 13 Total			\$ -

Division 14 - Conveying Systems (N/A to Project)

Conveying Systems (part of project)			
	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
Location Factor			95.2%
Division 14 Total			\$ -

Division 15 - Mechanical (N/A to Project)

Mechanical (47.4% to 1.75%)			
	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
		Location Factor	76.3%
		Division 15 Total	\$ -

Division 16 - Electrical

	\$ -	0	\$ -
	\$ -	0	\$ -
	\$ -	0	\$ -
			\$ -
		Location Factor	79.9%
		Division 16 Total	\$ -

TOTAL	\$ 19,640.72
MISCELLANEOUS	5%
GRAND TOTAL	\$ 20,622.75