



July 18, 2014

Mr. Jeff L. Grubbe  
Chairman, Tribal Council  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

Dear Chairman Grubbe,

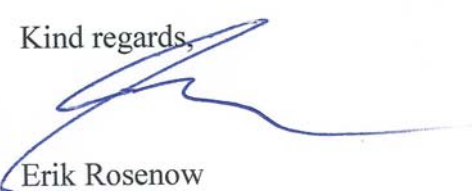
The Palm Springs Preservation Foundation commissioned the highly-regarded Ecotype Consulting (Redlands, CA) to prepare a brief analysis of the proposed demolition of the Spa Hotel complex (William Cody and Wexler & Harrison, 1959-1962). On July 8<sup>th</sup> during our meeting with the Tribe's planning staff and Tribal Council Vice Chair Larry Olinger, we provided a draft of that report. The final report, entitled *Sustainability Assessment of the Palm Springs Resort Hotel*, was recently completed and is attached.

While even experts can argue about some of the finer points of the new "science" of sustainability, the Ecotype Consulting report leads one to the inescapable conclusion that the demolition of the Spa Hotel complex is bad for the environment and that the very idea of a "green" demolition is fundamentally flawed.

A succinct recap of the report's conclusions can be found in the "Executive Summary" located on page four. Of particular note are the conclusions which read, "Demolition of the building will add an additional 375 metric tonnes of greenhouse gas emissions, the equivalent emissions of 201 tons of coal," and, "A complete teardown and reconstruction of a similar sized building on the site will result in more than four times as much construction and demolition debris when compared to an extensive rehabilitation of the existing building." With regard to the concept of a "green" demolition, the report opines, "More than 80% of the demolition waste will consist of concrete rubble. Concrete rubble is used for base material, alternative daily cover in landfills, and both temporary and permanent erosion control. It is a low-value material, valued only for its mass and water permeability. Rather than recycled, concrete is more correctly down-cycled, in that the material cannot serve its original purpose and loses most of its value once demolished," and later (p. 11), "The use of concrete rubble does not offset the new extraction and processing of concrete."

While we have the utmost respect for the Tribe's planning staff, sometimes divergent views that provide new information can lead to better conclusions. If you have any questions about this matter please contact us at (760) 837-7117.

Kind regards,



Erik Rosenow  
President

Attachment: Final report, entitled *Sustainability Assessment of the Palm Springs Resort Hotel* (pages 1-19).