

Amador Foundation Update



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

TO: Mayor and City Council

FROM: Eric Martin, Acting Facilities Management Administrator

DATE: 01/05/2012 FILE: FM-12-002

SUBJECT: Agenda Item 1 – Amador Foundation Update

The purpose of this presentation is to update City Council on activities that have occurred at the Amador Hotel property during the past calendar year. Also, as part of Article 3, Section 2, of the Memorandum of Understanding considered by City Council via Resolution 11-076, the Foundation is expected to provide on an annual basis, a synopsis of the previous year's programs, activities, and events at the property. This presentation is intended to meet that obligation. In addition, the Foundation expressed a desire to discuss existing and potential funding opportunities to continue restoration at the site.

As City Liaison, I will provide a brief introduction, followed by a presentation to be conducted by Mr. James Fletcher, President, Amador Hotel Foundation, Inc.

cc: Robert Garza, City Manager
Brian Denmark, Assistant City Manager - COO

Presentation to Las Cruces City Council



Achieving the Vision of the Amador Hotel Reuse Plan January 2012

Presented by:

Brigadier General (Retired) Jamie Fletcher
President, Amador Hotel Foundation, Inc.

A 501(c)(3) organization

PRESENTATION OUTLINE

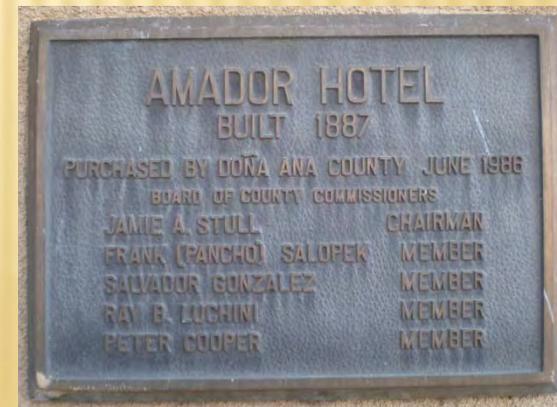
- × Amador Background
 - + Hotel Historical Background
 - + Amador Hotel Foundation, Inc. Mission – Purpose
- × Las Cruces City Council Vision
- × Patchwork Progress – Accomplishments
- × Synchronize Amador Vision to Funding Opportunities
- × Specific Requests/Conclusion
- × Questions?

AMADOR HOTEL BACKGROUND

HISTORICAL BACKGROUND



The Amador Hotel has been the crossroads of social, cultural, and historic events for the Mesilla Valley since the 1880's when it was built by the Amador Family



HISTORICAL BACKGROUND

The Amador served as the celebration headquarters for the Statehood party in 1912



Was at the heart of Las Cruces for over 90 years-

1880-1970

AMADOR HOTEL FOUNDATION (AHF)
MISSION –PURPOSE - ACCOMPLISHMENTS

AMADOR HOTEL FDN MISSION AND PURPOSE



Purpose: The Amador Hotel Foundation exists to preserve and restore this historic adobe building to the center of social life in the City of Las Cruces

Mission: The Amador Hotel Foundation (AHF) was created to facilitate the preservation of the historic Amador Hotel and promote its adaptive reuse as a multi-purpose center for the City of Las Cruces. The Foundation is organized generally for any charitable, educational, cultural, or historic purpose including, but not limited to, the support and furtherance of a multi-use/history museum within the City of Las Cruces, New Mexico.

AHF BOARD 2011-2012

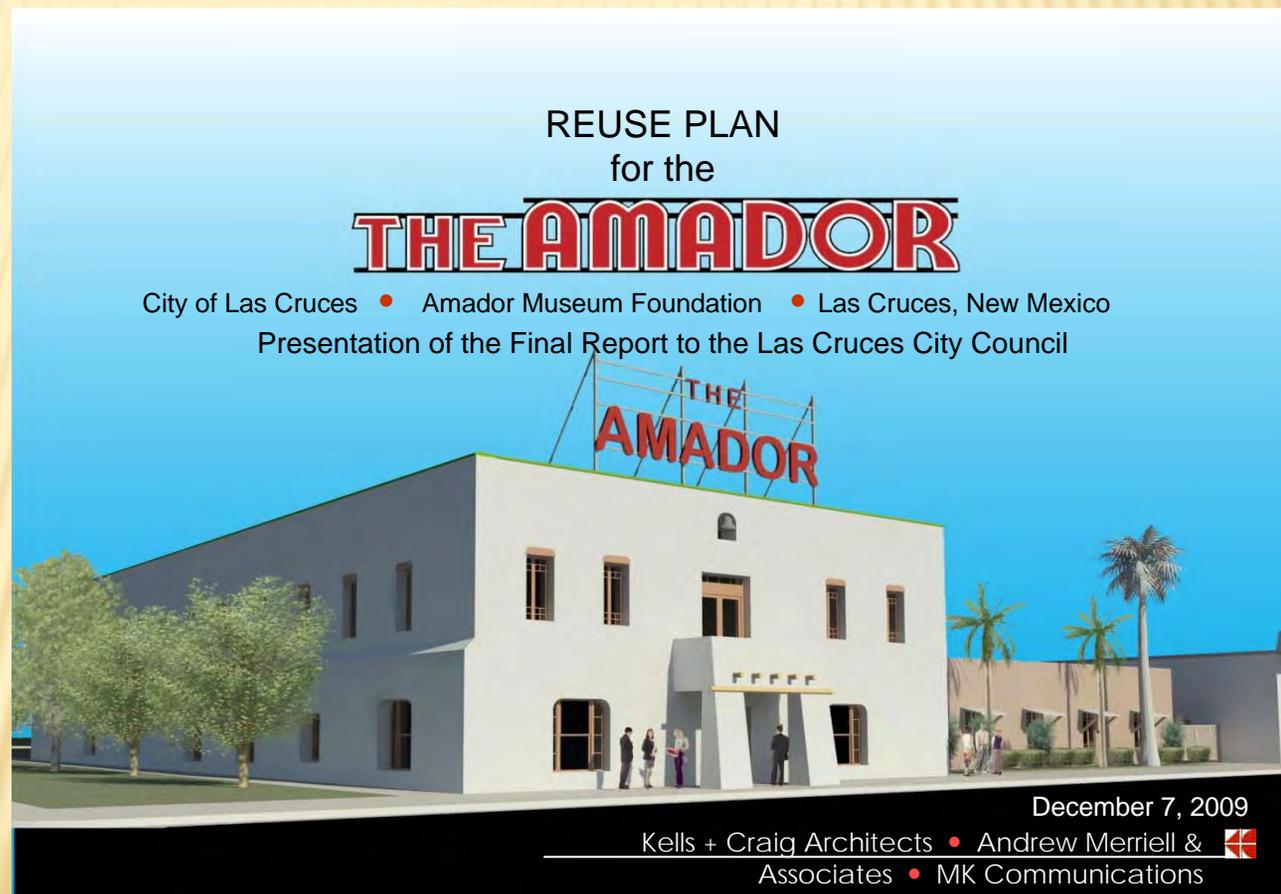
- + Jamie Fletcher – President
- + Richelle Ponder – Vice President
- + Chub Foreman – Treasurer
- + Heather Pollard - Secretary
- + Dolores Archuleta - Member
- + Dr. Sonya Cooper – Member (Certified Engineer, NMSU)
- + Dr. Deb Dennis – Member
- + Tom Snaveley - Member
- + Heidi Melendrez – Member
- + Monte Marlin -Member
- + Dawn Starostka – Operations Director

LAS CRUCES STATED VISION AND REUSE PLAN FOR THE AMADOR HOTEL

CITY APPROVED CONCEPT PLAN

The City Council approved the concept reuse plan on 12/7/09 as presented by the Kells + Craig team

The City then approved a revised MOU with the AHF in 2010. The AHF and City Facilities proceed with completing selected portions of the Phase I-III Reuse Plan



CITY OF LAS CRUCES – AHF PARTNERSHIP

The AHF and the City have forged a unique partnership to bring the Amador to a creative, useful, and historically relevant space with the Reuse Plan as a guide. Our shared vision is a revitalized building that will be an anchor in the revitalization of the Las Cruces downtown area

“It will be a patchwork effort from all parts of the community to bring the Amador to the fruition of the proposed plan. Volunteers, city staff, NMSU, AHF board members, state funding experts, builders, developers, and foundation benefactors will all have to come together in a team to make the Amador a center of excellence and cooperation in the Mesilla Valley for all the world to see. We can do it.”

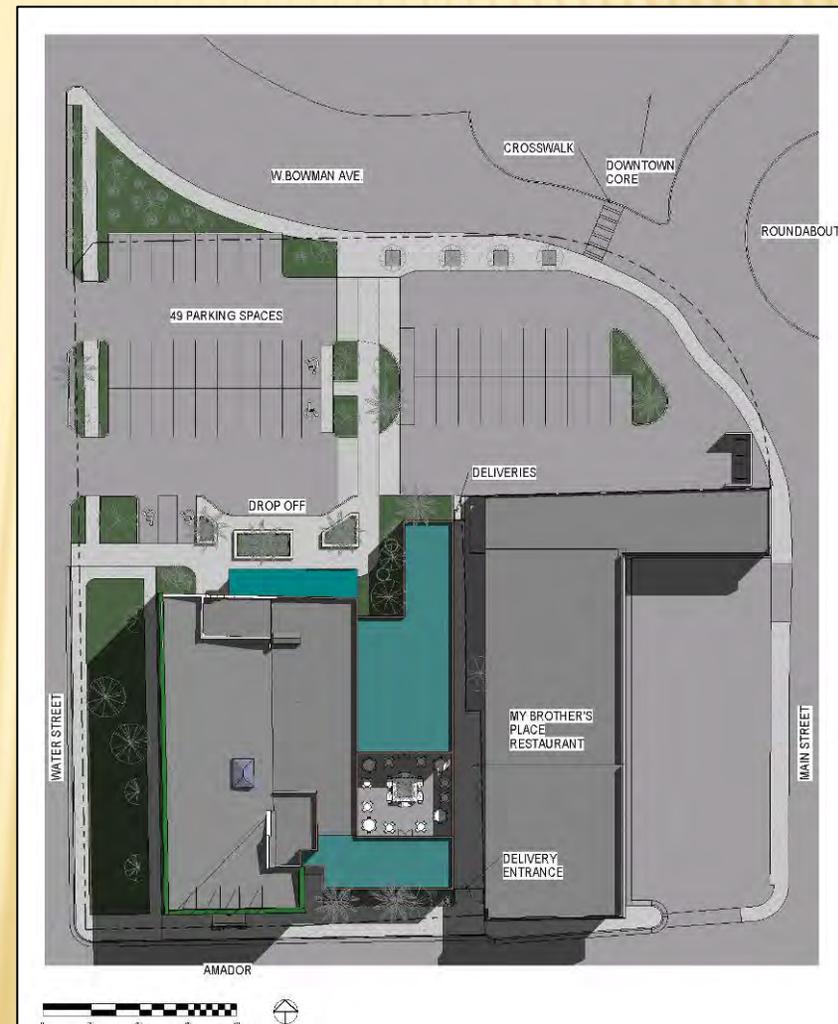
Jamie Fletcher, President, AHF
December 7 ,2009

ULTIMATE GOAL: EVENT, OFFICES, EXHIBIT AND RESTAURANT

The approved Amador Concept Plan consists of a six phase plan to bring the Amador Hotel to the reuse as a Events Space, Non-Profit offices, Exhibit space and a restaurant.

The total cost estimated was anywhere between \$8 to \$11 million dollars to complete all phases if contractors were utilized for all aspects of reuse.

The City Facilities and AHF have completed portions of the reuse plan at a fraction of the estimated cost.



PATCHWORK PROGRESS ON THE AMADOR HOTEL REUSE PLAN

AMF – CITY ACCOMPLISHMENTS OVERVIEW

2011 Foundation Highlights

- + Raised over \$31,000 in support of the Amador
- + Initial Site preparation as detailed in the Kells + Craig Study nearing completion
- + Over a dozen social events in the facility in 2012
- + New HVAC units installed on the roof
- + Preparation of 4 rooms (various stages) and the North Foyer returning to 1900's period and style construction and furniture staging
- + Hosted the 2012 Amador Centennial Party on January 7, 2012

AMF – CITY ACCOMPLISHMENTS SPECIFICS

✘ Work at the Amador

+ City Facilities

- ✘ Removed conduit from walls and ceilings
- ✘ 2 new HVAC units installed under contract
- ✘ Completed Environmental testing under contract



+ Volunteers and NMSU Engineering students

- ✘ Removed cement-based plaster, lime plaster and mud plaster in room 123,
- ✘ Removed drop ceilings, faux ceiling beams, damaged ceiling wall-papered panels – 14 tons of material has been removed!
- ✘ Repaired adobe brick walls and applied new mud plaster in room 124
- ✘ Removed all base trim, window sills, and mantels; doors
- ✘ Install furniture and fixtures
- ✘ Removed carpet and painted rooms

AMF - VOLUNTEER IMPACT

- ✘ The Volunteers, especially Dr. Sonya Cooper, her NMSU Engineering students, Jean Fulton, Chub Foreman, Tom Snavely, Dawn Starostka and many others have worked on the Amador for over a year saving the City over \$75,000 in labor costs year to date
- ✘ Sponsors such as the Estate of Pam Creek, Las Cruces Sun News, Mesilla Valley Transportation, and Bank of America/Merrill Lynch and generous individual supporters have provided monetary and in-kind support to fund the Amador revitalization plan

ULTIMATE GOAL: EVENT, OFFICES, EXHIBIT AND RESTAURANT

Status: Reuse Phases established by K+C Plan		
Phase I (50% complete)	K+C	Dr. Cooper
(Surveys, Prep, Demo, Funding):	\$175-280K	\$20K
Phase II - Building Envelope Repair	\$460-860K	\$500K
Phase III - Renovate Interior	\$3.2-5.0M	\$3.8M
Phase IV- Museum Exhibits	\$1.0M	Donations
Phase V - Rest / Bar Shell/Work	\$2.1-2.7M	\$2.1-2.7M
Phase VI - Rest / Bar Build-out	\$1.0-1.2M	\$1.0-1.2M
Total: Estimated Minimum	\$7.94M	\$7.40M
Total: Estimated Maximum	\$11.4M	\$8.3M

SYNCHRONIZE AMADOR VISION TO FUNDING OPPORTUNITIES

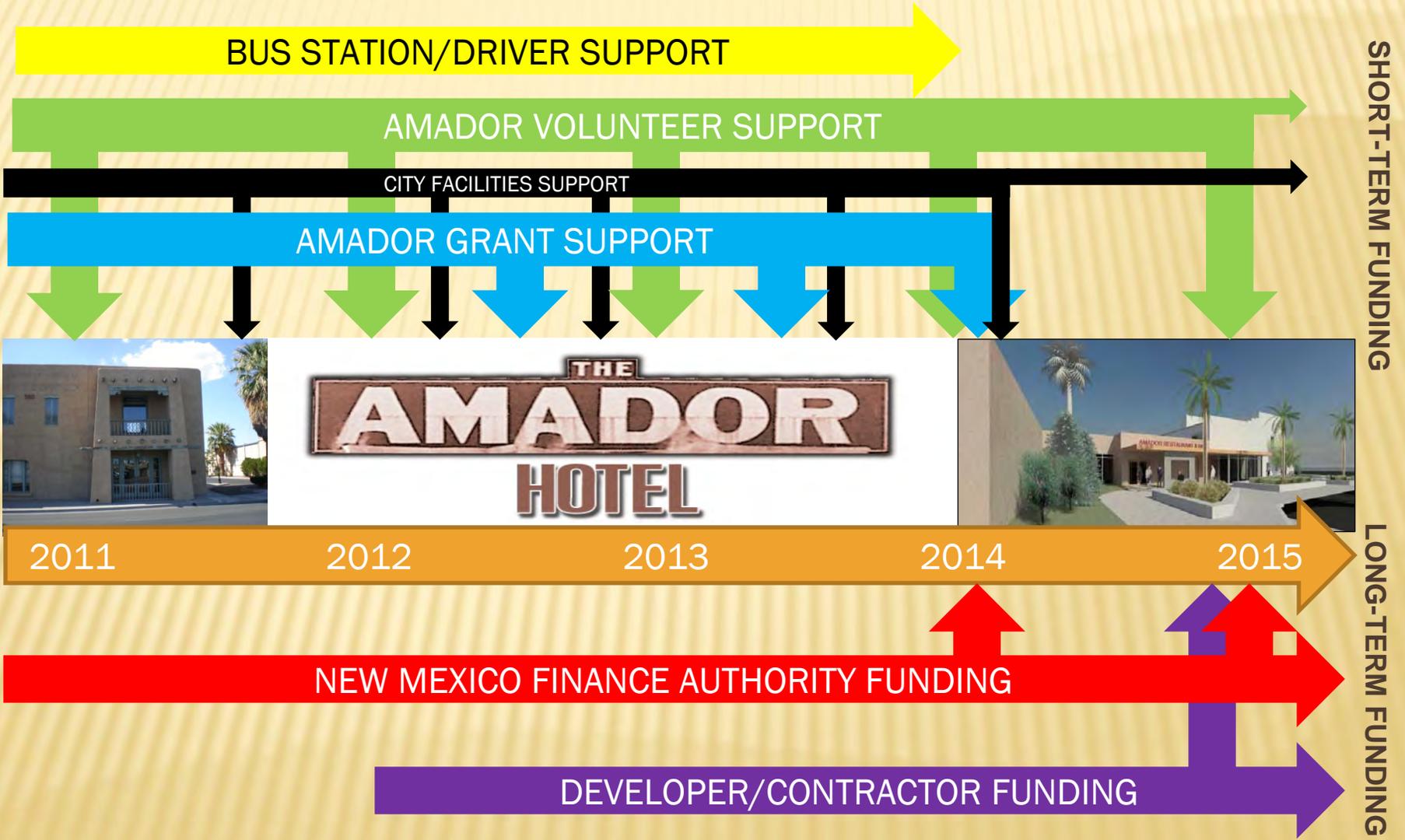
SYNCHRONIZATION OF AMADOR FUNDING

AT A CROSSROADS



- ✘ Limits to what volunteers and City Facilities can do without dedicated funding
- ✘ External funding is also required to complete the various initial phases
- ✘ Link the grant funding and New Mexico Finance Authority (NMFA) funding to each Reuse phase

SYNCHRONIZATION OF AMADOR FUNDING



SHORT-TERM FUNDING

LONG-TERM FUNDING

SYNCHRONIZATION OF AMADOR FUNDING

Year	2011	2012	2013	2014	2015
Amador Vision Reuse Plan Improvements	Phase I (Selective PII and PIII)	Complete Phase I (Selected PII, PIII, PIV)	Complete Phase II Exterior, Select PIII, PIV	Complete Phase III, Phase IV	Start Phase V
Short-Term	-AHF Volunteers -City Facilities	-AHF Volunteers -City Facilities -Apply for Grants -ICIP priority	-AHF Volunteers -City Facilities -Apply for Grants -ICIP priority	-AHF Volunteers -City Facilities -Apply for Grants -ICIP priority	-AHF Volunteers -Apply for selected grants
Long-Term		-Apply for NMFA Funding	-Apply for & receive NMFA Funding	-Apply for & receive NMFA Funding, ID restaurant developers	-Contracts With developers
Other Requirements	-City Bus Support -AHF Fundraising	-City Bus Support -AHF Fundraising	-City Bus Support -AHF Fundraising	-Intermodal Building Finished, City Bus Support ends	Building is partially leased to contractor

SPECIFIC REQUESTS TO COMPLETE AMADOR VISION

REQUESTS TO COMPLETE AMADOR VISION

- ✘ An ad-hoc committee made up of Amador Hotel Foundation Board and City Staff to complete the details of the Amador Vision Plan to match funding opportunities
- ✘ Amador placed as a priority on the ICIP
- ✘ Funding to City Facilities to continue to support AHF work orders to refurbish Amador permanent rooms (Adobe portion)
- ✘ Assistance in grant writing to secure historical grants (in amounts less than \$100K) to support the refurbishment of Amador permanent rooms (Adobe portion) for 3+ years
- ✘ Sponsorship and support of the City to fund Phases II, III with NMFA funding, funding from the state legislature, or other sources
- ✘ Contract support with a developer TBD to complete the Restaurant Phases (Similar to Parq Hotel in Albuquerque)

CONCLUSION

The Amador Vision can be accomplished through teamwork in talented volunteers, supportive City leaders and staffers, and by securing funding from external sources to complete the project.

We can do it.



Thank you for your attention

QUESTIONS?

Phases I-VI

ADDITIONAL SLIDES

KELLS + CRAIG PLAN, PHASE I

PHASE 1- Reuse Plan Surveys / Testing

\$15,500

Environmental Engineer / Hazardous
Materials Testing Agency

- Phase 1 and 2 environmental assessments

Cost: \$7,500

Geotechnical Engineer

- Composition of existing soils
- Bearing capacity
- Percolation

Cost: \$2,000

Professional Surveyor

- Topographic Survey
- Verification of interior floor levels

Cost: \$6,000



KELLS + CRAIG PLAN, PHASE I

PHASE I- Selective Demolition

On-Call Construction

Contractor/Construction Manager
at-risk

❑ Removal of:

- Portions of stucco
- Portions of plaster and gypsum board ceilings and wall coverings
- All lay-in ceilings
- Portions of floor and roof decking
- All carpet
- All column surrounds.

❑ Assist the design team with development of construction budgets for phased construction.

PHASE I- Funding / Operations

Retail Marketing/Leasing Consultant

- Events / meeting space and office demand
- Projected revenues from events / meeting spaces/offices
- Determine additional amenities required
- Demand and format for proposed restaurant.
- Plan for engaging a tenants / operators

Cost: \$15,000-\$20,000

Fundraising Consultant

Cost: \$60,000-\$80,000

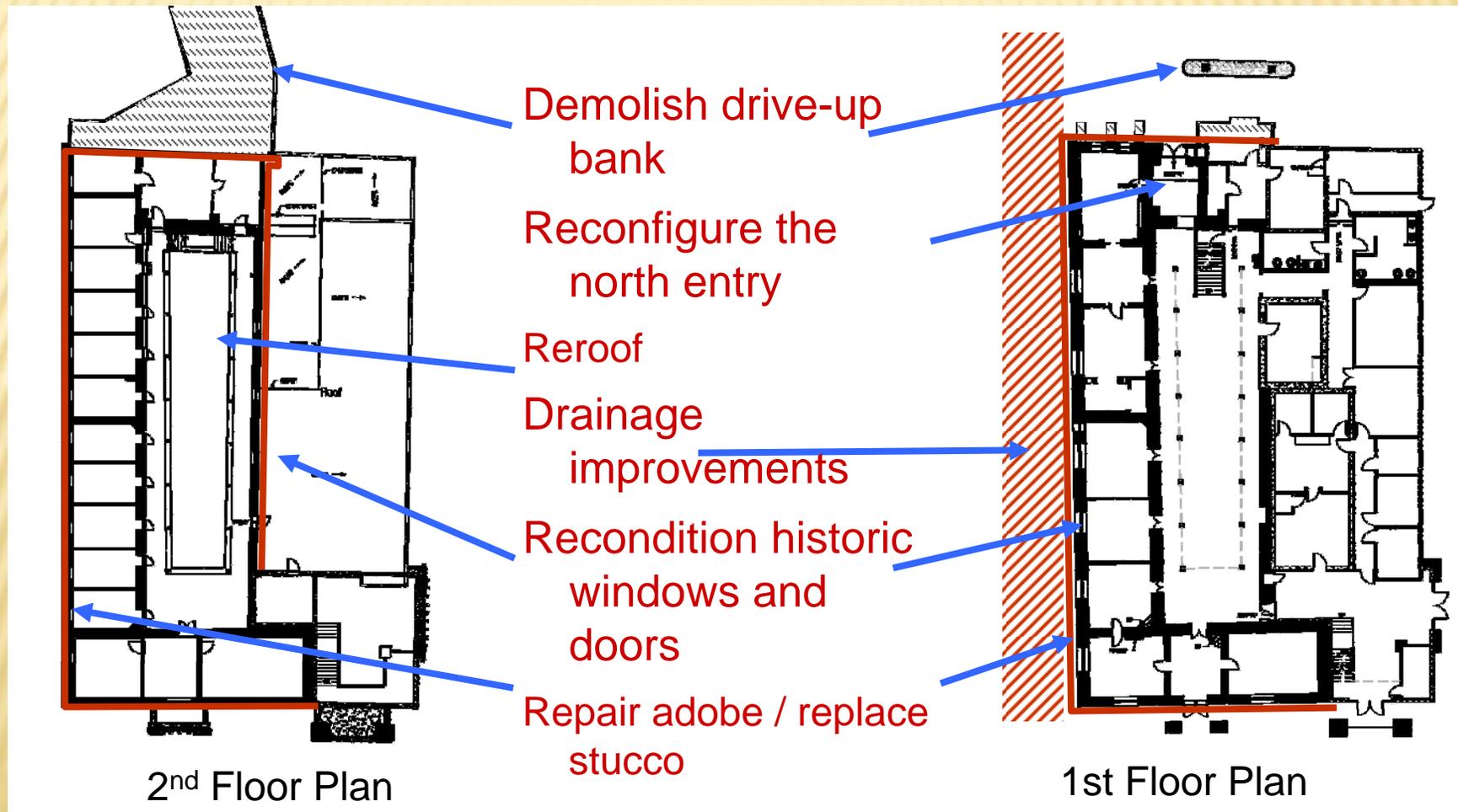
Museum Store Consultant

Cost: \$20,000-\$30,000

\$460,000-\$860,000

KELLS + CRAIG PLAN, PHASE II

PHASE 2 – Building Envelope Repair



Kells + Craig Plan PHASE 3 – Renovate Existing Structure Interior

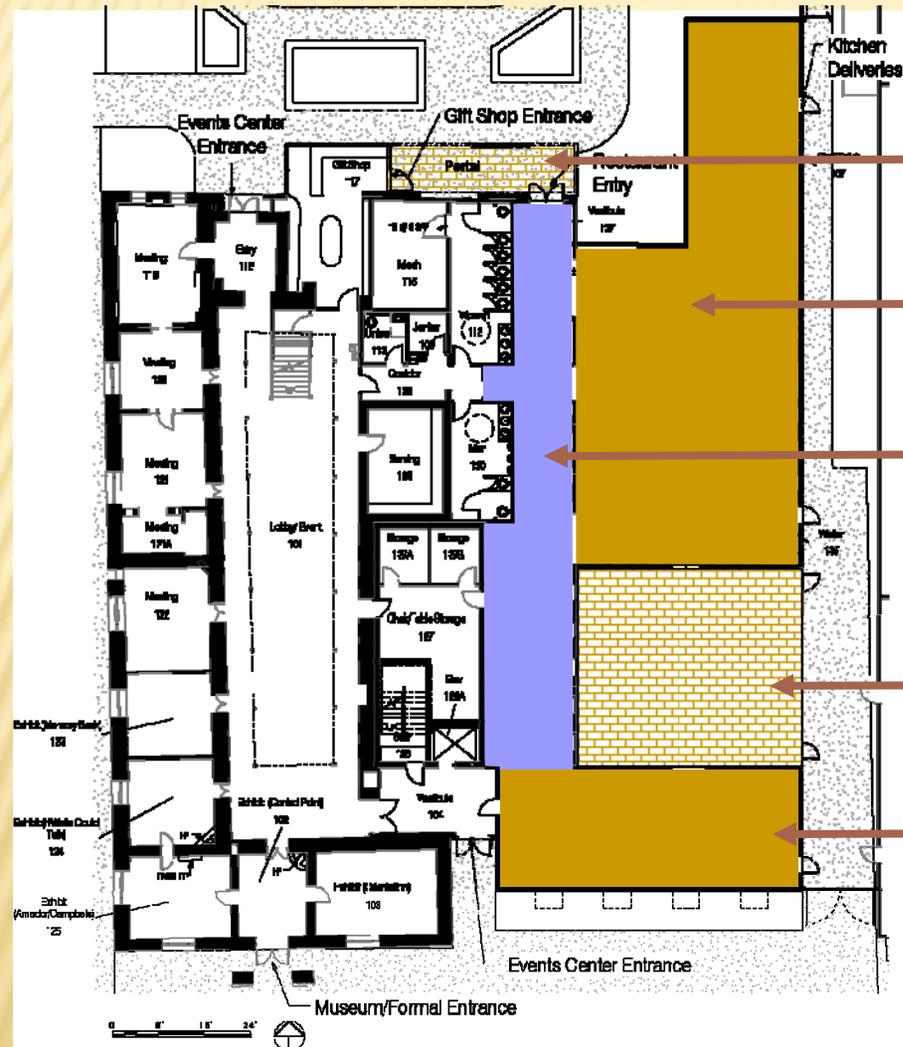
\$3,200,000-\$5,000,000

- Upgrade site utilities and building HVAC/plumbing systems
- Construct gift shop addition
- Construct new toilets
- Renovate historic interior
- Construct new elevator/stair and entry lobby
- Demolish existing bank lobby



Kells + Craig Plan PHASE 5 – Restaurant / Bar Shell and Site Work

\$2,145,000-\$2,680,000



Entry portal addition

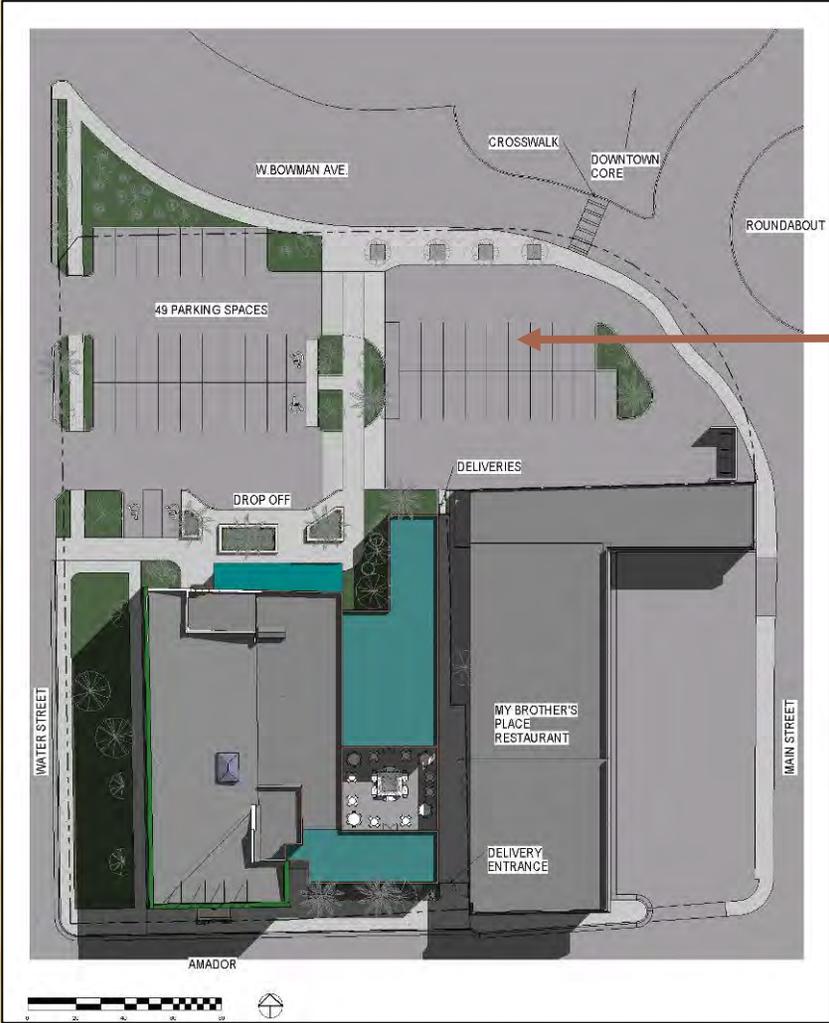
Kitchen / restaurant addition

Remodel remainder of 1970's additions

Patio addition

Bar addition

Kells + Craig Plan PHASE 5 – Restaurant / Bar Shell and Site Work



Complete site work
(parking, paving and
landscaping)



Kells + Craig Plan PHASE 6 – Restaurant / Bar Build-out

\$1,000,000-\$1,200,000

