

Motel Screening tools

Property / Location

No. Location criteria

Standard

- | | | |
|---|----------------------|--|
| 1. Setting | <input type="text"/> | Rural, Suburban, Urban, or Downtown |
| 2. Distance to local services (measured in a straight line, except around barriers such as freeways, railroads, or water bodies); see CTCAC regulations | | |
| a. Library: | <input type="text"/> | miles
1/2 to 1 mile max; double in rural areas (CTCAC) |
| b. Grocery store | <input type="text"/> | miles
1/2 to 1 mile max; double in rural areas (CTCAC) |
| c. Pharmacy: | <input type="text"/> | miles
1/2 to 1 mile max; double in rural areas (CTCAC) |
| d. Public park: | <input type="text"/> | miles
1/2 to 3/4 mile max; double in rural areas (CTCAC) |
| e. Medical clinic: | <input type="text"/> | miles
1/2 to 1 mile max; double in rural areas (CTCAC) |
| f. Senior center: | <input type="text"/> | miles
No points offered for Special Needs projects (CTCAC) |
| g. Social services for homeless: | <input type="text"/> | miles
1/2 to 1 mile max (CTCAC) |
| h. Public Transit stop or station: | <input type="text"/> | miles
1/3 to 1/2 mile max. to service with 0-minute weekday frequency (CTCAC) |

CTCAC points:

Property attributes

- | | | | |
|---|----------------------------------|--------|---|
| 3. Property area | <input type="text"/> | sq.ft. | 0.00 Acres |
| 4. Building footprint | <input type="text"/> | sq.ft. | |
| 5. Gross building floor area | <input type="text"/> | sq.ft. | |
| 6. Number of floors | <input type="text"/> | | |
| 7. Number of elevators | <input type="text"/> | | |
| 8. Number of guest rooms * | <input type="text"/> | | |
| 9. Existing mobility-accessible rooms * | <input type="text"/> | | Enter req'd fields additional rooms needed per code |
| 10. Existing comm-accessible rooms * | <input type="text"/> | | Enter req'd fields additional rooms needed per code |
| 11. Add'l accessible rooms desired | <input type="text"/> | | Beyond code min (5% mobility-accessible, 2% communications-accessible). |
| 12. (FOR REBUILD) Number of guest rooms desired | <input type="text" value="0"/> | | If unsure, assume same as current # of units |
| 13. (FOR REBUILD) Size of guest rooms desired | <input type="text" value="325"/> | sq.ft. | If unsure, use 325 sq.ft. (typical extended stay room with kitchenette) |

Key Drivers - Site

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|-----------------------------------|----------------------|-----|-------------------------------------|
| 14. Length of site fencing needed | <input type="text"/> | ft. | As needed to enclose site perimeter |
|-----------------------------------|----------------------|-----|-------------------------------------|

15. Number of vehicular gates needed One at each driveway

Key Drivers - Architectural

- | | | | |
|--|----------------------|--|--|
| 16. Wall & ceiling rating | <input type="text"/> | None, 1/2 hour, 1-hour+, or Don't Know | |
| 17. Fire Sprinklers in all rooms? | <input type="text"/> | Yes/No | |
| 18. Fire Alarms in all rooms? | <input type="text"/> | Yes/No | |
| 19. Kitchens existing in rooms? | <input type="text"/> | Yes/No | If yes, skip to #24 |
| 20. Kitchenettes desired in Tier 1? | <input type="text"/> | Yes/No | Tier 1: Sink, microwave, mini-fridge. Do not answer for Tier 3; the following are assumed per CTCAC: Sink, cooktop, |
| 21. Kitchen sinks desired in Tier 1? | <input type="text"/> | Yes/No | Answer "Yes" only if local building official does not agree to classify the property as dormitory or boarding house, and requires a sink separate from the lavatory in each unit. |
| 22. Rooms are 250 sf min AND have space for kitchenettes | <input type="text"/> | Yes/No | |
| 23. There is space for a kitchen sink on or near a plumbing wall | <input type="text"/> | Yes/No | bathroom and the kitchen sink located where the lavatory was. |
| 24. Age of roof | <input type="text"/> | Years | |

Key Drivers - Structural

- | | | |
|--|----------------------|---|
| 25. Spectral Acceleration Response S_5 | <input type="text"/> | per FEMA P-154 checklist |
| Spectral Acceleration Response S_1 | <input type="text"/> | g, from https://seismicmaps.org/ |
| 26. Landslide zone? | <input type="text"/> | g, from https://seismicmaps.org/ |
| 27. Liquefaction zone? | <input type="text"/> | Yes/No |
| 28. Soil rupture zone? | <input type="text"/> | Yes/No |
| 29. Vertical Irregularity | <input type="text"/> | Severe/Moderate/None |
| 30. Plan Irregularity | <input type="text"/> | Yes/No |

Key Drivers - Mechanical

Important! Look at Google Earth and Street View to determine if property has PTACs (visible beneath individual room windows) or central A/C system (large equipment on roof)

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|--|---------------------------|--|
| 31. Pass-Thru Air Conditioners (PTACs) | <input type="text"/> 100% | portion of system requiring replacement (enter 0 if system does not apply) |
| 32. Hot water system | <input type="text"/> 100% | portion of system requiring replacement (enter 0 if system does not apply) |
| 33. Central air conditioning system | <input type="text"/> 100% | portion of system requiring replacement (enter 0 if system does not apply) |

CONCEPTUAL CONSTRUCTION

COST*

FOR COMPARISON ONLY, DO NOT USE FOR BUDGETING PURPOSES!

TIER 1	Enter req'd fields	Cost/Unit:	Enter req'd fields
TIER 2	Enter req'd fields	Cost/Unit:	Enter req'd fields
TIER 3	Enter req'd fields	Cost/Unit:	Enter req'd fields
TIER 4	Enter req'd fields	Cost/Unit:	Enter req'd fields
TIER 5	\$ -	Cost/Unit:	Enter req'd fields

* **Includes:** GC markup, profit & overhead, bonds, and design contingency

* **Excludes :** *Property acquisition, financing, professional fees, permits and entitlements, operating reserve, and other soft costs*

* **Req'd fields:** #8, 9, 10