

**LA VILLITA RESTAURANT RFP EXHIBIT 9
RESTAURANT (CATEGORY A & B) BUILDINGS
INFORMATION**

Category A				
BLD #	SQ FT	Rent**	Monthly MAG	Annual MAG
9	1713	\$1.25	\$2,141.25	\$24,624.38
Category B				
BLD #	SQ FT	Rent**	Monthly MAG	Annual MAG
20	1013	\$1.25	\$1,266.25	\$14,561.88
26	560	\$1.25	\$700.00	\$8,050.00

****Minimum Rent of \$1.25 per square foot per month**

- 9 Bolivar Hall, First Floor**
- 20 Dosch-Rische House**
- 26 Maverick Concession Building**



BUILDING 26

560 sq ft

Use: Category A Restaurant

**MAVERICK PLAZA CONCESSION BUILDING
1982**

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Plastered and painted CMU walls are in good condition.

Roof. Metal roof appears to be in good condition.

Windows and doors. Good condition.

INTERIOR FEATURES

Floors. Concrete.

Ceilings. Stained wooden boards in good condition.

Walls. Painted CMU.

COMMENTS: Storage room contains shelving. Building could be expanded to south for more storage area.

MECHANICAL, ELECTRICAL, AND PLUMBING

Air-conditioning and heating. Not applicable, windows provide ventilation and operators reportedly bring portable fans to keep workers cool; permanent ventilation for worker comfort should be considered.

Plumbing. Kitchen sink with hot and cold water; drain reported to work well. Hot water provided by 6-gallon electric low-boy water heater. Ice bin drain functions, but foot pedal drain operator no longer works.



Electrical. Electrical appears to be in good working order. Counter-mounted receptacle near sink is not GFCI type.



BUILDING 9: Bolivar Hall

First floor: 1,713 sq ft

Use: Category B Restaurant

Bolivar Hall, c. 1939

O'Neil Ford, architect

(Offices, event space, storeroom, restrooms; Tenant: La Villita Café)

This is a twentieth-century building in the style of the frontier military posts of the late 1800s. It now houses administrative offices on the second floor and a café on the ground floor.

GENERAL ASSESSMENT RATING: 3-Fair

EXTERIOR FEATURES

Walls. Limestone veneer over concrete frame. Stone in fair condition.

Roof. Painted standing seam metal. Not accessible for inspection.

Windows and doors. Doors in fair condition but need refinishing. Windows from 1939 are neither weather-stripped nor have energy-efficient glass. Windows do not fit tightly and allow considerable air infiltration.

INTERIOR FEATURES

Floors. First-floor clay tiles are heavily worn and need extensive maintenance or replacement; on second story, floors are clay tile in offices and oak in museum; both areas in fair to good condition.

Ceilings. First-floor ceilings are varnished cypress boards in fair condition; would be improved by stripping and refinishing. Second-floor ceilings are plaster and in good condition.

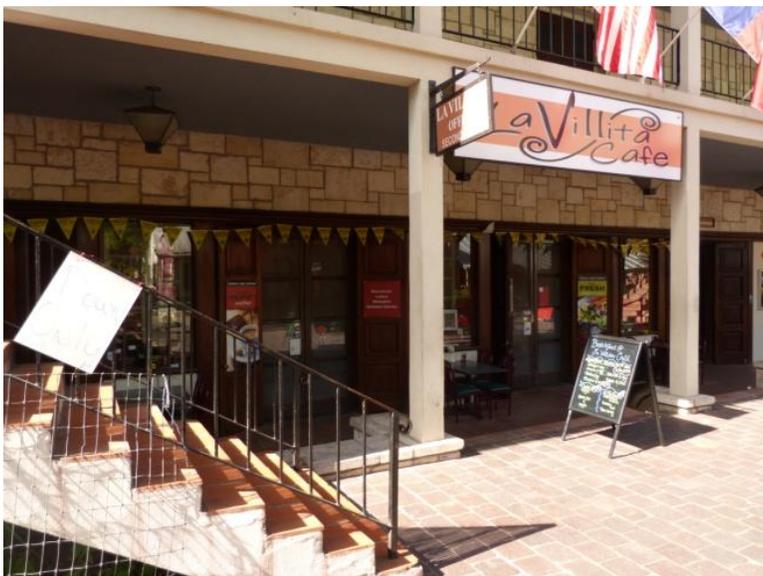
Walls. Plaster walls in good condition; need painting.

COMMENTS

Electrical system recently improved and fire alarm system added.

Deteriorated clay tile exterior stairs need to be replaced. Handrails are not provided as required by current code.

Handrails and guardrails at stairs to and balconies on second floor are not high



enough according to current code. Explore replacing with safer handrails that are acceptable to HDRC.

Public restrooms at ground level need complete renovation. They are open every day while other restrooms are only open for events. Restrooms seem old and are very dirty and smelly. Clay tile floors are not appropriate for restroom flooring, as they absorb moisture/urine and hold smells. Need better ventilation and new fixtures. Restroom layout not in accordance with TAS standards.

Building has a full, concrete basement used by La Villita maintenance staff, and is a storage area for various items. Basement also serves as mechanical/electrical room for several adjacent buildings.

An elevator connects all three levels, providing public access to offices at second floor.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

MEP Engineer, Emil G. Swize & Associates, Inc.

General

Air-conditioning and heating. Upstairs spaces served by two large chilled water cooling/electric heating fan-coil units in the attic. One serves the exhibit area; the other serves the offices/restroom. Their size indicates they are original to the 1980s and would be very expensive to remove/replace through the damaged single pull-down ceiling access door. Neither unit brings in outside air, but internally lined sheet metal duct appears in good condition. Despite their age, the fan-coils run quietly.

Basement Storage/Workrooms. No heating since existing units were removed and use of fireplace was discontinued. Space never had air-conditioning.

Plumbing. Second floor is accessible by elevator, but the single electric water cooler in hall would not meet today's accessibility standards. Single flush valve toilet and sink with hot and cold water in each of the two restrooms are adequate and do not appear to be experiencing any leaks. Single wall-switch-operated ceiling exhaust fan in each restroom.

Electrical. Majority of building has recently undergone a major electrical renovation including addition of a local fire alarm system.

La Villita Café

Air-conditioning and heating. Single 1980s chilled water cooling/electric heating fan-coil suspended in kitchen conditions the seating area. Both cooling and heating to the seating area are said to be adequate. No outside air is brought in through the fan-coil unit. Kitchen hood does not seem to be operating properly and upblast exhaust fan on the outside of the building appears to need maintenance (fan is noisy and grease accumulations can be seen on the hood and ground underneath). Extra box fan located above the hood to get heat out of the kitchen does not appear to be working and may be a fire hazard due to apparent dust and grease buildup.

Plumbing. Cooler unit leaks at the floor. Plumbing functions, but it is our understanding there are frequent clogs in the sewer lines around this building. This should be confirmed. The kitchen's sole grease interceptor is an above-ground model connected to the three compartment sinks.

Electrical. Portion of front panel board clearance in café appeared to be blocked by cooler. GFCI receptacles were not apparent in kitchen proper or near sinks. Light fixtures in food preparation areas did not appear to have lenses to protect lamps. Egress illumination was not apparent and the exit signage did not appear to have means of illumination during power outage.



BUILDING 20

743 sq ft

Use: Category B Restaurant

Dosch-Rische House, c. 1880

Ernest Dosch and Ulrich Rische, proprietors of the Deer Horn Saloon, built this house in the early 1880s. Earlier building methods are reflected in the narrow interior doorway and walls.

GENERAL ASSESSMENT RATING: 3-Fair

EXTERIOR FEATURES

Walls. Stone walls are in good condition with a few cracks. Miscellaneous repointing required.

Roof. Metal roof appears to be in good condition.

Porch. Porch and decorative wooden brackets are in fair condition.

Windows and doors. Wooden window frames and sash need to be reworked to repair sash weights and provide proper locking mechanisms. Doors acceptable.

INTERIOR FEATURES

Floors. Wooden floors are painted and in satisfactory condition but could be upgraded.

Ceilings. Painted plaster and gypsum board ceilings in good condition.

Walls. Walls are painted plaster and partially covered by tenant's pegboards. The plaster is flaking and delaminating between the top of the pegboard and the ceiling at the front of the house and in the storeroom. Plaster needs to be replaced.

COMMENTS

Building is not accessible from Presa Street because of raised floor; however, an accessible rear entrance functions as main entrance.

Storage/mechanical room and gardener's room need new flooring and finish to protect historic structure as well as general renovation of walls, ceilings, windows and doors. Unused restaurant



exhaust should be removed and walls patched inside and out.
Asphalt paving at the base of wall on north side of building should be replaced with gravel or paving on sand and regraded to slope away from building to allow water to evaporate from soil around limestone wall.
Limestone base of building wall and soft limestone walls need repointing.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT - January 28, 2008
MEP Engineer, Emil G. Swize & Associates, Inc.

Air-conditioning and heating. A 1980s chilled water cooling/electric heating fan-coil provides adequate cooling and heating according to tenant. However, condensation or water seems to have damaged the top of the platform/plenum on which the unit rests and may have rotted it. This should be further investigated and repaired as necessary.

Plumbing. None other than condensation piping with no reported problems.

Electrical. Panel board in locked adjacent storage area does not appear to be readily accessible. Does have internal cover and is located in a room without a permanent lighting fixture.