

LA VILLITA RFP – EXHIBIT 10
CATEGORY B – GALLERIES
BUILDING INFORMATION

BLD #	TOTAL Sq Ft	*Rec Rate	Monthly Rent based on Recom	** Annual Rent based on Recom
2	820	\$1.15	\$943.00	\$10,844.50
5	559	\$1.15	\$642.85	\$7,392.78
6	1180	\$1.15	\$1,357.00	\$15,605.50
7	672	\$1.15	\$772.80	\$8,887.20
8	1547	\$1.15	\$1,779.05	\$20,459.08
11	1417	\$1.15	\$1,629.55	\$18,739.83
14A	987	\$1.15	\$1,135.05	\$13,053.08
22	1235	\$1.15	\$1,420.25	\$16,332.88

*recommended rates are minimum to be accepted in RFP Proposals

**annual rents calculated at 11.5 months

future rental rates will be increased, percentage increases to be determined



BUILDING 2

820 sq ft

Use: Gallery

Losana House, c. 1860

Mariano Romano Losana was the original owner of this house. A succession of owners and businesses, including a chemical manufacturing company and restaurant, were among the tenants prior to the City of San Antonio's acquisition of the house in 1939.

GENERAL ASSESSMENT RATING: 3-Fair

EXTERIOR FEATURES

Walls. East wall has experienced movement. Remaining masonry walls appear to be structurally sound. Plaster finish has lost adhesion in some areas. East wall should be completely replastered. Porch has been repaired.

Roof. In fair condition but flat area may be subject to early deterioration. Needs painting to prolong life. Tenant reports an occasional roof leak through the ceiling at the east wall of the front room. New gutters were installed in 2010, along with a new attic vent and insulation.

Windows and doors. Doors are in fair condition but need caulking. Windows and shutters have been replaced.

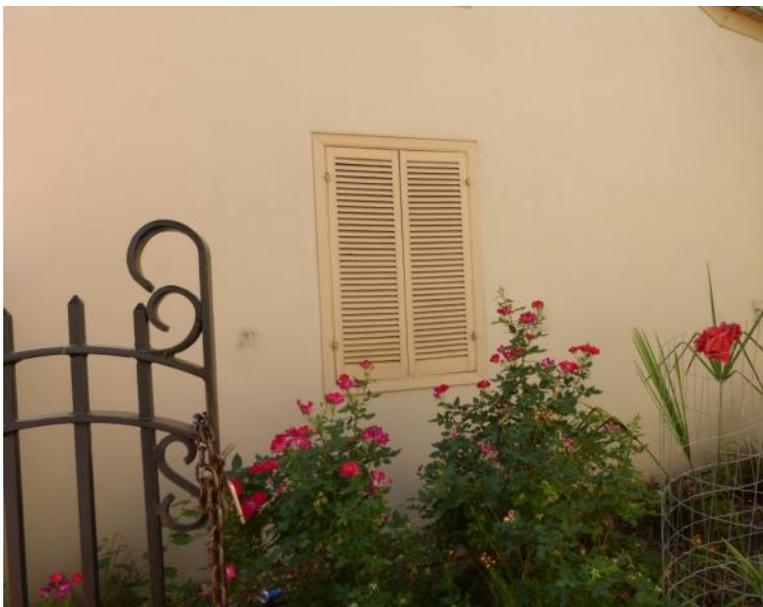
INTERIOR FEATURES

Floors. Various types of clay tile, probably WPA-era work. Appropriate patina of age, but may eventually need stripping and resealing.

Ceilings. Painted wooden beams with plaster in between, in good condition. Rear ceilings are of painted rough cedar boards. All in good condition.

Walls. Painted plaster in good condition.
Air-conditioning and heating. Does not cool adequately, even with two units. The condensation pan on one unit has rusted out.

COMMENTS. Accessible only at rear entrance; stairs within the house. Firebox and windows are covered with display



materials and merchandise, hiding some of the character of the structure.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Two 1980s chilled water cooling/electric heating fan-coil units. Drain pan on two-ton unit has rotted out and there are condensation drips. No issues observed on three-ton unit. Neither system brings in outside air. Cooling and heating capacities said by tenant to be adequate.

Plumbing. Toilet and sink are old, but they work. No leaks reported.

Electrical. Interior panel board appears to be in working order but is an older model. It may become increasingly difficult to acquire new circuit breaker replacements. Panel board is installed above hand sink, and thus does not have adequate working clearance.



Building 2-Wall display fixtures



Building 2-Ceiling



Building 2-Wall Cupboard



Building 2-Wall display fixtures



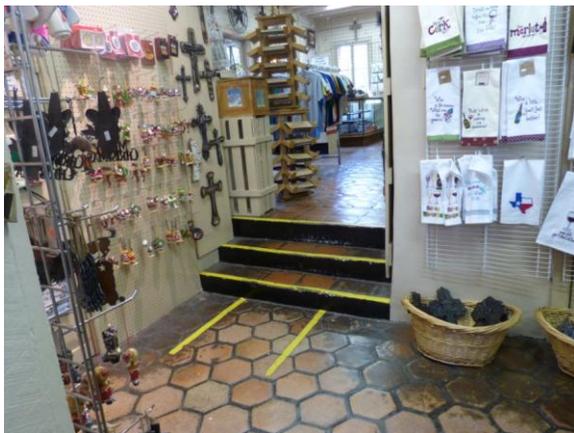
Building 2-Patched masonry



Building 2-Front door



Building 2-Flooring



Building 2-Stairs into side gallery



BUILDING 5

559 sq ft

Use: Gallery

Herrera House (San Martín House), c. 1855

This house was owned by Rafael Herrera, who bought the property in 1854. It is named for Don José de San Martín, who fought for independence in South America.

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Masonry walls with *palisado* or half-timber framing are sound. Plaster is mostly nonadhered and is bulging outward on west wall. Walls have been repainted.

Roof. The roof was reframed in 2010.

Porch. The porch was reframed and repaired

Windows and doors. Both have been repaired and replaced where necessary.

INTERIOR FEATURES

Floors. Clay tiles in serviceable condition, with some tiles damaged or broken.

Ceilings. Wooden beams with plaster in between. Some beams are deteriorated and slightly bowed, possibly from water damage and rotting.

Walls. Painted plaster over masonry. In



good condition with minor cracks at ceiling connection.

COMMENTS. *Palisado* or half-timber construction reflects primitive building techniques.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Tenant considers unit to be undersized for both cooling and heating even though the three-ton Magic-Aire unit was reworked a few years ago. No problems reported with condensation drips. System does not bring in outside air.

Plumbing. None other than condensation piping, which reportedly does not have problems.

Electrical. Panel board for tenant space is located in adjacent, locked storage area and does not appear to be readily accessible. Exterior porch receptacles do not appear to be GFCI type.



BUILDING 6
1,180 sq ft
Use: Gallery

Kitchen Building, c. 1939

The kitchen building was constructed during the National Youth Administration restoration in 1939. It stands on King Phillip V Walk, where the legendary Mrs. Womble's Boarding House once stood.

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Painted plaster in good condition. Arbor beams are deteriorating and in need of repairs/replacement.

Roof. Standing seam metal roof needs cleaning and repainting.

Windows and doors. The numerous windows have been recently repaired and painted, but repairs are superficial. Lower sash of windows and sill are deteriorating.

INTERIOR FEATURES

Floors. Combination of clay tile and carpet. Serviceable condition.

Ceilings. Painted wooden roof decking exposed between wooden beams. Good condition.

Walls. Painted plaster walls in good condition. Moisture is seeping through north wall under windows, probably caused by moisture trapped in adjacent planting bed. Remove planting bed and waterproof lower level of wall/foundation before installing paving.

planting bed. Remove planting bed and

COMMENTS. Roof needs new rigid insulation to be energy efficient. Consider eliminating some windows to increase display space and provide better energy efficiency.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Two 1980s chilled water cooling/electric heating fan-coil units serve this space. The coil on the "front" unit was cleaned



and a relay was replaced in “rear” unit.

Plumbing. Space has one cold-water-only sink that reportedly has no leaks.

Electrical. Electrical appears to be in good working order.



BUILDING 7

672 sq ft

Use: Gallery

Guadalupe House, c 1840s

The house and the walkway leading to it take their current name from the shrine to the Virgen de Guadalupe, which was constructed during the WPA era on the north side of the house. The floor tile was probably fired in the kiln behind the building during the 1940s.

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Plaster is loose in several spots, especially at north and south walls. Needs to be replaced soon.

Roof. Main roof is in good condition but needs cleaning and painting. East-facing porch is very rusted from tree acids. Porch railing is being repaired. Requires cleaning and inspection for possible replacement.

Windows and doors. Windows need repairs and new cap flashings. Masonry and window on north side are being repaired.

INTERIOR FEATURES

Floors. Clay tile in serviceable condition. Floors in rear office are of glazed hand-painted tiles from the WPA period. Floor should be covered to protect this interesting feature.

Ceilings. Painted boards at rear room in good condition. Front room has a painted Celotex fiberboard ceiling that is inappropriate and should be replaced with a proper material.

Walls. Interior plaster is loose and needs replacement.



MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

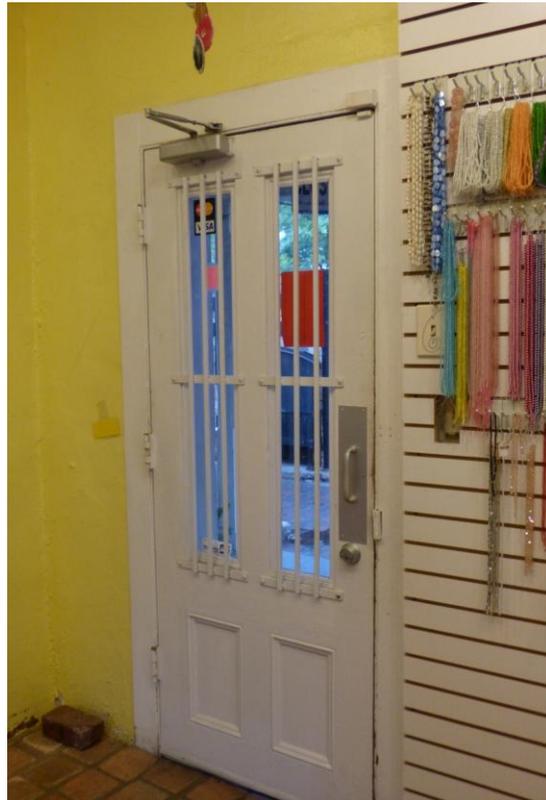
Air-conditioning and heating. New air-conditioning unit installed by City in August 2007. Tenant reports cooling capacity and heating are sufficient for this four-ton fan-coil chilled water unit.

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

Electrical. Electrical appears to be in good working order.



Building 7-Flooring



Building 7-Front door



Building 7-Window



Building 7-Ceiling/Wall fixture



BUILDING 8

1,547 sq ft
Use: Gallery

Kiln and Weaving Building, c.1939

This building housed the arts and crafts programs that were integral to the La Villita restoration project. Clay pavers, plaques and other materials were fired in the kiln. Classes were also taught here for many years.

GENERAL ASSESSMENT RATING: 3

EXTERIOR FEATURES

Walls. Plaster walls in fair condition but some repairs required. Recently repainted.

Roof. The roof has been replaced.

Windows and doors. Windows and doors have been replaced or repaired.

INTERIOR FEATURES

Major repairs have been made recently.

Floors. Clay tile at front needs mortar repairs and sealing. Carpet over concrete at rear. Check loading of mezzanine floor by tenant.

Ceilings. Exposed beams and underside of roof decking. Beams have been replaced.

Walls. Painted plaster in fair condition with deterioration at north wall and elsewhere.

Air-conditioning and heating.

Mechanical/electrical closet on west side of building needs ventilation to reduce moisture problem that is rusting M/E equipment. See engineer's comments.

Electrical. Equipment in M/E closet is severely rusted and needs replacing.



MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Tenant reports cooling capacity of this 10-ton 1980s chilled water cooling/electric heating fan-coil unit is sufficient, but could be improved. System does not bring in any outside air. Floor under unit indicates no condensation leaks.

Plumbing. Sink only in storeroom, in serviceable condition. Cold-water-only sink is unusual; has a wheel-handled garden hose bib. No problems reported with plumbing.

Electrical. Countertop receptacle near sink is not GFCI type. Interior panel board appears to be modern and in good working order.



Building 8—Ceiling



Building 8—Windows



Building 8— Wall near window



Building 8—Crack near window



Building 8— Skylight



Building 8—Crack near ceiling



Building 8—Ceiling joist



BUILDING 11

1,417 sq ft

Use: Gallery

St. Philips College Homes B, c. 1898

The college was begun in an adobe house just north of this building in 1898 but the existing brick buildings date to the 1900s. The City of San Antonio acquired the group of buildings in 1945.

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Brick walls were completely repointed in 1982. In good condition with a few cracks. Miscellaneous repointing required, especially at two areas on south walls. Deteriorated wood siding was replaced.

Roof. Roof was replaced in 2010 and the gutters repaired.

Windows and doors. Wooden window frames and sash need to be reworked to repair sash weights and provide proper locking mechanisms. Doors in acceptable condition. Basement windows have been replaced.

INTERIOR FEATURES

Floors. Wooden floors in satisfactory condition but could be upgraded with new wooden flooring.

Ceilings. Gypsum board ceilings at upper level need repair from roof and chilled water system leaks.

Walls. Walls are a combination of exposed brick, gypsum wallboard and plaster. Satisfactory condition.

COMMENTS

Building not ADA accessible because of raised floor at retail level. Second level (offices and work areas) only accessible by stairs.

This building contains a basement that is used for various purposes, including storage, electrical panels, telephone equipment, and chilled water distribution.



MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Downstairs: Chilled water cooling/electric heating unit serving this space is said to have just been reworked and is sufficient. However, if the unit is left on overnight during the heating season, heat sensor alarms go off. Upstairs: Chilled water cooling/electric heating unit in the attic space (used as a workroom/storage area) provides insufficient cooling. The fan-coil is in the worst shape of any we saw (i.e., foam sealant used to plug leaks in the cabinet). Condensation leaks have destroyed the upstairs lath and plastic ceiling below the fan-coil. Tenant installed window units in 1997 and 2007.

Plumbing. Downstairs restroom: Toilet and cold-water-only sink function, but faucet leaks. Upstairs utility sink: A vacuum cleaner hose substitutes for a condensation drain from the upstairs fan-coil to the upstairs sink.

Electrical. Panel board appears to be modern and in good working order but front access is blocked by built-in cabinets. Counter-mounted receptacle near sink is not GFCI protected.



Building 11-Staircase in main gallery



Building 11-View of second-floor gallery



Building 11-Second-floor windows



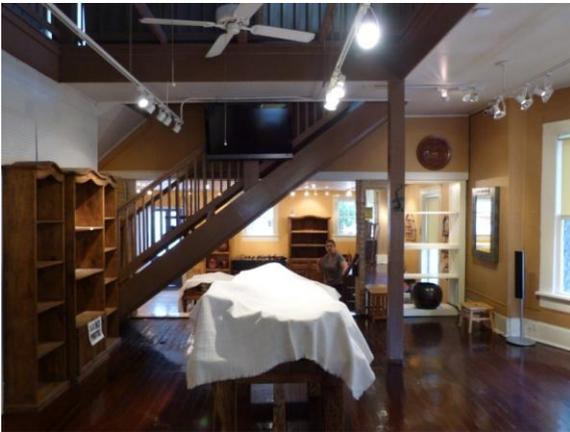
Building 11-Second-floor windows



Building 11-First-floor hallway



Building 11-Staircase



Building 11-Main gallery



BUILDING 14A

987 sq ft

Use: Gallery

Florian House c.1855 and 1885 Addition

Constructed in 1854 at a cost of \$660, the house is named for Erasmus Florian, a Polish immigrant. The original structure and rear addition reflect the dramatic change in building styles from the pre-Civil War era to the later Victorian period.

GENERAL ASSESSMENT RATING: 4-Good

EXTERIOR FEATURES

Walls. Building was constructed in at least two phases. Stone house in front has plastered walls. Rear addition has

painted brick walls that are in good condition. Miscellaneous repointing required. Rear stone walls and paint were restored.

Roof. Metal roof appears to be in serviceable condition, but needs to be cleaned and repainted.

Windows and doors. Wooden window frames and sash need repairs. Door and door frame at mechanical closet door should be replaced.

INTERIOR FEATURES

Floors. Current floors in stone house and front part of brick structure are completely covered by carpet, condition unknown. Storage room and restroom have tile flooring in serviceable condition.

Ceilings. Dropped, lay-in acoustical ceiling tiles, in good condition. May be removed to expand space.

Walls. Condition unknown. Tenant has completely covered walls in main spaces with pegboard. Storage room has some pegboard and painted wood paneling, restroom has tile and painted wood paneling. Walls in both rooms are in good condition. The City will require any new tenant to remove pegboard.

COMMENTS

Mechanical room located on the east side of building is in poor condition. Floor openings to crawl space. Needs new floor and floor finish. No fire ratings on walls or ceiling. Exterior door should be replaced.

Stone house contains two original stone fireplaces with stone hearths. Both are in good condition.

Upper floor and rear unit of two-story addition were not available for inspection.

Upper floor of rear addition is not TAS accessible and making it so would be unfeasible. Space should be restricted for nonpublic uses.

Gardener's storage at end of building is unsightly and should be relocated to new shed or maintenance building.

Portable metal ramp for disability access has been installed under rear porch to serve River Art Gallery.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. This space, space 14B and the space above are served by a single unit located in a space accessible through a downstairs filter grille. This space was not accessible during our visit. Tenant says air-conditioning and heating are sufficient, but since the single thermostat is located in

the downstairs tenant space, the downstairs tenants would have to modify their temperature settings if the upstairs space were occupied.

Plumbing. A single toilet and cold water-only sink in the restroom at the rear of the space were some of the best we saw in these numbered tenant spaces. The space also has a hot and cold water sink with electric water heater under the sink it serves. The plumbing is considered adequate by the downstairs tenant. There is no plumbing in the upstairs space.

Electrical. Countertop receptacle near sink is not GFCI type. Interior panel board appears to be modern and in good working order. Exterior panel board is missing a cover and appears to be in working order but it is an older model and it may be increasingly difficult to acquire new circuit breaker replacements. Disconnection means for HVAC in exterior closet is mounted above the maximum allowed height.



BUILDING 22

1235 sq ft

Use: Gallery

Shafer House, c. 1888

This house was built by A.H. Shafer after he purchased the property in 1888. It was advertised in the early 1900's as a "nicely furnished apartment with hot and cold running water, electric lights and gas."

GENERAL ASSESSMENT RATING: 5 – Excellent

EXTERIOR FEATURES



Walls. Framed walls with wooden siding are in good condition.

Roof. Metal roof appears to be in good condition, with some rust. Should be painted.

Windows and doors. Wooden window frames and sash in good condition.



INTERIOR FEATURES

Floors. Wooden floors in satisfactory condition may need refinishing. Partially covered by carpet.

Ceilings. Combination wood boards, beaded board, and gypsum wallboard. Slight water damage visible at gypsum wallboard, but otherwise in good condition.

Walls. Walls are a combination of exposed gypsum wallboard and wooden boards. Good condition. Storage room has evidence of moisture damage at wooden boards.

COMMENTS. Building is technically inaccessible because of a larger than allowed threshold at rear door. Easily corrected.

MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

Air-conditioning and heating. Tenant says chilled water cooling/electric heating capacities are sufficient for this 1980s unit, but mildew appears on outside of the unit and adjacent visible ductwork. System does not bring in any outside air. Condensation leak appears to have rotted some adjacent wood. Restroom does not have an exhaust fan.

Plumbing. Plumbing was recently upgraded by the addition of a kitchen sink with cold and hot water, heated by an electric water heater within the cabinet work. Restroom sink also has hot and cold water. Restroom and kitchen facilities are by far the best in the La Villita complex but are not accessible.

Electrical. Panel board appears to be modern and in good working order but does not have adequate front access. Receptacles in the restroom, in the break area near sink and along the exterior are not GFCI type.



Building 22--Skylight



Building 22—Main Gallery



Building 22—View of Side Gallery



Building 22—Side Gallery



Building 22—Hall Flooring



Building 22—Carpet in Main Gallery



Building 22—Side Gallery



Building 22—Kitchen