



Las Vegas City Schools

2017 - 2022 District-Wide Facility Master Plan

Approved: March 28, 2017

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ACKNOWLEDGMENTS



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INTRODUCTION

The intent of the Facilities Master Plan is to identify existing facility conditions, past and future enrollment, review of the district's educational program, the identification of new or replacement facilities to meet the needs of the district.

This Facilities Master Plan is designed to be a flexible planning tool to identify facility issues and programmatic needs to the community, parents, staff and the Las Vegas City Schools Board of Education and offer periodic input and revision as conditions change and new needs are identified within the district. The plan identifies capital needs and allocates resources to address the following facility issues:

- Life/health/safety
- Educational and programmatic needs and curriculum needs
- Enrollment Trends (decline/ growth)
- Promotes efficient use of educational space
- Facility Renewal Needs (renovations/ refurbishment)
- Educational Technology
- Energy Management



The Facilities Master Plan is comprised of five main sections:

- Section 1 - Goals / Process provides information about the charter school's goals and the planning process.
- Section 2 - Existing and Projected Conditions provides information about facilities used by the school, enrollment, technology, and capital resources.
- Section 3 - Capital Improvement Plan provides information about capital needs, project priorities, and implementation strategies.
- Section 4 - Master Plan Supporting Material contains detailed information about school facilities, evaluations, plans, and other pertinent information as required.
- Section 5 - Appendix contains LVCS Preventative Maintenance Plan and Structural Engineering Report for multiple district facilities.

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1.0 GOALS / PROCESS

1.1 Goals

The City of Las Vegas is both the largest community within San Miguel County as well is home to the county seat. Originally settled by Luis María C. de Baca and his family in 1821, Nuestra Señora de los Dolores de Las Vegas Grandes (*our Lady of Sorrows of the Great Meadows*) was the last Spanish land grant in North America awarded in 1835. Las Vegas has a very rich and colorful history, located along the Santa Fe Trail the community quickly grew from a small agricultural based settlement to a thriving city. With the coming of the Atchison, Topeka, and Santa Fe Railroad in 1879, a new community was established on the east side of the Gallinas River and quickly grew, creating “two” Las Vegas cities - east Las Vegas and west Las Vegas that were separated by the river. While over time the “two” cities merged to become “one” City of Las Vegas, the two long ago established school district’s remain in existence today - West Las Vegas Schools and Las Vegas City Schools, and both district’s combined serve the educational needs of over 3,000 students per year.

Las Vegas City Schools (LVCS) has been serving the educational needs of the students residing within its district and the larger community well over 100+ years. The District is committed to the educational quality of all students. As such, LVCS is focused on providing quality 21st century education opportunities for all students attending its schools by providing healthy, safe and academically equitable learning environments in all district facilities. The new 2017-2022 District-wide Facility Master Plan identifies current and future Capital Improvement Needs that need to be addressed over the next five to seven years to be able to continue to provide adequate educational facilities that meet state standards and serves the district’s students, teachers and staff.

District Mission Statement

“The Mission of the Las Vegas City School District, in partnership with parents and community, is to provide a safe, nurturing and challenging environment in which all students develop a sound academic and moral foundation, demonstrate commitment to learning and become responsible citizens capable of participating in an ever changing global society.”



Historic Plaza - Source: mainstlvnm.com



“New Town” Las Vegas - Source: mainstlvnm.com



Castañeda Hotel, Las Vegas, New Mexico
PhotoArchives Neg.#2014.14.121

Old Castaneda Hotel - Source: mainstlvnm.com



Las Vegas City Schools - Former San Miguel Courthouse and Post Office, 1927

Las Vegas City Schools recognizes its shared responsibility with the surrounding community for the effective and efficient use of its resources to educate students. LVCS believes that all students are unique individuals with special needs and abilities; and as such must work towards providing a safe, inviting, and quality 21st century learning environment for all district students and staff.

In order to conduct a good self-study and to address the content and curriculum issues which will directly impact students, the district must develop an educational system that can listen to, and listen from, its various constituencies within the community. The purpose of this is to provide training, support and networking to achieve systematic changes needed for that listening and learning to occur. Only through collaborative effort will LVCS improve the way children can learn and be educated

Facility Master Plan Goals

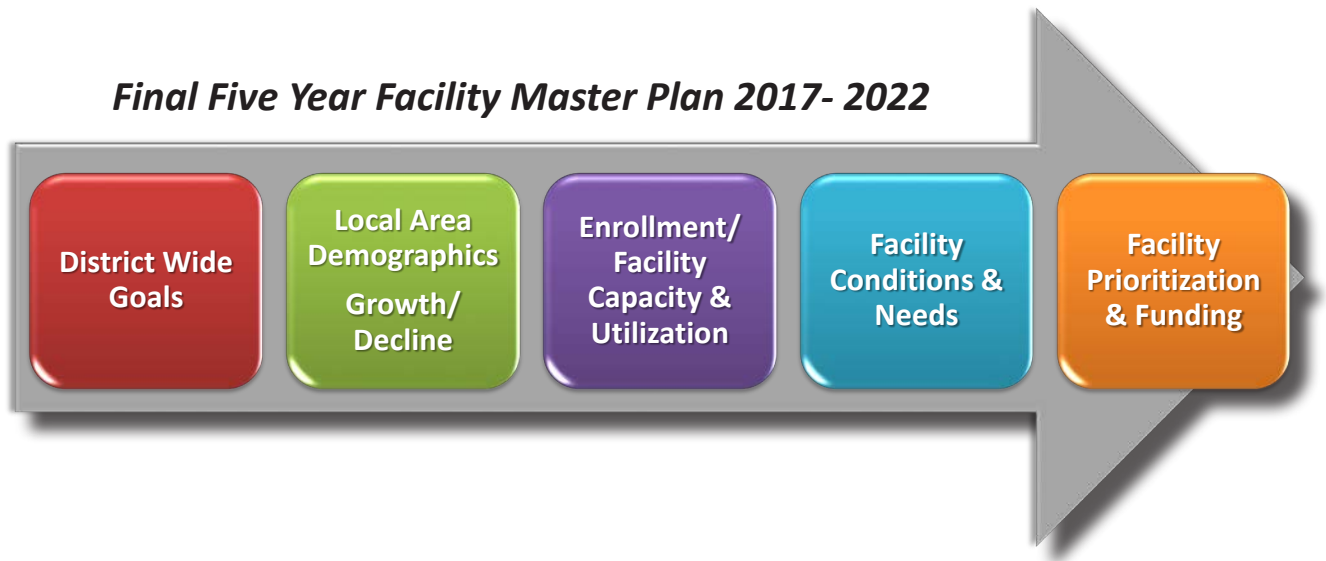
The District's Five Year Facility Master Plan was developed from information gathered during site visits as well as information from the LVCS Superintendent, Board Members, Facility Manager, administrators, teachers and community members from the various committee meetings. The intent of the Facility Master Plan is to create a forward thinking documented approach for the district's facilities, so that when fully implemented, provides the school district with facilities over the next ten to twenty years that meet the needs of both teachers/staff and students as well as:

- Extends the life of existing facilities and building systems
- Increases opportunities to implement future educational programs with flexible spaces
- Improve facility utilization through grade realignment
- Improves the 'Learning Environment' through building modernization/ renovation
- Improves safety and security of ALL of the district's facilities
- Provides for both current and future technology needs
- Leverages opportunities for PSCOC funding for priority projects when available
- Identifies other funding options to meet facility capital improvement needs
- Instills pride in the community

1.2 PROCESS

To generate input into the Five Year Facilities Master Plan, numerous meetings were held by the Facilities Master Plan Committee, whose membership was composed of community representatives, parents, staff and administration. The Facilities Master Plan Committee was presented information concerning: enrollment projections which included birth, migrations, housing, program requirements, historical enrollments; educational facility assessments which included quantitative / qualitative analysis, capacity studies, profiles, priorities; and community and school profiles which included demographics, educational program, academic achievements, financial information.

The Facilities Master Plan Committee reviewed the information, developed goals for the school district, established facility priorities and reviewed their findings and recommendations with the Board of Education for final approval.



Authority and How Decisions Are Made

The Superintendent and Board of Education appointed members of an advisory committee to consider and recommend capital needs. The Facilities Advisory provided guidance to the administration and Board of Education on capital improvement priorities. The Las Vegas City Schools Board of Education makes all final decisions in regards to the Facilities Master Plan.

Decision Making Process



Facility Assessments -April 10-11, 2016

Facility Assessments were conducted by Visions In Planning, Inc. for each facility owned and operated by the Las Vegas City Schools. The assessments included:

- Site visits
- Meeting with Superintendent
- Facility walk-through to document existing conditions
- Meetings with Facility Manager for District
- Review of NMPSFA Facilities Assessment Database
- Review of NMPSFA Facilities Maintenance Assessment Report
- Capacity and Utilization Study for each facility

Facilities Advisory Group Meetings:

Once the facility assessments were completed and the data gathered, meetings with the Facility Master Plan Committee were begun. The first committee meeting was used to explain the purpose of a facilities master plan and identify the tasks and responsibilities of the Facility Master Plan Committee. Several subsequent meetings were held where the facility data was then presented to the Facility Master Plan Committee for review. The FMP Committee worked to align the needs of each school facility with the Districts goals and objectives and developed a priority list for capital improvement projects. Once the committee determined the priorities for the capital plan, possible funding sources were identified and a time line was developed to assist LVCS in addressing their priorities over the next five to seven years.

March 3, 2016 - Facility Planning Meeting 3:30pm-5:30pm

The first step of the FMP process was to have a kick-off meeting with the Facilities Master Plan Committee. During this meeting the following topics were discussed:

- Intent of FMP
- What is used for?
- Role of FMP Committee
- Where we are now..
- Three Themes (Educational Programs, Enrollment/ Demographics, and Facility Needs)
- Group breakout goal session



The Facilities Committee was broken into groups to conduct a SWOT (Strengths, Weaknesses, Opportunities, Threats) of the Dexter Consolidated School District. While the lists for each area were quite extensive, the committee determined that the overall key items for each area were:

Strengths:

- Community support/ rapport
- Parental support
- "At Risk" programs
- Tax payer support for capital projects
- Sports activities community involvement
- Outreach programs
- Generational - Extended families
- Dual credit at H.S.
- Support Medical/ behavioral
- Parent support w/in schools
- Training for teachers/staff
- Shared community/ school resources and cooperation

Weaknesses:

- Safety/ security at schools
- Technology infrastructure & equipment (improvements)
- Less variety of electives
- Less upper level courses (AP-honors)
- Sports facilities could use some improvements
- Economy – lack of jobs = reduced enrollment
- Drug use
- Single Parents/ Family Values
- Playground equipment
- School wireless communication
- Weak links in security
- Structural integrity (Paul D. Henry)
- Lack of focus on objectives
- Not complying with master plan
- Lack of consistency
- Lack of funding

Opportunities:

- Post-secondary Education
- Agriculture
- Eatery – RHS
- Traffic flow – Legion Park
- Finalize improvements – MARR gym
- Input to Master Plan Process
- Follow through with Master Plan
- Building Improvements
- Technology Improvements
- Library sources
- Community use of facilities
- Improve elective options for MS/HS students
- Better Purchasing Decisions

Threats:

- State Funding Reductions/ % Sweeps
- Economic downfall
- Security - Buildings
- Poor Local Economy
- Insufficient Water Resources
- Limited Building Security
- Limited Teaching Staff
- Better Purchasing Decisions
- Old Buildings Need a Lot of Work

April 26, 2016 - Facility Planning Meeting 3:30pm-5:30pm

During the second meeting discussion centered on local demographics, historic enrollment and preliminary enrollment projections, lack of available housing, growth in the community and local employment opportunities.

Breakout group work by the committee centered on what learning environments will look like in the future and how can the district's facilities compare to other surrounding school districts?" The five topics the Facilities Committee focused on were:

- *It's now 2035, what kinds of changes have occurred in your district over the past 20 years? As a group describe it - as if you were able to see it, realistically around you. What kinds of changes do you see in your community? What kinds of programs would need to be offered to prepare your students for success in this world?*
- *If the district only had enough money to correct Four (4) facility issues at each school. What would they be?*
- *As part of identifying some guiding concepts to measure the schools in the district, answer the following question – How does the educational environment/programs in Dexter differ from those in other surrounding districts?*



The end result of the discussions of these questions identified the need for facilities to be agile and flexible, as technology will be a main driver in delivering education in the future, educational programs at the high school level need to prepare students to not only for college through dual credit opportunities and enhanced curriculum's but also through providing higher skilled vocational programs that prepare students for local employment opportunities. With several of the district's facilities in need significant capital improvements and limited available funding, priorities will need to be strategic to improve the district's facilities as well as to continue to provide safe, comfortable and flexible learning environments to meet the educational needs of current and future students.

November 14, 2016 - Board of Education Work Session 5:15pm-9:30pm

Presentation to the LVCS Board of Education centered on the continued decline in enrollment, poor utilization of each district school, capital improvement needs, condition of Paul D. Henry Elementary. The LVCS Board of Education requested further information / options to be presented at the next BOE meeting.

- Enrollment (current & future)
- Utilization & Capacity of Each School
- Paul D. Henry Elementary Structural Issues
- Facility Condition/ Needs - Over \$82M in needs
- Discussion

December 13, 2016 - Board of Education Presentation 5:15pm-9:30pm

Presentation to the LVCS Board of Education included proposed grade realignment changes and appropriate facilities that would be able to accommodate them with minor modifications. Updated capital improvement costs based on “right-sizing”:

- School “Right-Sizing”
- Grade Realignment Options
- Updated Options - Discussion
- Capital Improvement Costs
- PSFA/ PSCOC Rankings of District Schools for 2017/18

January 10, 2017 - Facility Planning Meeting 3:30pm-5:30pm

Discussion at this meeting centered on the decline in enrollment, facility deficiencies, poor facility utilization and the need to consider other facility options.

- Enrollment (current & future)
- Utilization & Capacity of Each School
- Facility Conditions
- Capital Improvement Costs
- PSFA/ PSCOC Rankings of District Schools for 2017/18
- Facility Deficiencies - Over \$82M in needs

January 17, 2017 - Board of Education Presentation 5:15pm-9:30pm

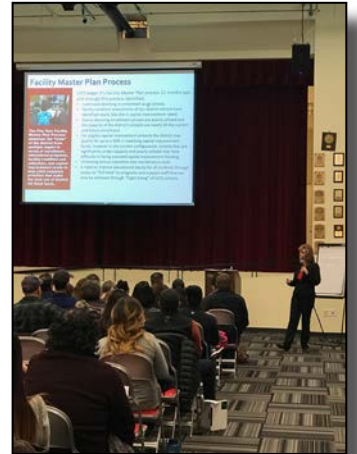
Presentation to the LVCS Board of Education included final proposed grade realignments, adjusted capital improvement costs based on “right-sizing”, proposed implementation plan and discussion with the Board of Education.

- Proposed Final Grade Realignments
- Adjusted Capital Improvement Costs
- Proposed Implementation
- Approval by the BOE to submit application for Los Ninos Elementary Renovation and Addition to the PSCOC.
- Discussion

January 26, 2017 - Community Forum 6:00pm-9:00pm

Community Presentation to inform parents and community members of existing facility conditions, at this meeting centered on the decline in enrollment, facility deficiencies, poor facility utilization and the need to consider other facility options.

- Summary of Existing District Conditions
- School “Right-Sizing”
- Proposed Grade Realignment and School Changes
- Discussion & Community Feedback



February 11, 2017 - Board of Education Retreat 9am-1pm

The Board of Education retreat at New Mexico Highlands University was a more informal setting in which to discuss community feedback, passage of the GO Bond, proposed time-lines, and logistics as they pertain to school “right-sizing” and grade realignments.

February 16, 2017 - Board of Education Meeting 5:15pm-9:30pm

- Summary of Existing District Conditions
- Enrollment Projections based on Grade Realignment at Remaining Schools
- Implementation time-lines
- Adoption of district-wide “Right-Sizing” and grade reconfiguration by the Board of Education

March 28, 2017 - BOE Presentation & Approval 5:15pm-8:00pm

Presentation of the recommended priority projects that will be funded in part from the 2017 GO Bond and future GO Bond elections. Discussion items at this meeting centered on the district’s overall facility needs as well as the need to ask the community to support a local GO Bond referendum in 2021 to continue to fund the priority projects identified in this document. The LVCS Board of Education approved the 2017-2022 Las Vegas City Schools District Wide Facility Master Plan on March 28, 2017.

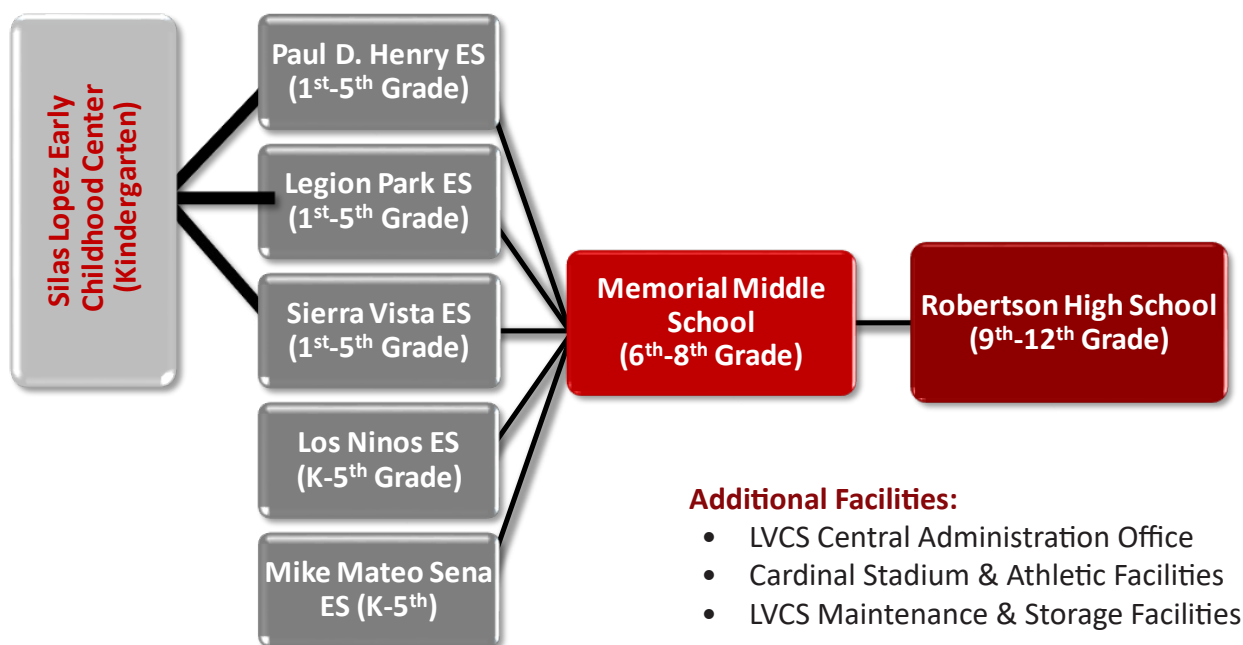
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2.1 PROGRAMS

2.1.1 Current Educational Programs and Facilities

The Las Vegas City Schools located in northern New Mexico, serves a student population of approximately 1,596 (2016/2017) ranging from Pre-Kindergarten through twelfth grade. The district maintains one early childhood center for kindergarten, five elementary schools, one middle school, one comprehensive high school, central administrative office, a maintenance/storage facility, and high school sports facilities. The Las Vegas community supports the district in providing a sound, basic instructional curriculum that inspires learning to a wide variety of students at all levels. In addition to basic instruction, a variety of programs serve the needs of special students, gifted and talented young people and programs which cater to students with limited English-speaking (ELL and Bilingual) proficiency; Los Ninos Elementary is the district's only Dual Language School. Currently the district does not have any charter schools.

Current District Grade Configuration & Feeder Schools



Early Childhood/ Head Start

The district has an early childhood Head Start/ Pre-K program located at Los Ninos Elementary that is operated by West Las Vegas Schools (WLVS) through a joint-use agreement. While the program serves nearly 80 students per academic year, only a small portion of the enrollment is credited to the LVCS 3- 4 year old Pre-K DD program, the remainder of the students are counted towards WLVS. As of the official 40-day count for the 2016/17 school year, there were 9 Pre-K DD students enrolled in the program.

Elementary School

The LVCS elementary program consists of six schools serving grades Kindergarten through Fifth, with each grade level instructed in the core subject areas including computer skills, library, and weekly art/music classes. The Silas Lopez ECC serves at the district's primary Kindergarten feeder school for Paul D. Henry, Legion Park and Sierra Vista Elementary Schools, Los Ninos' has an integrated Kindergarten program as part of its Dual Language curriculum, and due to its rural location outside the Las Vegas city limits, MM Sena Elementary

has its own dedicated Kindergarten program. Special education services are delivered both in the general education classroom environment (inclusion) and through pull-out resource instruction as needed. The district also has identified specific schools that have expanded special education programs dedicated for gifted, autism, behavior, and other special needs program support such as PT/OT and SLP. As of the official 40-day count for the 2016/17 school year, there were 755 K-5th grade students enrolled district-wide.

Middle School

LVCS has one single traditional Middle School that serves grades 6th-8th has a total enrollment of 382 students (40-day 2017/17). Classes are held on a rotational schedule meeting at seven intervals or “periods” throughout the day. Courses required include: English, Literature, Math, Pre-Algebra, Life and Earth Sciences, Geography, New Mexico History, U.S. History, Keyboarding/Computer Literacy, Computer Applications and Physical Education as well as other elective classes. Special Education services are provided through inclusion and in separate pull out classrooms.

High School

As the 2016/17 school year the district’s single comprehensive high school - Robertson High had a 40-day official enrollment 450 students in grades 9th-12th. The district offers a solid academic curriculum that is designed to prepare students for entry into college and other post-secondary educational training programs including vocational schools and military service, along with various extra-curricular/co-curricular programs and sports. Robertson High School is working hard to keep pace with technology through offering various computer based instruction and dual credit options.

Special Education

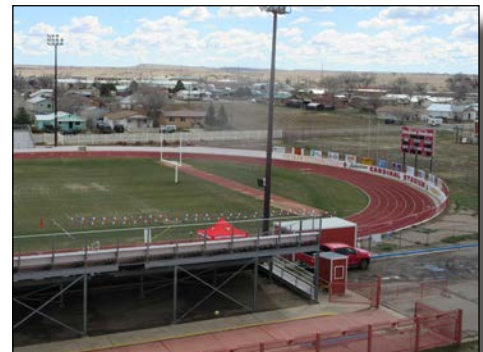
Students who are referred to the Special Education Program must be evaluated to determine if they meet qualifications and the need for special services. Special Education courses are developed to address student needs according through an Individual Education Plan (IEP). Students in the program generally have a combination of Special Education and Inclusion Classes.

LVCS Middle/ High School Organizations

The Las Vegas City Schools supports activity programs that are open to all students. The district attempts to provide a diversified and balanced programs of extra classroom activities including special interest clubs, physical activities, student government, class organizations, class activities, social activities, etc., at each school. These extra-curricular/co-curricular programs are offered in conjunction with the core curriculum and make up the educational programs at the middle and high school level.

District Athletic Programs

The Athletics/Activities Department oversees a variety of athletic programs offered to eligible students in the middle and high school grade levels. Fall Sports include: Cross Country, Football, High School Soccer, Volleyball, Basketball and Wrestling. Sports played during the spring season are: Baseball, Softball, Golf, Tennis, Track, and Soccer. Cheerleading and Dance, including various other activities are offered throughout the year.



LVCS SPORTS / EXTRA CURRICULAR ACTIVITIES				
	Boys	Girls	Grades 6th-8th	Grades 9th-12th
Cross Country	X	X		X
Football	X		X	X
Soccer	X	X	X	X
Volleyball		X	X	X
Basketball	X	X	X	X
Wrestling	X	X		X
Baseball	X			X
Softball		X		X
Golf	X	X		X
Tennis	X	X		X
Track & Field	X	X	X	X

2.1.2 Anticipated Program Changes

As part of the Facility Master Plan process both the LVCS’s educational programs and facilities were evaluated and analyzed. Currently the district has nearly twice the amount of square footage needed to serve its existing and future student population. In an effort to improve educational programs and equity throughout the district, LVCS will be implementing a “Right-Sizing” of schools initiative as of the 2017/18 school year which will include grade realignment and facility decommissioning. As part of this initiative that was approved by the LVCS Board of Education on February 16, 2017 the following grade realignments and facility retention has been identified as follows:

- Silas Lopez Early Childhood Center (SLECC): Will continue to serve traditional Kindergarten students until 2019/20 when a new classroom addition is completed at Los Ninos Elementary School. SLECC will also become the new location for the WLVS Head Start/ Pre-K Program.
- Los Ninos Elementary: Will serve grades 1st-3rd grade as of the 2017/18 school year and will add traditional Kindergarten students as of the 2019/20 school year once the new classroom addition is completed. The school currently has a “Dual Language” program in place that will remain for parents wishing to have their students participate including two kindergarten classes, and a traditional elementary program will serve the remaining students.
- Sierra Vista Elementary: Will serve grades 4th-6th grade as of the 2017/18 school year. The “Dual Language” program in place at Los Ninos will expand to 6th grade for parents wishing to have their students participate, and a elementary program will serve the remaining students.
- Robertson High School: Will serve grades 7th-12th grade as of the 2017/18 or 2018/19 school year. A new 7th/8th grade Academy will be established on the high school campus, and will operate independently on it’s own bell schedule separate from the high school, however it will share campus resources improving overall campus utilization.

While all facilities that will remain are in need of major renovation and facility improvements, only one school

will require a small 4.5 classroom addition (Los Ninos Elementary) to accommodate the “Right-Sizing” initiative. The facilities identified for closure as of 2017/18 and future demolition are: Paul D. Henry Elementary, Legion Park Elementary, Memorial Middle School. Once the classroom addition is completed at Los Ninos Elementary and the remainder of the Kindergarten program relocated, the Silas Lopez Early Childhood Center will be either re-purposed for expansion of the Head Start/ Pre-K program or closed and the property sold “as-is”.

2.1.3 Shared / Joint Use Facilities

The district has a formal policy for community use of sites and facilities. The policy is available on the district’s WEB site at:

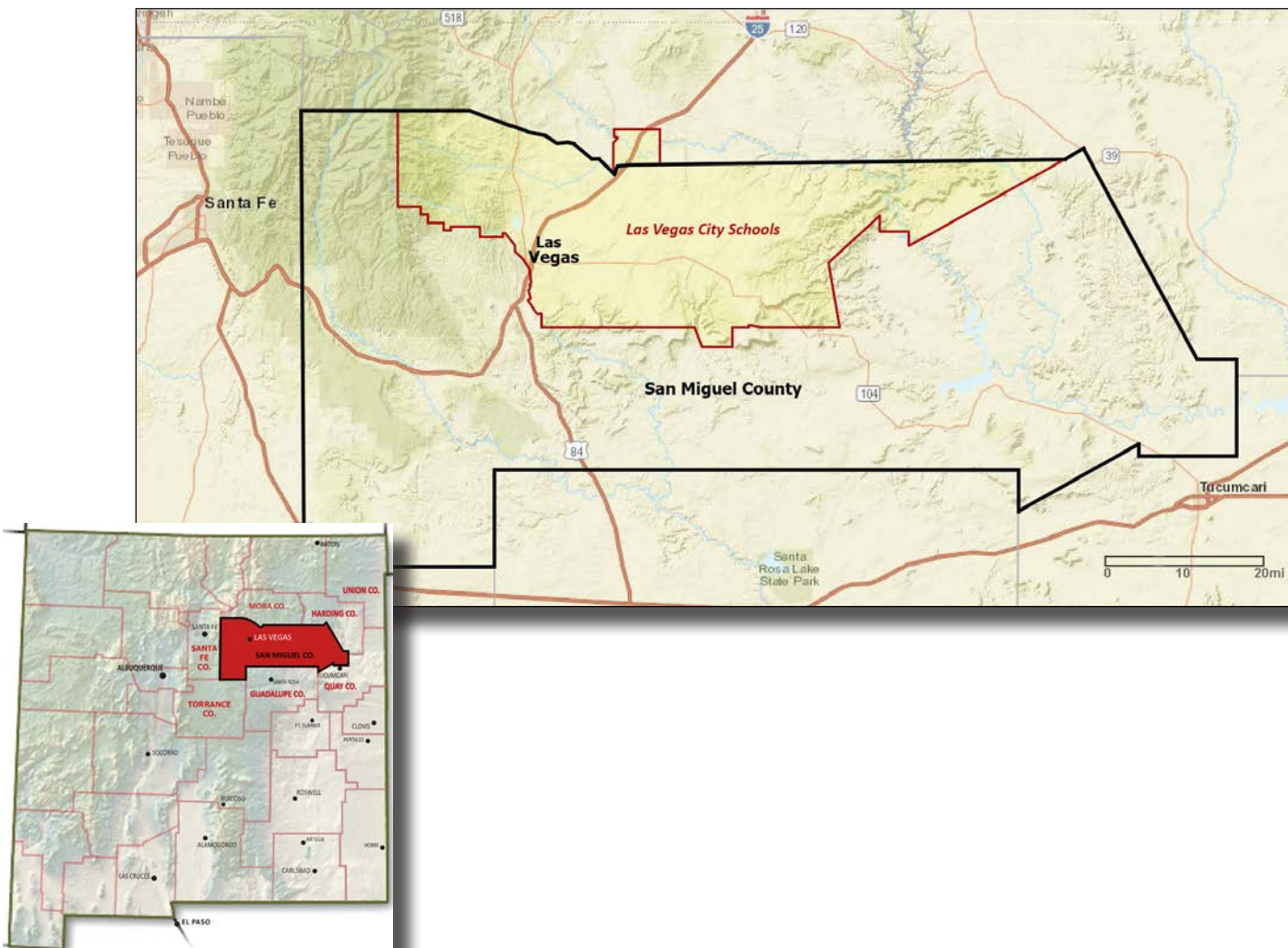
<http://www.cybercardinal.net/images/Maintenance/use%20of%20facility%20application.pdf>

2.2 SITES & FACILITIES

2.2.1 District Boundary Map

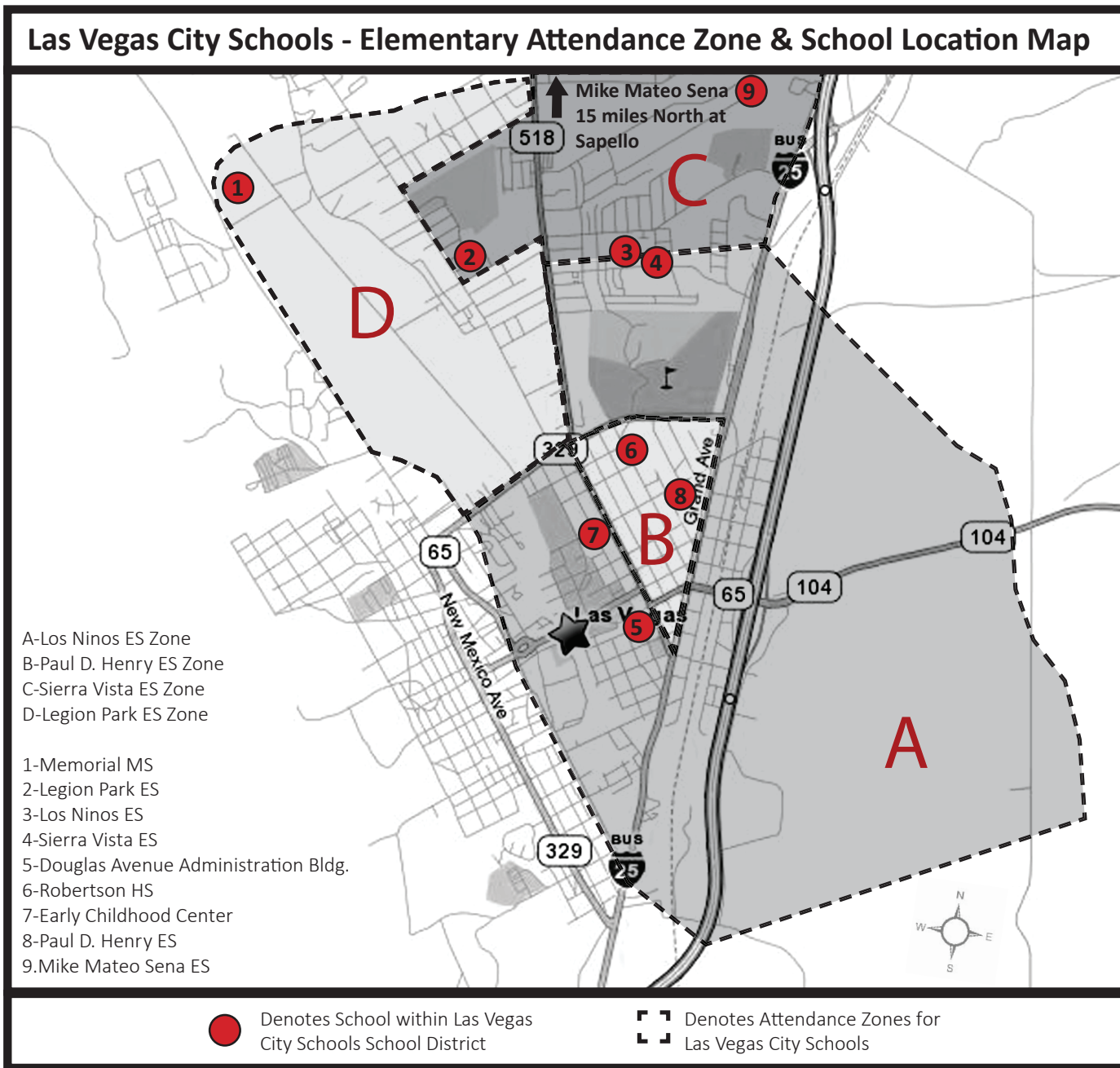
Located along the I-25 corridor in northern San Miguel County, the City of Las Vegas is a small city situated 65 miles to the east of Santa Fe and 110 miles south of Raton. At nearly 1,261 square miles, the LVCS District attendance boundary borders the West Las Vegas, Pecos, Mora, Wagon Mound and Roy School Districts. The district has six elementary schools, one middle school, and one high school that serves the families within its attendance zone, which in the northwestern area is very rural. All but one of LVCS's schools is located within the city limits of Las Vegas - Mike Mate Sena Elementary is located 15 miles to the northwest in Sapello.

Las Vegas City Schools 1,261 Sq Miles



2.2.2 – Facility Inventory

Las Vegas City Schools currently owns, maintains and operates eight school sites with a combined site acreage of 137 acres and a total overall square footage of 470,771. The district also owns and maintains two non-educational use facilities: Central Administrative Office and Maintenance Complex for an additional 2.8 acres and 38,299 SF. There are currently six elementary schools that have a combined square footage of: 177,695, with only one of those schools having a portable facility - MM Sena Elementary. The district has one single middle school with 101,127 SF and one high school with 173,924 SF, both of these school sites have athletic fields and support facilities.



See Table 2.2.2 for an overview of the district facilities, additional details about each facility can be found in Section 4.1.

Future Changes to Facility Inventory

Currently, only the elementary schools are divided up into neighborhood attendance zones of which there are five zones: Legion Park, Sierra Vista, Paul Henry, Los Ninos, and MM Sena. Only the Silas Lopez Early Childhood Center does not have an attendance zone as it is currently the district’s primary Kindergarten school. Both the middle and high schools serve the entire student population within the districts boundary regardless of address.



As part of the district’s “Right-Sizing” plan, as of the 2017/18 school year as the new grade realignments begin to take effect and several facilities are decommissioned, the only elementary attendance zone that will remain will be that of MM Sena Elementary as all of the elementary students residing within the Las Vegas city limits will be combined into one attendance zone. Facilities identified for decommissioning and future demolition as of the 2017/18 school are Legion Park Elementary (31,733 SF), Paul D. Henry Elementary (30,442 SF), Memorial Middle School Main Classroom Building (72,637), and at Robertson High School the Chorus Building (2,989 SF) and Quintana Building (8,788 SF). Once demolished the district will have achieved a square footage reduction of 146,589 SF or close to nearly 29% of its current facility inventory.

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Table 2.2.2 Facility Inventory

District: Las Vegas City Schools		Facility Inventory Data																					
Today's Date: 1/22/2017		Year of Report: 2017																					
Original Entry: 7/2/2016																							
INFORMATION					PROFILE										ENROLLMENT			CLASSROOMS					
Facility Name	District ID	State ID	Address	ZIP	Principal / Site Manager	Open Date	Age (Years)	Construction Dates	Weighted NMCI 2017/18*	Site Acreage	Owned or Leased?	Total Perm Bldg Area (Sq Ft)	Total Modular Bldg Area (Sq Ft)	Percentage of Bldg Portable	Total Bldg Area (GSF)	Grades	2016/17 Enrollment (40 day)	No. of Perm. Class rooms	No. of Portable Classrooms	Total Class rooms	Port CR % of Total	GSF Per Student	
<small>* 2017-2018 Draft Rank Report</small>																							
Early Childhood																							
Silas Lopez Early Childhood Center	003	00069003	1022 9th St., Las Vegas	87701	Nancy Fernarde-Jefferey	1964	53	2004	-	1.9	Owned	18,025	0	0.0%	18,025	Kinder	83	9.0	0.0	9.0	0.0%	217.2	
Sub-Totals										1.9		18,025	0	0.0%	18,025		83	9.0	0.0	9.0	N/A	217.2	
Elementary Schools																							
Legion Park ES	045	00069045	730 Legion Dr, Las Vegas	87701	Cathy Gallegos	1964	53	1991, 1996, 2001	26.22%	9.05	Owned	31,733	0	0.0%	31,733	1st - 5th	185	21.0	0.0	21.0	0.0%	171.5	
Los Ninos ES	037	00069037	474 E Legion Dr., Las Vegas	87701	Lorraine Martinez	1989	28	2002, 2011	35.04%	26.77	Owned	47,431	0	0.0%	47,431	1st - 5th	164	22.0	0.0	22.0	0.0%	289.2	
Mike M. Sena ES	150	00069150	12 County RD., Sapello	87745	Kelt Cooper	1953	64	1995	28.77%	10.00	Owned	16,449	1,792	9.8%	18,241	1st - 5th	45	7.5	0.0	7.5	0.0%	405.4	
Paul D. Henry ES	058	00069058	1104 3rd St., Las Vegas	87701	Nancy Jeffery	1954	63	1968, 1969, 1970, 1996	31.08%	3.17	Owned	30,442	0	0.0%	30,442	1st - 5th	139	18.0	0.0	18.0	0.0%	219.0	
Sierra Vista ES	054	00069054	475 E Legion Dr., Las Vegas	87701	Cathy Gallegos	1986	31		30.87%	26.77	Owned	49,848	0	0.0%	49,848	1st - 5th	148	22.0	0.0	22.0	0.0%	336.8	
Sub-Totals										75.8		175,903	1,792	1.0%	177,695		681	90.5	0.0	90.5	0.0	260.9	
Middle Schools																							
Memorial MS	031	00069031	947 Old National Rd., Las Vegas	87701	Anthony Marquez	1965	52	1994	19.03%	35.4	Owned	99,447	1,680	1.7%	101,127	6th-8th	382	47.0	2.0	49.0	4.1%	264.7	
Sub-Totals										35.4		99,447	1,680	1.7%	101,127		382	47.0	2.0	49.0	0.0	264.7	
High Schools																							
Robertson HS	136	00069136	1236 5th St., Las Vegas	87701	Mike Yara	1936	81	1951, '61, '70, '75, '83, '85, '97	30.92%	24.1	Owned	173,924	0	0.0%	173,924	9th-12th	450	49.5	0.0	49.5	0.0%	386.5	
Sub-Totals										24.1		173,924	0	0.0%	173,924		450	49.5	0.0	49.5	N/A	386.5	
Administration and Support Services																							
Central Administrative Office	002	-	901 Douglas Ave, Las Vegas	87701	Kelt Cooper	1927	90	1962	N/A	0.52	Owned	20,080	0	0.0%	20,080		62175.0						
Maintenance Shops	006	-	4th & Friedman Ave, Las Vegas	87701	Chris Archuleta	1974	43	1995	N/A	2.1	Owned	18,219	0	0.0%	18,219								
Sub-Totals										2.6	-	38,299	0	0.0%	38,299								
District Totals										139.8	-	505,598	3,472	0.7%	509,070		1,596	196.0	2.0	198.0	1.0%	319.0	

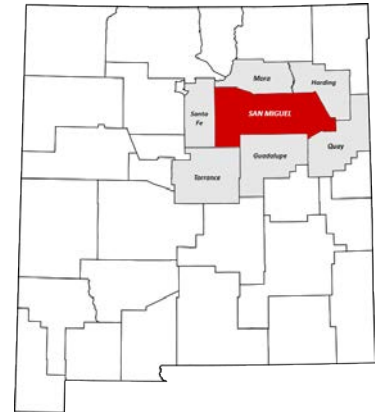
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2.3 DISTRICT GROWTH

2.3.1 Population Trends

The Las Vegas City Schools attendance boundary is primarily located in San Miguel County with a very small portion located in Mora County. Two other school districts are also located in San Miguel County: West Las Vegas Schools and Pecos Municipal Schools. San Miguel located in northern New Mexico and consists of 4,736 square miles of land area.

The City of Las Vegas is home to the county seat for San Miguel County, which is also the largest city and primary retail base for the county. Some of the other small rural communities located in San Miguel County are: Bernal, Garita, Holy Ghost, Ilfeld, Montezuma, Rociada, Sapello, Serafina, South San Ysidro, Tererro, Trementina, and Valles de San Geronimo.



According to the 2010 Census, there were 29,393 residents in San Miguel County which was a decrease of -2.4% county-wide since 2000, and based on updated information from the US Census’ American Community Survey in 2015, the population has decreased another -2.4%. While there continues to be a population decrease county-wide, Las Vegas has also been experiencing population decreases similar to that of the county. Between 2000 - 2010, population in Las Vegas decreased nearly -5.6%, and since 2010 has decreased only -0.02%.

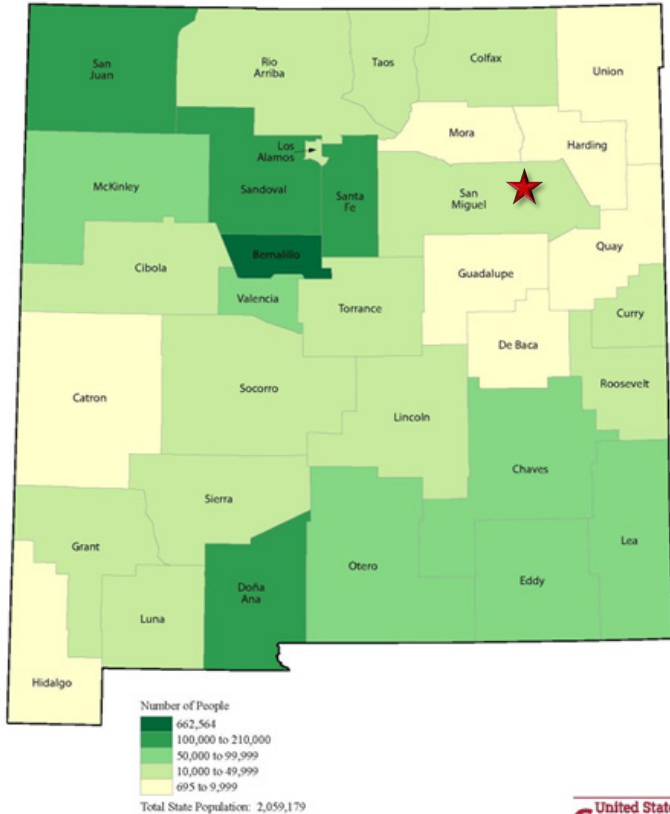
The decrease in population can be attributed to an aging population in the area and the lack of economic development opportunities along the I-25 corridor. Since 2000, San Miguel County has lost approximately -19.7% of its under 18 residents, while Las Vegas has lost nearly -22.9% of its under 18 residents. This population loss has had a direct impact on not only the enrollment of Las Vegas City Schools but also on the enrollment of West Las Vegas Schools.

Population	2000	2010	% of Change (10 Year)	ACS* 2015	% of Change (5 Year)
San Miguel County	30,126	29,393	-2.4%	28,668	-2.4%
Over 18 yrs	21,857	22,751	4.0%	22,766	0.01%
Under 18 yrs	8,269	6,642	-19.7%	5,902	-11.1%
City of Las Vegas	14,565	13,753	-5.6%	13,713	-0.02%
Over 18 yrs	10,723	10,791	0.01%	10,975	1.7%
Under 18 yrs	3,842	2,962	-22.9%	2,738	-7.6%
Remainder of San Miguel County	15,561	15,460	-0.01%	14,955	-3.3%
Over 18 yrs	11,134	11,960	7.4%	11,791	-1.4%
Under 18 yrs	4,427	3,500	-20.9%	3,164	-9.6%

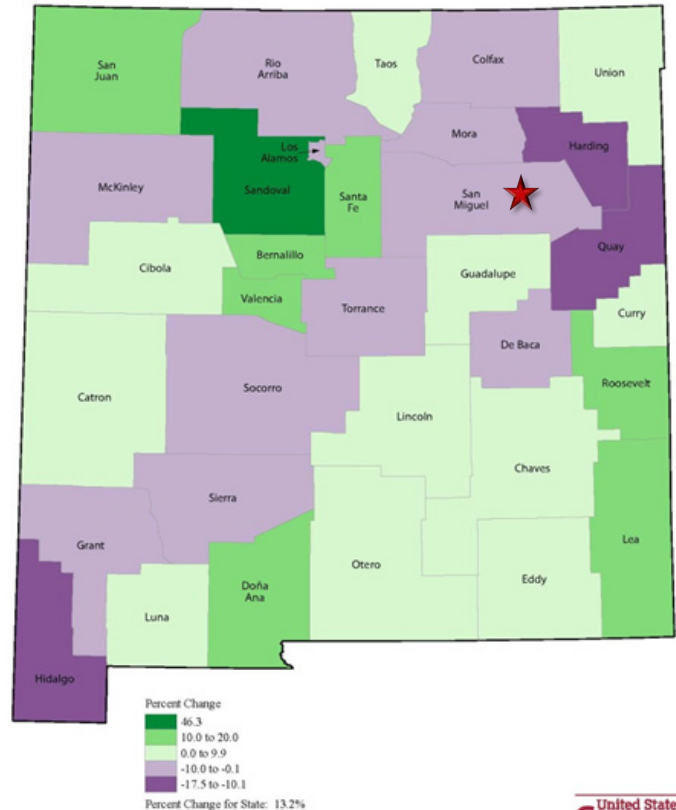
Source: US Census 2000 & 2010 DP-01, 2015* American Community Survey DP-05 5Yr

The maps below identify population distribution throughout the State of New Mexico, since the 2000 Census, San Miguel County decreased its population at a modest rate (-2.4%) over the ten year period primarily due to an aging population and local economic conditions.

NEW MEXICO - 2010 Census Results
Total Population by County



NEW MEXICO - 2010 Census Results
Percent Change in Population by County: 2000 to 2010



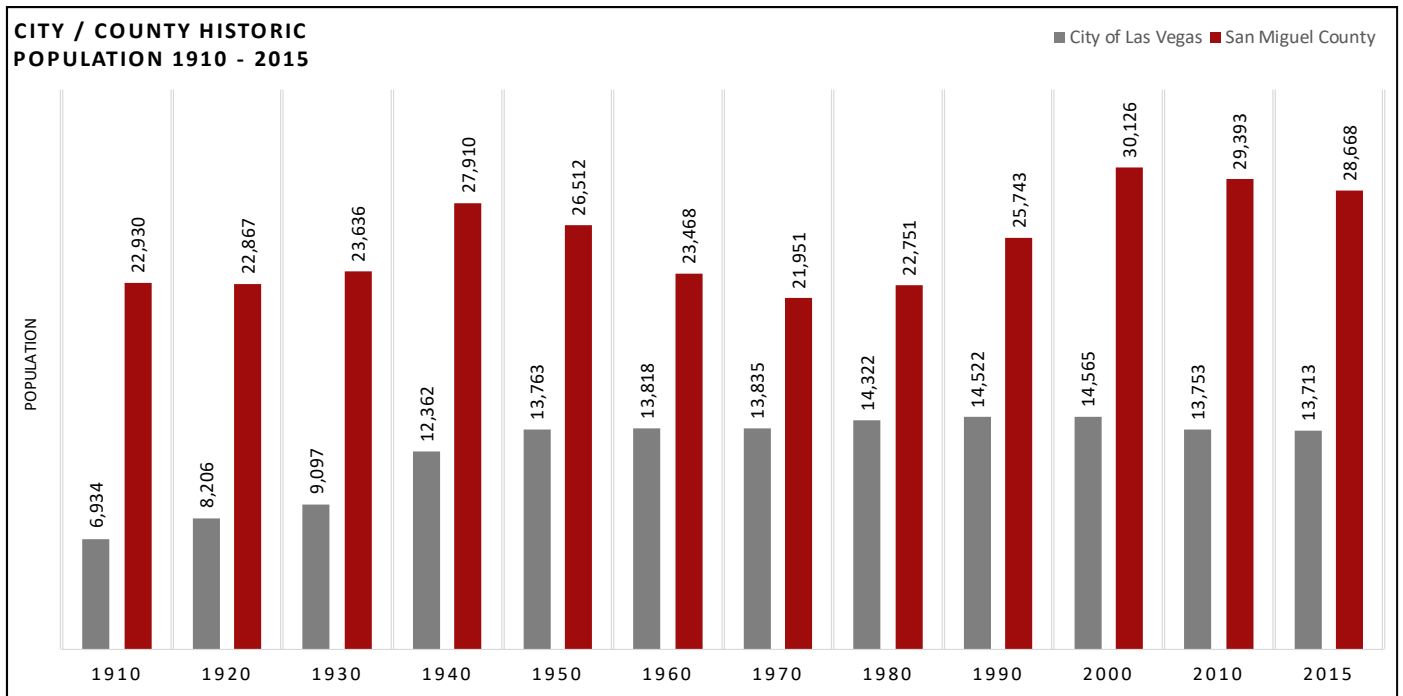
Source: U.S. Census Bureau, 2010 Census Redistricting Data Summary File
For more information visit www.census.gov.



Source: U.S. Census Bureau, Census 2000 and 2010 Census Redistricting Data Summary File
For more information visit www.census.gov.

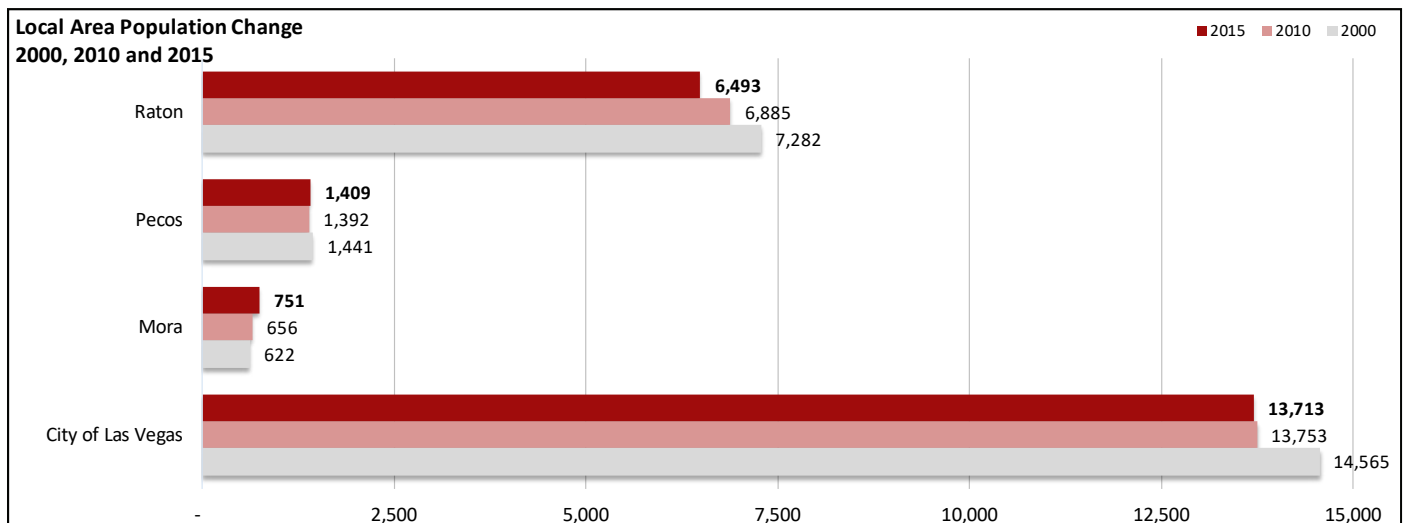


Total population growth in San Miguel County decreased 2.4% from 2000-2010, while the state population overall grew 13.2%. In 1910, the population of San Miguel County was close to 23,000 residents and peaked in 1940, as there began a shift in the State’s economy towards the Middle Rio Grande area. Within forty years the population declined to less than that of 1910 before starting a gradual reverse of in-migration residents to the area, peaking once more in 2000 before beginning another gradual decline. The chart below documents the changes in population that has occurred in San Miguel County over the past 100 years, while the population of Las Vegas has remained relatively stable over the past sixty years with only minor fluctuations in its population.



Source: Bureau of Business and Economic Research, University of New Mexico: Historic population 1910-2015

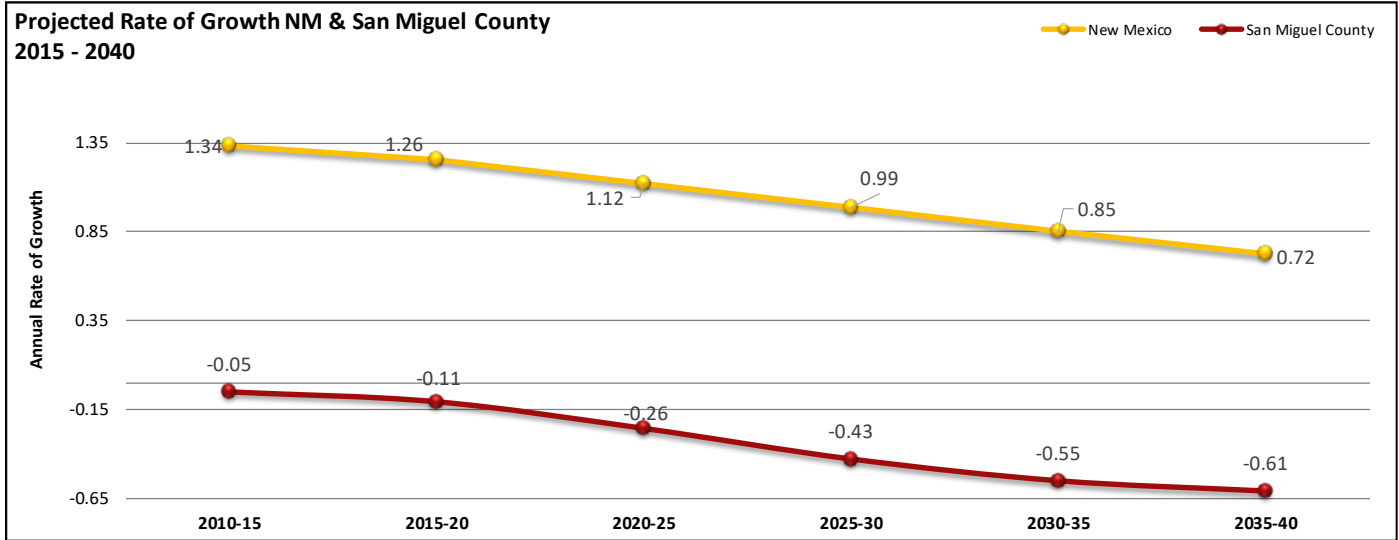
Only the population Raton has experienced similar rapid population declines as that of Las Vegas over the past fourteen years. The two communities that experienced the population growth were Pecos and Mora, due mostly in part to the area’s diversification in economic development and tourism. The chart below shows the changes in population in Las Vegas and the surrounding major communities since 2000.



Source: U.S. Census Bureau, DP01 - 2000 & 2010; U.S. Census Bureau, Population Division - 2010-2015 Population Estimates

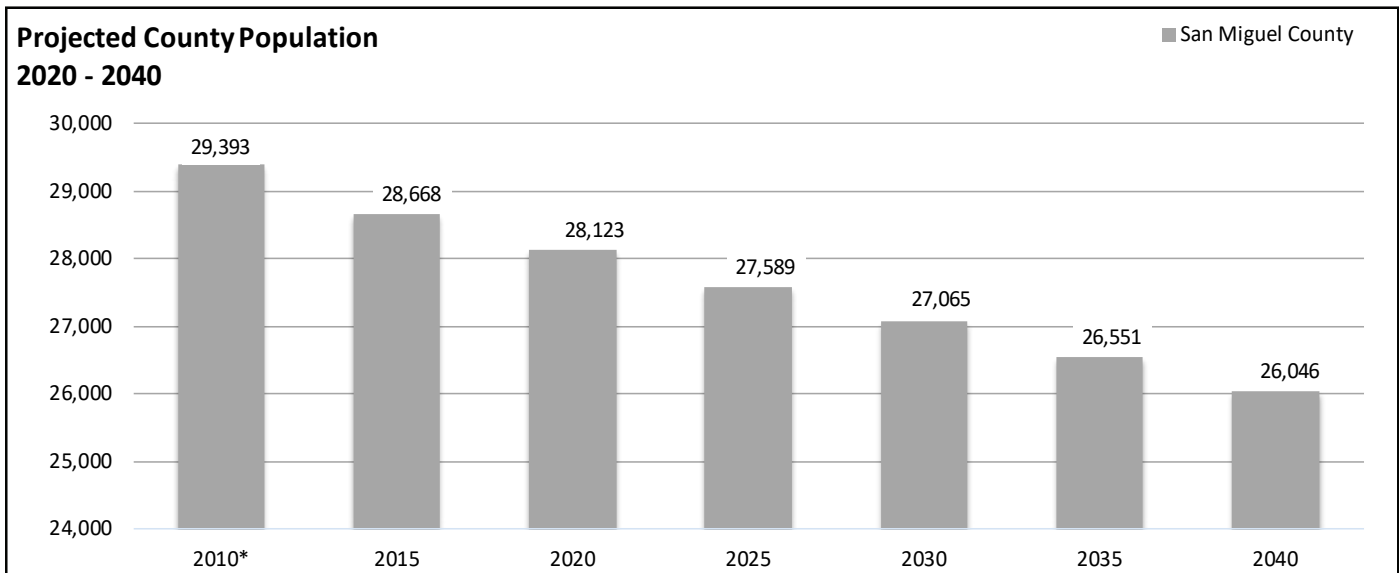
Projected Population

From 2015 through 2040, the Bureau of Business and Research (BBER) at UNM, projects annual population growth rates to stay between -0.11% to -0.61% for San Miguel County for the next twenty years as compared to the projected growth statewide as a whole of more than 1% until 2025 and then slowing to just less than 1% between 2025 and 2040.



Source: New Mexico County Population Projections July 1, 2015 to July 1, 2040, Geo-spatial and Population Studies Group, University of New Mexico Released November 2012.

This projection results in a continued decline in population for San Miguel County over the next twenty year period of about 9.1%. The greatest challenge that all of the communities in San Miguel County will continue to face in regards to a declining and aging population, including Las Vegas, will be in being able to reverse this trend through retaining those that are coming of working age and recent college graduate through creation of a solid economic development plan that creates more private sector jobs with higher paying wages and encourages younger workers to remain in the community.



* Note: 2010 County Population is Actual Count Per 2010 US Census.

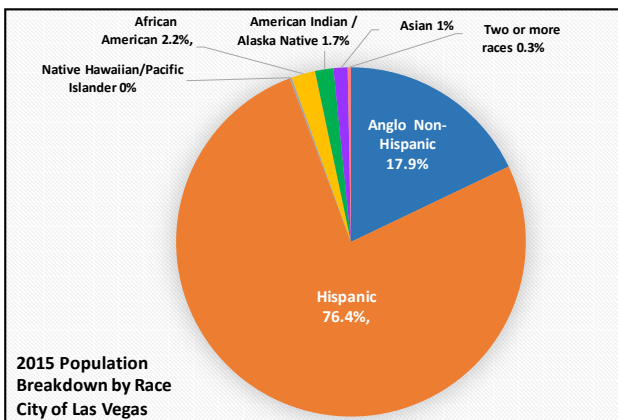
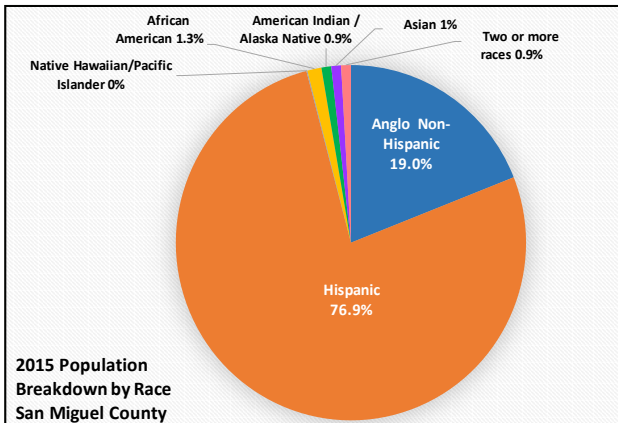
Source: New Mexico County Population Projections July 1, 2015 to July 1, 2040, Geo-spatial and Population Studies Group, University of New Mexico Released November 2012.

2.3.2 Local Area Demographics

The 2015 US Census identified San Miguel County’s (which is where both the City of Las Vegas is located and where the LVCS’s attendance boundary encompass’) racial composition as comprised of 76.4% Hispanic, 19.0% Anglo (not Hispanic), 1.3% African American, 0.9% American Indian, 0.9% Asian, 0.1% Native Hawaiian/Pacific Islander and 0.9% of people identifying with two or more races as indicated in the adjacent chart.

According to the 2015 US Census American Community Survey responses, the racial breakdown of residents within the City of Las Vegas is very similar in nature to that of the majority of the population in San Miguel County, as it is also predominately Hispanic, with the next largest population being White/Anglo.

While the local population residing within the city limits of Las Vegas continued to experience a small decrease of 0.02% to 13,713 residents in 2015, the majority of residents having school aged children attend either Las Vegas City Schools or West Las Vegas Schools.

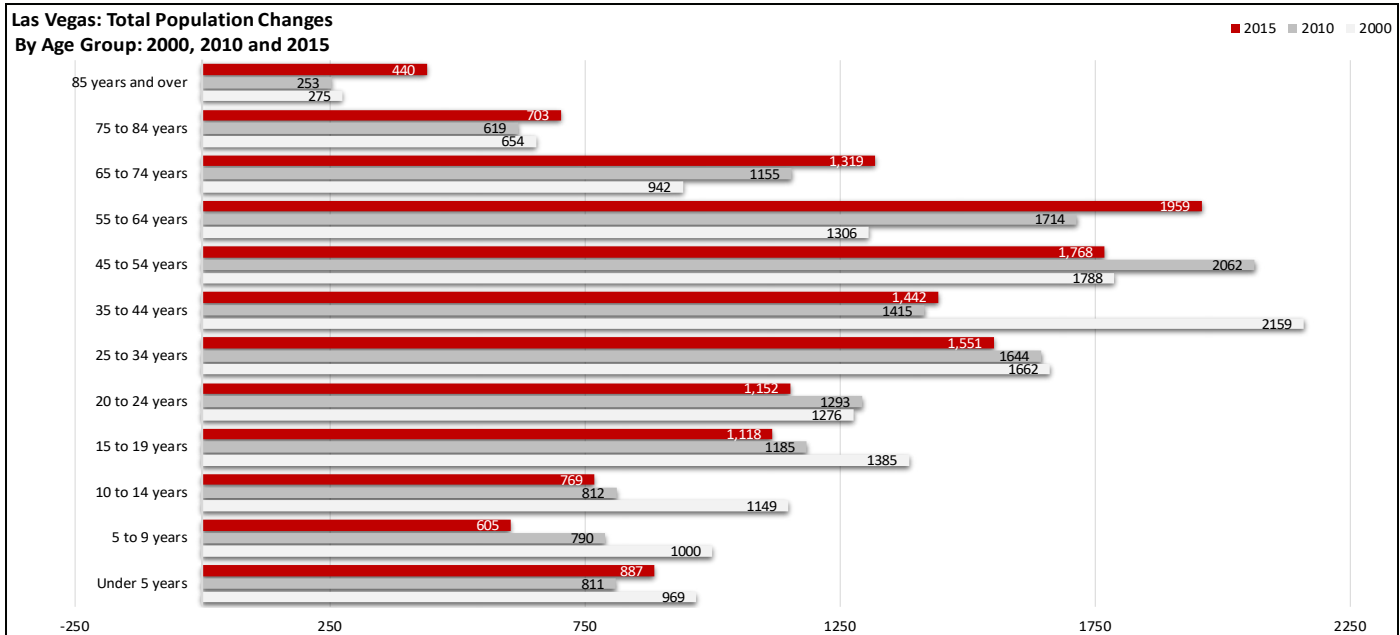


Source: U.S. Census Bureau, 2010-2015 5-Year American Community Survey DP05



Las Vegas Population by Age

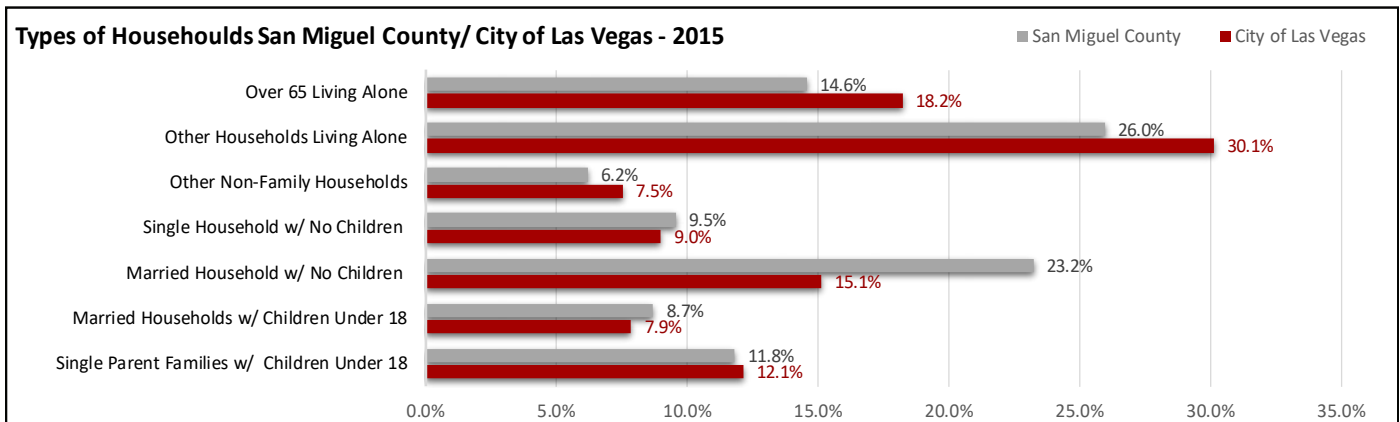
In 2015, based upon the most recent US Census estimates combined with information from the State of New Mexico, population within Las Vegas decreased to 13,713 residents. As of 2015, the median age of all residents in Las Vegas was 40.8 years as compared to 40.7 in 2010, and 34.0 in 2000 with the median age of males in 2015 being 39.3 and females 41.6 which is on the far upper end of prime childbearing ages. This is very similar to the 2015 median age within San Miguel County of 42.9 years, both of which are above the overall State of NM median age of 36.8 years. The chart below breaks down the population for Las Vegas by age group between 2000, 2010, and 2015.



Source: U.S. Census Bureau, 2010 Census, Demographic Profile Summary File and 2015 B0101*: ACS Age & Sex

Households & Families

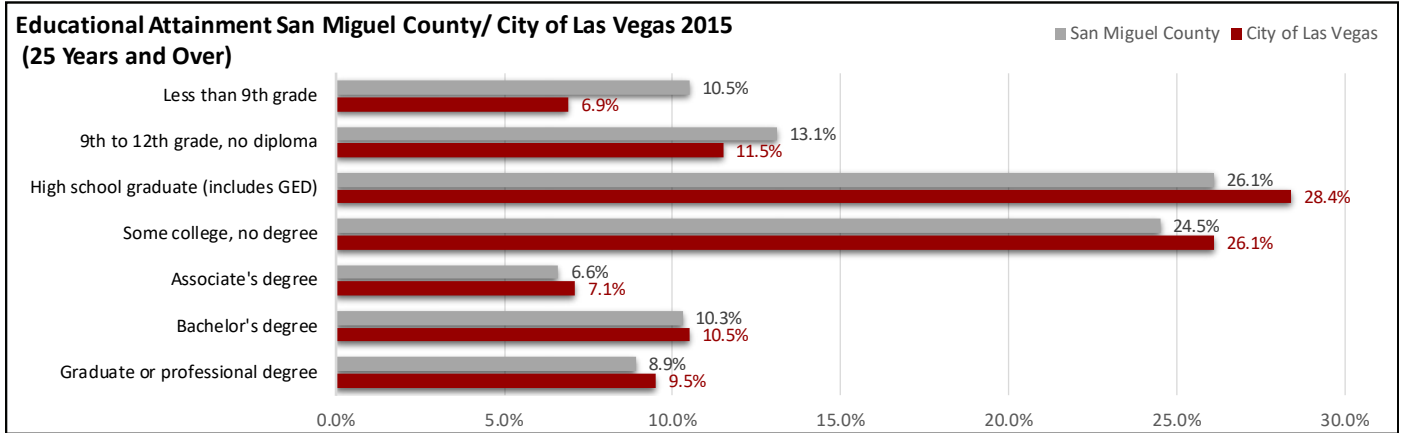
Based on 2015 US Census data, there were approximately 5,081 households in Las Vegas, which is a decrease of 11.7% since 2010 from 5,751. The average family size in Las Vegas was 3.71 which reflects an increase in size from 2.93 in 2010. Families with children made up 27.5% of the households in Las Vegas, which is just slightly more than that of San Miguel County at 26.7%. This figure includes both married-couple families (7.9%), and single parent families (12.1%). Non-family households with school aged children also made up 7.5% of all households in Las Vegas. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder as well as those that are aged 65 and older living alone.



Source: U.S. Census Bureau, 2015 DP02: ACS Selected Social Information

Education

During 2015, 81.6% of people twenty-five years of age and over in Las Vegas had at least graduated from high school and 27.1% had an Associates degree or higher. Approximately 18.4% were dropouts; they completed less than 9th grade or did not graduate from high school. Total school enrollment (official 40-Day count) in Las Vegas City Schools was 1,596 during the 2016/17 school year and high school enrollment was 450 students. Based upon the new 4-year cohort graduation rate calculations provided by the NM Public Education Department, the most recent available data shows that Robertson High School had a graduation rate of 68% for the graduating Class of 2015/16 as compared to the State of NM average rate of 71%.

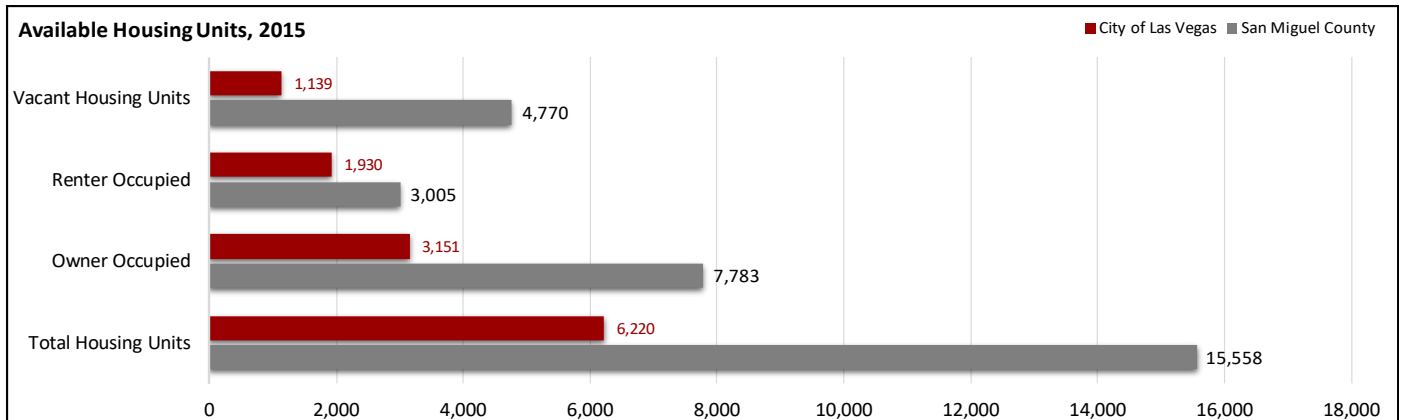


Source: U.S. Census Bureau, 2015 DP02: ACS Selected Social Information

Housing

While over the years new housing has been built on an individual basis, residential construction has been considerably reduced with the housing development moratorium due to severe sustained drought, multi-year water restrictions and an inadequate long term water supply. Since the early 2000's, a total of approximately 357 new houses were constructed, with a majority of the community's housing stock having been constructed between 1960 and 1999. The list price for a single family home in Las Vegas ranges between \$59K - \$1.9M with the average list price around \$150K (March 2017) with 176 single family homes currently listed for sale, many of which have more than 120 days on the market. The average mortgage cost in Las Vegas is \$890 per month.

There are 12 low-income housing apartment complexes which contain 844 subsidized apartments for rent in San Miguel County. There are 754 other low income apartments that don't have rental assistance but are still considered to be affordable housing for low income families. Fair Market Rents are used to establish the payment standards for the Section 8 Housing Choice Voucher Program. In San Miguel County, the fair market rents range from \$449 to \$1,080.



Source: U.S. Census Bureau, 2010-2015 American Community Survey DP04 Select Housing Characteristics

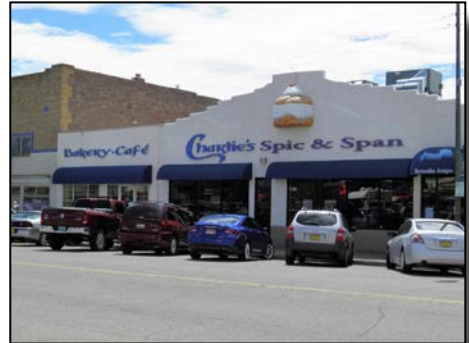
2.3.3 Local Economy

A study done by the UNM Bureau of Business and Economic Research in 2010¹, found that the growth in population for San Miguel County will continue to fall behind that of the remainder of the State of NM as the county's population continues to age or "gray" and fewer residents are of child bearing age. The impact of this "slow growth and graying" of the populations of both San Miguel County and City of Las Vegas will have long term lasting implications on the economy and opportunities to bring economic development to the area. Regardless of county or city residency, the common goal throughout the region is the same -find ways to create job opportunities to keep youth in the area, create prosperity and raise a family without sacrificing lifestyles and traditional cultures. A common theme expressed by the community is encourage growth that is compatible, does not conflict with community values, and protects the area's natural resources.

The City of Las Vegas still serves as the regional commercial hub and provides regional educational, healthcare and government assistance services to the seven northeastern New Mexico counties. This market contributes significantly to the future sustainability of Las Vegas and San Miguel County. The city however, has seen a downward trend in employment with the greatest losses in retail, industry, restaurant, information, and professional services. The national economy and decline in the construction industry have also impacted both San Miguel County and Las Vegas. Low Gross Receipts Tax revenues potentially lower quality of life, city and county services, and dramatically impacts investments in economic and community development initiatives. The out-migration of the areas qualified workforce has also affected the community's ability to compete with other neighboring cities and states to attract new businesses and potentially stem its out-migration of residents. The flight of its population in the area creates a low population market area which has increased the challenge to the community recruit retail and service businesses.

Over the past few years there have been a few positive economic indicators for the City of Las Vegas. The largest job gains and revenue centers are concentrated in administration, health care and lodging. City lodgers tax has remained level with slight increases - over four years. These industries could represent Las Vegas' and San Miguel County's highest potential growth industries. The presence of Alta Vista Regional Hospital (even with the recent staffing changes), New Mexico Behavioral Health Institute, as well as the strong local education industry, offers significant opportunities to develop and recruit high paying jobs. Tourism has high growth potential nationally, for the State of New Mexico, as well as for the San Miguel County region, based on the area's strong tourism assets with nature, recreation, art, historic architecture, and culture. -

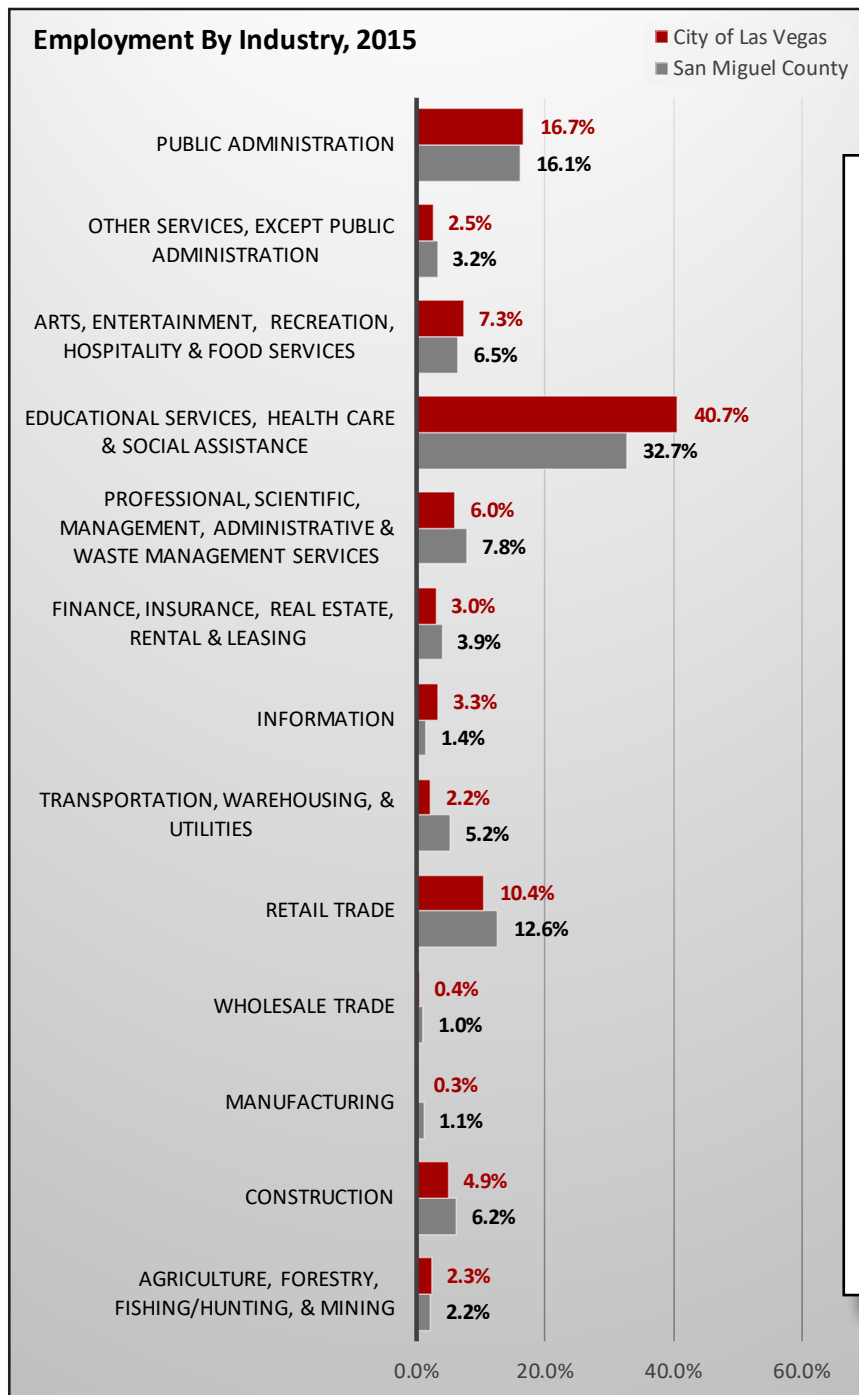
Historic downtown retail groups are anxious to focus limited resources on retention and expansion initiatives, as well as the promotion of the tourism industry to prevent further business closures. There is also strong movement to preserve historic commercial buildings and homes through economic development initiatives including promotion of re-use and live-work as well as historic district tax incentives.



¹ UNM Bureau of Business and Economic Research - An Assessment of the San Miguel Economy, Dr. Jeffery Mitchell, August 2010.

INDUSTRY EMPLOYMENT DISTRIBUTION

According to the NM Department of Workforce Solutions the total number of civilian employees located in San Miguel County, New Mexico in December 2016 was 11,019. The top three major industry sectors within Las Vegas are Education Services & Health Care at 40.7% , followed by Public Administration with 19.4% of the employment, and Retail Trade at 10.4%.



- Employers - Las Vegas (partial listing)**
- San Miguel County
 - City of Las Vegas
 - Las Vegas City Schools
 - NM State Parks
 - US Forest Service
 - US Fish & Wildlife
 - Walmart
 - New Mexico Highlands
 - United World College
 - Luna Community College
 - Community First Banks
 - SW Capital Bank
 - Wells Fargo Bank
 - Bank of Las Vegas
 - Alta Vista Regional Hospital
 - Beall's
 - Allsup's
 - Family Dollar
 - NM Behavioral Health
 - Food Service/ Restaurant's
 - Lowes Super Save
 - Walgreens
 - Spectrum Healthcare
 - NMDOT
 - USDA
 - West Las Vegas Schools

U.S. Census Bureau, 2011-2015 American Community Survey DP03 Employment by Industry

The table below identifies areas of employment within San Miguel County from 2005 - 2015. In 2015, 60.3% of all workers in San Miguel County were employed in the Private sector which is an increase of 7.6% over the past 10 years; while all Government sectors accounted for 39.7%, which has decreased approximately 15.4% over the past 10 years. Within the Private sector, the industries with the highest percentage of employment included: Healthcare at 22.1%, Retail Trade at 11.1%, and Accommodation and Food Services at 9.8%. For the Public Sector: Education, Local and State governments were the largest employers with over 55% percent of total employment. The majority of the jobs identified are located within the City of Las Vegas area, although there are many small businesses including agriculture and ranching located in the outlying rural communities that contribute to the county's overall economic development.

SAN MIGUEL COUNTY AVERAGE ANNUAL COVERED WAGE AND SALARY EMPLOYMENT* BY MAJOR INDUSTRIAL SECTOR											
Sector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Grand Total	8,569	8,690	8,628	8,561	8,324	8,087	7,988	8,035	8,211	8,150	8,322
Total Private	4,666	4,829	4,823	4,669	4,441	4,283	4,352	4,448	4,729	4,750	5,020
Ag. For. Fish. & Hunting	75	67	63	D	D	D	47	49	38	37	45
Mining	24	21	18	D	D	D	9	18	22	10	8
Utilities	13	15	16	16	23	22	26	27	29	26	26
Construction	280	335	352	342	261	224	222	232	239	223	242
Manufacturing	93	88	85	78	62	62	64	65	74	100	98
Wholesale Trade	92	79	69	65	49	34	35	38	40	30	26
Retail Trade	960	954	1,012	1,038	1,012	978	951	933	919	927	923
Transportation & Warehousing	57	51	58	58	50	46	99	107	149	217	274
Information	76	86	96	90	80	78	72	70	58	44	40
Finance & Insurance	213	224	221	213	206	202	197	210	202	211	228
Real Estate & Rental & Leasing	38	48	40	36	41	46	40	48	57	58	52
Professional & Technical Services	D	D	D	D	100	102	105	86	82	93	96
Management of Companies & Enterprises	D	D	D	D	D	D	D	D	D	7	7
Administrative & Waste Services	294	233	197	111	D	D	13	16	16	17	21
Educational Services	115	107	108	104	D	D	D	D	D	D	D
Health Care & Social Assistance	1,264	1,435	1,438	1,497	D	D	1,486	1,490	1,734	1,718	1,839
Arts, Entertainment & Recreation	18	19	15	46	45	46	40	D	4	D	D
Accommodation & Food Services	831	820	798	658	648	646	724	831	852	808	816
Other Services, ex. Public Administration	119	119	111	114	104	107	116	121	112	112	148
Unclassified	-	-	-	1	-	-	0	1	2	3	D
Total Government	3,902	3,861	3,806	3,892	3,883	3,803	3,636	3,588	3,482	3,399	3,302
Federal	152	149	149	150	159	170	150	148	143	141	136
State	2,048	2,085	2,059	2,114	2,123	2,055	1,938	1,889	1,890	1,882	1,865
Local	1,703	1,627	1,598	1,628	1,601	1,578	1,548	1,551	1,449	1,376	1,301

Note: All years have been revised in accordance with U.S. Dept. of Labor, Bureau of Labor Statistics, databases.

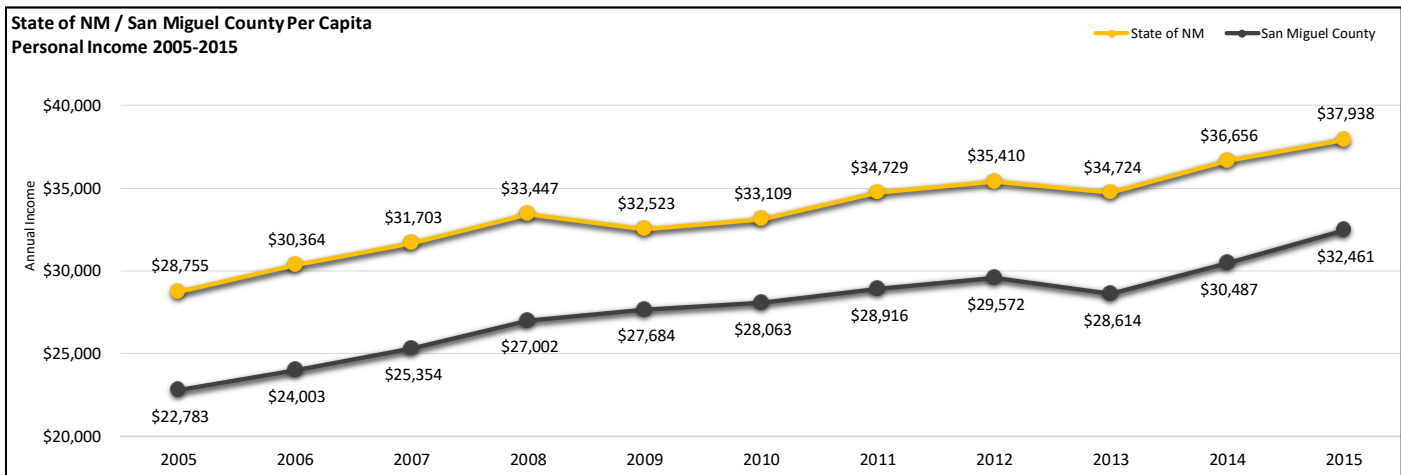
* Data are by location of the employer's establishment and represent counts of workers covered by New Mexico unemployment insurance (UI) law and related statutes.

D Withheld to avoid disclosing confidential data. Data that are not disclosed for individual industries are always included in the totals. Therefore, the individual industries may not sum to the totals.

Source: NEW MEXICO DEPARTMENT OF WORKFORCE SOLUTIONS - TABLE D - Labor Market Information Series (2005-2015)

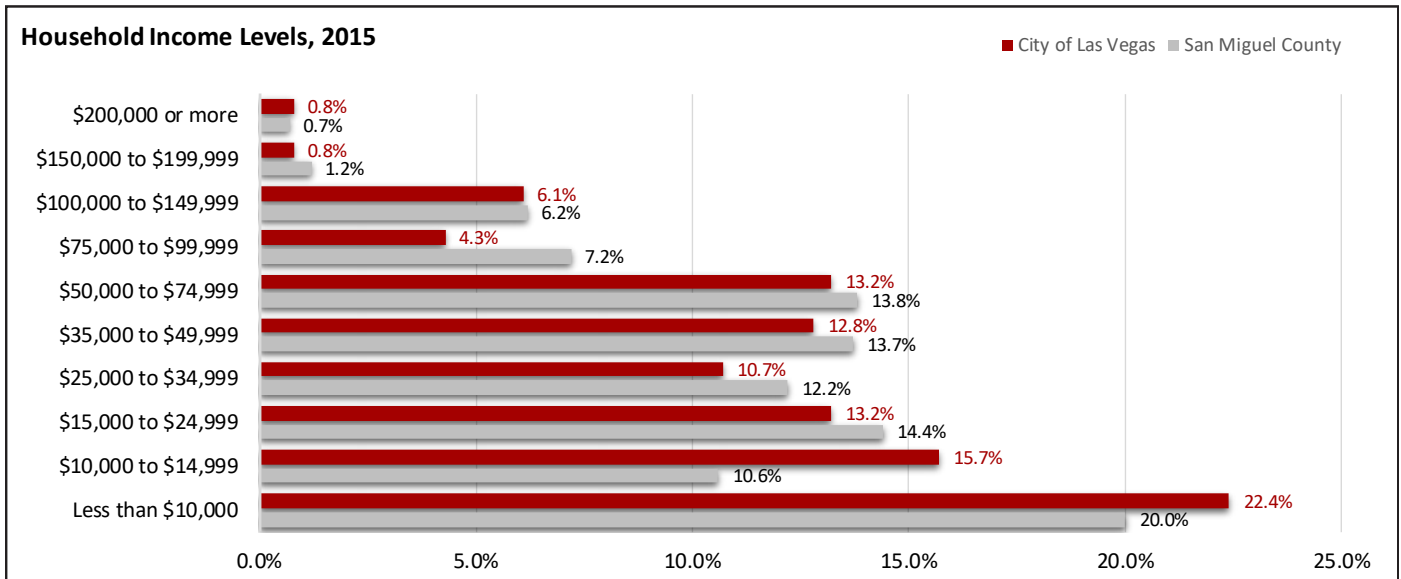
Personal income, an indicator produced by the U.S. Department of Commerce, is a major index of economic well-being and is broadly defined as the current income received by residents of an area from all sources. The components of personal income are net earnings (adjusted for residence), transfer payments, dividends, interest, and rent. Per capita income is average income per person and is calculated by dividing total personal income by the resident population.

In 2015, San Miguel County had a per capita personal income (PCPI) of \$32,461. This PCPI is ranked 25th in the State of NM out of 33 counties and was 14.4% below the State of NM average of \$37,938. The 2005 - 2015 PCPI in San Miguel County reflected an average increase of 3.6% per year as compared to the State of NM average increase 2.9% over the 10 year period. In 2015, 29.7% of the San Miguel County population was considered to be living in poverty.



Source: U.S. Dept. of Commerce, Bureau of Economic Analysis. Data update released: May 30, 2016

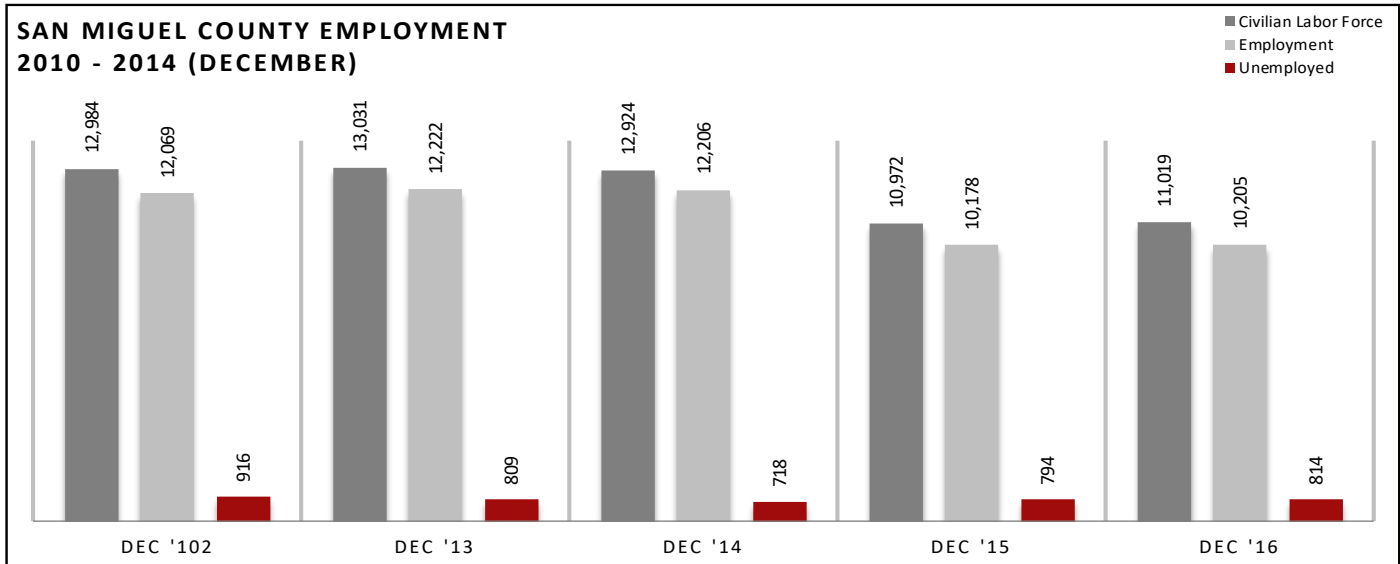
In 2015, the median household income for the City of Las Vegas was \$23,904 which is 18.2% less than that of the median household income of \$29,237 for San Miguel County, and 35.3% of the City of Las Vegas' population was considered to be living in poverty. According to the NM Department of Workforce Solutions most recent published data (3rd Qtr 2016 - February 2017), the average weekly wage for San Miguel County as of October 2016 was \$593 which is 28.6% below the State of NM average of \$830.



Source: U.S. Census Bureau, 2010-2015 American Community Survey, San Miguel County, City of Las Vegas- DP-03

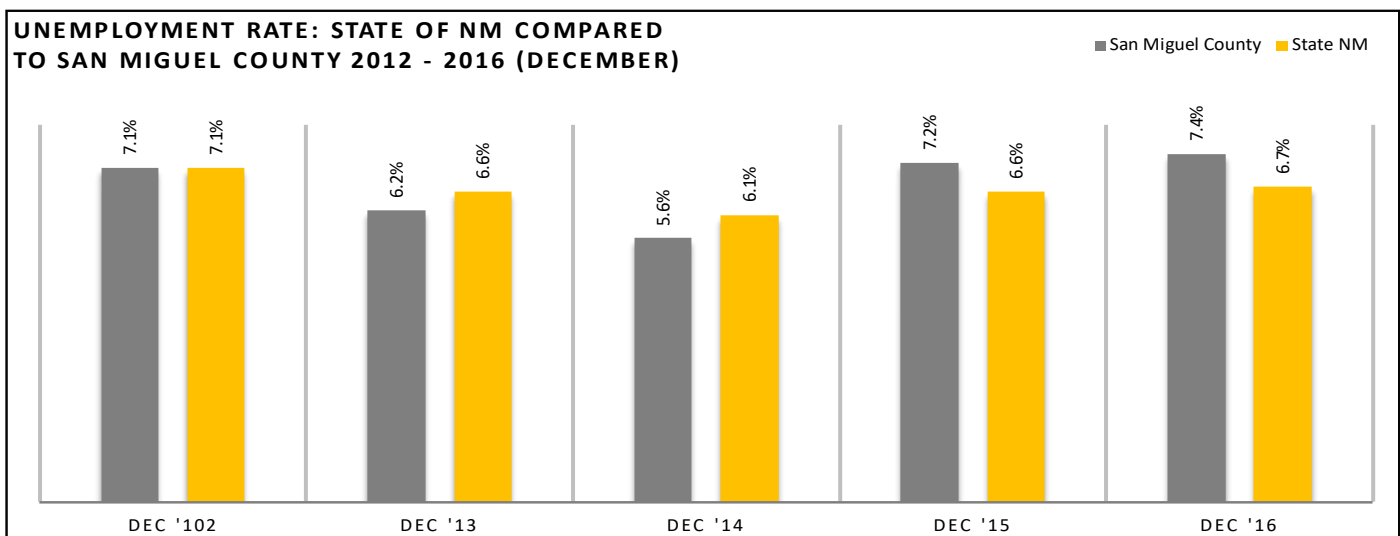
EMPLOYMENT & WAGE DATA

According to the NM Department of Workforce Solutions, employment losses in the Northeastern counties during the recession were greater than those of other counties in the state. Employment losses also appear to have varied somewhat for the region. San Miguel County experienced job losses in 2012, primarily in the Las Vegas area which was followed by a slight recovery in 2013 and over the past three years available jobs within the county have fluctuated as well as have the amount of available workers. Both City of Las Vegas and the San Miguel County Economic Development Corporation working hard to continue to attract new business' to the area and improve wages.



Source: New Mexico Department of Work Force Solutions - Table A Civilian Labor Force, Employment, Unemployment and Unemployment Rate (Dec 2012 -2016)

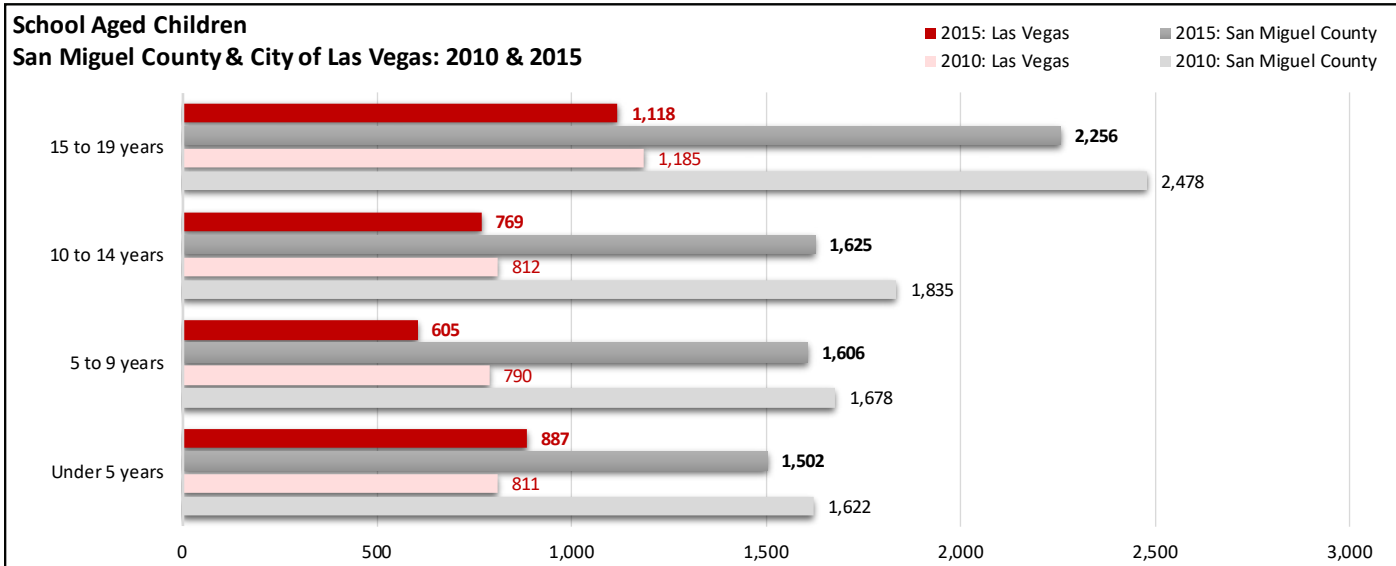
San Miguel County's unemployment rates have typically been slightly below or even with those of the State of NM average and have had a much slower than average rate recovery. The county continues to see some stagnation in job growth, unemployment and claims did begin to decline in the Winter of 2014 to 5.6% from a high of 7.1% in the Winter of 2012 but rose to higher than the State of NM average the following year in 2015. As of December 2016, San Miguel County's unemployment rate has again increased to 7.4% which higher than the State of NM's average unemployment rate of 6.7%.



Source: New Mexico Department of Work Force Solutions - Table A Civilian Labor Force, Employment, Unemployment and Unemployment Rate (Dec 2012 -2016)

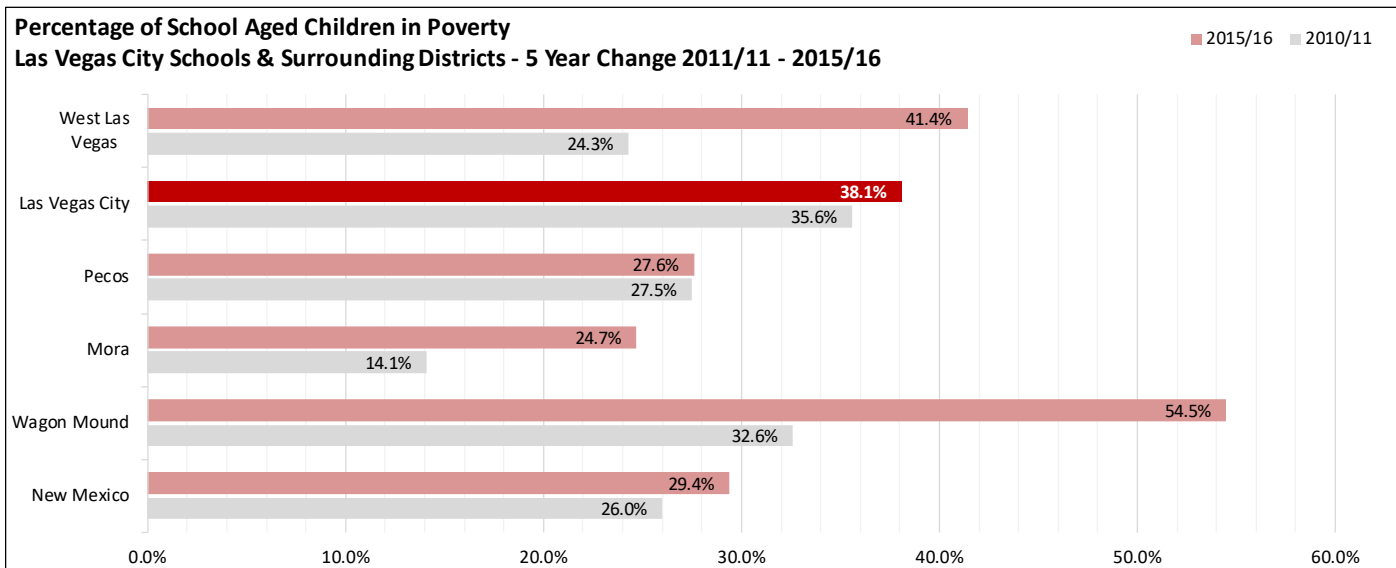
2.3.4 – School Aged Children

Since the 2010 US Census, the number of school aged children in San Miguel County has decreased in all age groups between 4.3- 11.4%. The City of Las Vegas has experienced a slight increase in the under 5 age group of about 9.4%, however experienced a sharp decline of nearly 23.4% in the five to nine age group. The city also experienced declines in both the ten to fourteen and fifteen to nineteen ages groups between 5.3-5.7%. This decrease in school aged children is primarily due in large part to the poor economic conditions in the area and families relocating. Birth rates have however, have also decreased over the past three years which will may impact the district’s elementary enrollment pattern over the next 5 years.



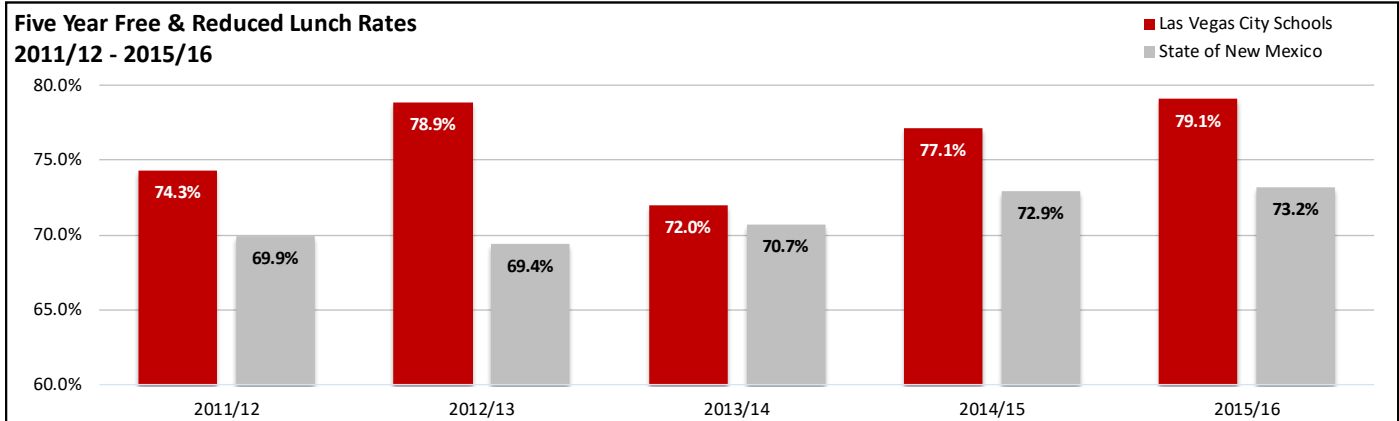
Source: US Census - 2010 DP-1 and 2010-2015 American Community Survey, City of Las Vegas / San Miguel County Population

Over the past five years, the child poverty rates for students at Las Vegas City Schools, as well as surrounding school districts have increased with the largest increases in child poverty rates being in Mora, West Las Vegas and Wagon Mound. Due to the lack of economic development in the area that have impacted the local economies, child poverty rates are expected to continue into the future at similar rates. Another indicator of student poverty rates is can be found in the increase/ decrease rates of students receiving free and reduced lunches within each district.



Source: US Census - 2010 and 2010-2015 American Community Survey, DP-3, New Mexico School Districts

As of the 2015/16 school year (most recent published data), approximately 79.1% of the students enrolled at Las Vegas City Schools in grades PK-12th grade received free or reduced lunch. While this figure has slightly increased over the past year, the district's rate overall is consistently above that of the State of NM as a whole. Over the past five years, Las Vegas City Schools has ranged between 1.3 - 9.5% above the average free and reduced lunch rate for all district's combined in the State of New Mexico as shown in the table below and is expected to remain in this the same range over the next five years.

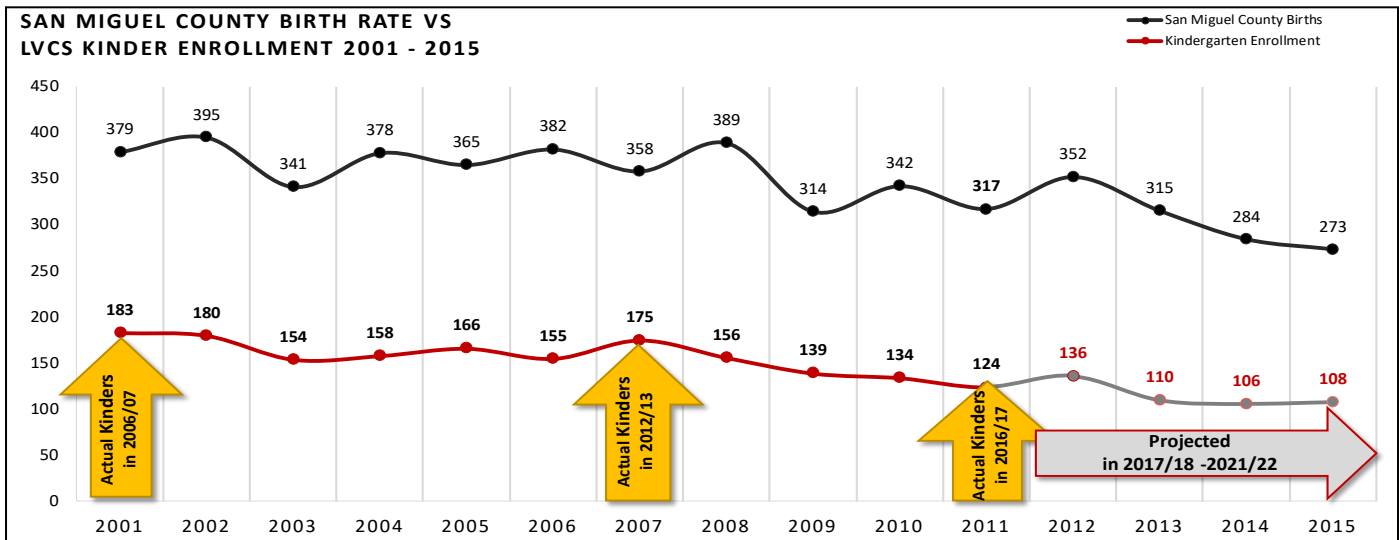


Source: New Mexico Public Education Department - Free & Reduced Lunch Rates (2011/12-2015/16)

San Miguel County Birth Rates

The San Miguel County trend in birth rates although lower than in the 1990's, was fairly stable between 2001 and 2008 with minimal fluctuations between highs and lows. In 2009, the county experienced it's first significant decline in birthrates that can be tied to the national recession and overall health of the local economy and has not been able to recover to pre-2009 levels. The decline in birthrates since the early 2000's have been reflected in the overall decline in enrollment at both Las Vegas City Schools and West Las Vegas Schools. Approximately 42.8-47.2% of San Miguel County's births impact kindergarten and first grade enrollment at Las Vegas City Schools.

The decrease in birth rates experienced between 2011-2015 will begin to impact LVCS at the elementary level over the next five years and will continue to impact the upper grade levels of the elementary, middle and high school enrollments for the next 10 years. The local area birth rates cannot account for in-migration of families from elsewhere that also have a direct impact on current and future enrollment.



Source: New Mexico Department of Health, San Miguel County 2001-2015

2.4 ENROLLMENT

2.4.1 Past / Current Enrollment

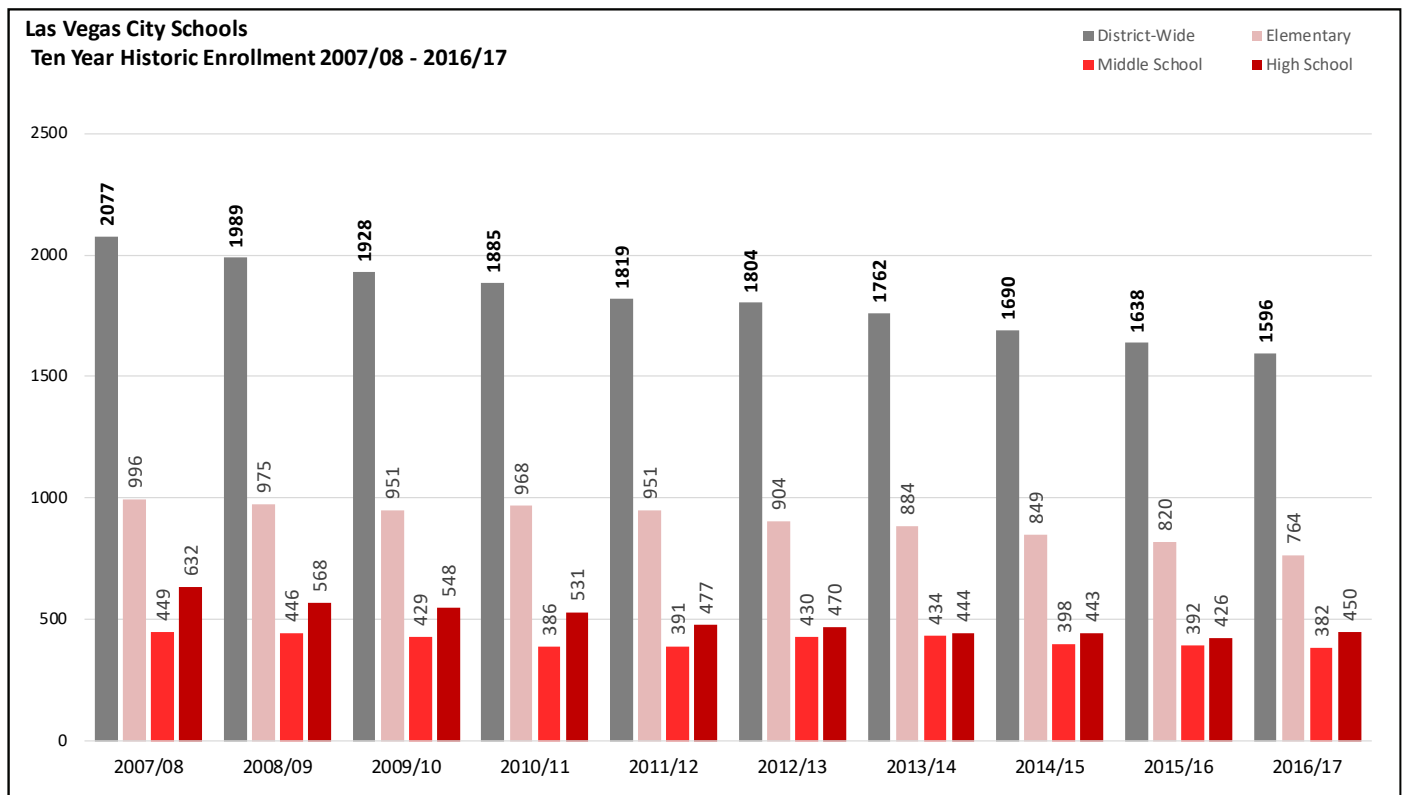
According to past historic enrollment trends, overall district enrollment has decreased from 2,077 students enrolled during the 2007/08 school year to 1,596 students as of the official 40-day count for the 2016/17 school year. That figure equates to a decrease of 23.2% students over the course ten years or approximately -2.9% per year. The district hit its lowest enrollment of 1,596 students as of the current school and enrollment has not increased over the ten years.



Elementary enrollments have experienced a steady rate of decline in partially due to lower birthrates beginning in the early 2000's. Overall elementary enrollment has declined 23.3% over the past ten years or approximately 2.9%, with the largest decrease being in the 2016/17 school year of 6.8%.

Both the middle and high school have also experienced declines in enrollment with the middle school declining 14.9% or about -1.6% per year, and the high school experiencing the largest decline of nearly 28.8% or approximately -3.6% per year.

The following chart shows district wide enrollment trends by elementary, middle school and high school levels beginning from the 2007/08 school year.



Source: New Mexico Public Education Department - Official 40-Day Reporting

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The table below identifies the past ten years of enrollment for Las Vegas City Schools. The figures show the amount of students enrolled at each grade during each school year. Grades are broken up according to school level based on the current grade configurations, which will be changing as of the 2017/18 school year as part of the District’s “right-Sizing” initiative.

Las Vegas City Schools Historic Enrollment

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Elementary										
Pre- Kindergarten 3/4 YO					12	14	12	3	8	9
Kindergarten	180	150	158	166	155	177	156	139	134	124
Grade 1	197	179	146	157	163	147	175	159	134	118
Grade 2	172	185	176	139	149	153	138	150	153	116
Grade 3	154	167	173	166	134	137	141	131	142	140
Grade 4	144	157	157	177	175	131	140	138	124	138
Grade 5	149	137	141	163	175	159	134	132	125	119
Total	996	975	951	968	963	918	896	852	820	764

Middle School										
Grade 6	166	148	128	133	152	164	150	118	133	130
Grade 7	140	162	141	123	122	152	143	145	116	127
Grade 8	143	136	160	130	117	114	141	135	143	125
Total	449	446	429	386	391	430	434	398	392	382

High School										
Grade 9	187	153	137	150	129	125	114	140	134	130
Grade 10	170	167	145	120	136	130	121	105	114	121
Grade 11	125	143	146	128	98	118	104	108	86	104
Grade 12	150	105	120	133	114	97	105	90	92	95
Total	632	568	548	531	477	470	444	443	426	450

Total Enrollment	2,077	1,989	1,928	1,885	1,831	1,818	1,774	1,693	1,638	1,596
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Elementary Enrollment - Grades PK-5th

Las Vegas City Schools is comprised of one early childhood center serving a large portion of the district’s kindergarten students and five additional elementary schools. Only Los Ninos Elementary because of it’s dual language program and Mike Mateo Sena Elementary due to its rural location outside the city limits offer kindergarten. Los Ninos Elementary is also the current location of the joint LVCS/ WLVS Head Start/ Pre-K Program, students enrolled in this program other than DD PK LVCS students are not counted in the district’s official enrollment but average approximately 70-80 students per year. The remaining three elementary schools: Legion Park, Paul D. Henry and Sierra Vista Elementary serve grade levels 1st-5th grade.

Over the past ten plus years, enrollment at the elementary grade levels has steadily declined nearly 23.3% directly impacting each elementary school within the district, and subsequently the middle and high schools. All of the schools have gone from having at least two classes per grade level to in most cases only having one class per grade level or two partially filled classes. The decline in enrollment has impacted the number of FTE’s at each site as well as special education and itinerant staff that have to travel from school to school to provide services or instruction. The decrease in enrollment has also resulted in poor utilization of each of the elementary schools as well. The charts below illustrate the ten year enrollment history at each of the districts elementary schools.

LVCS Elementary Enrollments 2007/08 - 2016/17 (40-Day Official Count)

School Name	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Silas Lopez Early Childhood Center										
Kindergarten	126	114	104	108	110	115	102	94	89	83
%Change		-10%	-9%	3.8%	1.9%	4.5%	-11.3%	-7.8%	-5.3%	-6.7%
Total	126	114	104	108	110	115	102	94	89	83

Los Ninos Elementary										
Pre-K (3/4 YO)					12	14	12	3	8	9
Kindergarten	46	28	43	50	37	51	49	37	38	32
First	47	42	23	37	35	26	44	38	31	25
Second	29	43	34	18	30	31	22	38	34	23
Third	28	28	38	33	16	23	27	22	39	24
Fourth	25	26	24	36	28	16	22	28	17	35
Fifth	10	24	22	26	34	29	17	19	24	16
%Change		3%	-4%	8.7%	-10.0%	-2.2%	2.8%	0.6%	4.9%	-14.1%
Total	185	191	184	200	180	176	181	182	191	164

Mike M Sena Elementary										
Kindergarten	8	8	11	8	8	11	5	8	7	9
First	13	9	8	10	11	10	12	3	7	5
Second	8	12	11	9	11	15	8	11	3	7
Third	12	9	12	8	8	10	13	7	9	5
Fourth	5	12	8	11	10	8	12	12	7	12
Fifth	7	3	10	7	6	9	13	8	11	7
%Change		0%	13%	-11.7%	1.9%	16.7%	0.0%	-22.2%	-10.2%	2.3%
Total	53	53	60	53	54	63	63	49	44	45

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LVCS Elementary Enrollments 2007/08 - 2016/17 (40-Day Official Count)

School Name	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Paul D Henry Elementary										
Kindergarten										
First	46	43	43	45	41	41	51	24	25	20
Second	42	44	47	43	47	41	36	39	25	25
Third	35	41	39	46	43	45	41	32	28	29
Fourth	30	37	39	45	52	43	43	34	35	28
Fifth	31	27	33	41	46	46	46	45	33	37
%Change		4%	5%	9.5%	4.1%	-5.7%	0.5%	-19.8%	-16.1%	-4.8%
Total	184	192	201	220	229	216	217	174	146	139

Legion Park Elementary										
Kindergarten										
First	48	43	38	38	37	36	37	44	48	39
Second	41	43	42	37	37	32	37	33	44	36
Third	37	39	40	45	34	38	27	31	40	42
Fourth	45	44	38	40	49	29	38	23	26	41
Fifth	51	40	40	37	39	40	31	35	24	27
%Change		-6%	-5%	-0.5%	-0.5%	-10.7%	-2.9%	-2.4%	9.6%	1.6%
Total	222	209	198	197	196	175	170	166	182	185

Sierra Vista Elementary										
Kindergarten										
First	43	42	34	27	39	34	31	50	23	29
Second	52	43	42	32	24	34	35	29	47	25
Third	42	50	44	34	33	21	33	39	26	40
Fourth	39	38	48	45	36	35	25	41	39	22
Fifth	50	43	36	52	50	35	27	25	33	32
%Change		-4%	-6%	-6.9%	-4.2%	-12.6%	-5.0%	21.9%	-8.7%	-11.9%
Total	226	216	204	190	182	159	151	184	168	148

TOTAL ELEMENTARY ENROLLMENT										
	996	975	951	968	951	904	884	849	820	764

Source: New Mexico Public Education Department 40th Day Enrollment.

Middle School Enrollment - Grades 6th-8th

Las Vegas City Schools has one single middle school campus - Memorial Middle School that serves grades 6th- 8th grade and over the past ten years has experienced an overall decrease in enrollment of nearly 14.9% as larger cohorts have already moved to the high school level. The district experienced its lowest middle school enrollment as of the current 2016/17 school year with only 382 students in all 3 grades. While the middle school does lose a few students as they transition from elementary to middle school, it has been able to maintain between 90-95% of each cohort as students advance. Based on the enrollment trends at the elementary level, enrollment in the middle school grades are expected to continue decline over the next 5 years, which will have a direct impact on programs at the middle school and will further reduce utilization of the facility.

LVCS Middle School Enrollment 2007/08 - 2016/17 (40-Day Official Count)

School Name	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Memorial Middle School										
Sixth	166	148	128	133	152	164	150	118	133	130
Seventh	140	162	141	123	122	152	143	145	116	127
Eighth	143	136	160	130	117	114	141	135	143	125
%Change	0%	-1%	-4%	-10.0%	1.3%	10.0%	0.9%	-8.3%	-1.5%	-2.6%
TOTAL MIDDLE SCHOOL ENROLLMENT	449	446	429	386	391	430	434	398	392	382

Source: New Mexico Public Education Department 40th Day Enrollment.

High School Enrollment - Grades 6th-8th

Las Vegas City Schools has one single high school campus - Robertson School that serves grades 9th- 12th grade and over the past ten years has experienced an overall decrease in enrollment of nearly 29% as larger cohorts have begun to upward to the high school level. The district experienced its lowest high school enrollment in 2015/16 with only 450 students in all 4 grades. While the high school does lose a few students as they transition grade levels, it has been able to maintain between 90-100% of each cohort as students advance. Based on the enrollment trends at the middle school, enrollment in the high school grades are expected to continue decline over the next 5 years, which will have a direct impact on programs that can be offered at the high school.

LVCS High School Enrollment 2007/08 - 2016/17 (40-Day Official Count)

School Name	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Robertson High School										
Ninth	187	153	137	150	129	125	114	140	134	130
Tenth	170	167	145	120	136	130	121	105	114	121
Eleventh	125	143	146	128	98	118	104	108	86	104
Twelfth	150	105	120	133	114	97	105	90	92	95
%Change		-10%	-4%	-3.1%	-10.2%	-1.5%	-5.5%	-0.2%	-3.8%	5.6%
TOTAL HIGH SCHOOL ENROLLMENT	632	568	548	531	477	470	444	443	426	450

Source: New Mexico Public Education Department 40th Day Enrollment.

Proposed Grade Reconfiguration 2017/18

In an effort to improve educational programs and equity throughout the district, LVCS will be implementing a “Right-Sizing” of schools initiative as of the 2017/18 school year which will include grade realignment and facility decommissioning. This initiative was approved by the LVCS Board of Education on February 16, 2017 and will be submitted to NMPED for approval in April 2017. The enrollment projections in the next section reflect the new grade realignments at the remaining school facilities.

2.4.2 Projecting Enrollment: The Cohort-Survival Method

Various methods might be employed to forecast enrollment changes. If one thinks of future enrollment as a function of past trends, one could use historical trends as a place to start. Such trends can be extrapolated to predict future enrollment. Statistical analysis also can be employed to estimate future enrollment based on changes in certain critical variables. However, although these and other techniques have been used to predict demographic trends including future enrollment, the method most widely employed and accepted for predicting future school enrollment is the “cohort-survival” method. This method is considered the most reliable and is used to determine the school districts future enrollment. It captures the key determinants of enrollment, yet also allows for changes in historical trends, is relatively simple to apply and the data requirements are reasonable and usually easily fulfilled.

The major assumption underlying the cohort survival method is that the past to a large extent is a reasonable predictor of the future: that is, given the number of births, the net effects of all other factors (migration, policies, retention rates, new home construction, etc.) remain in relative balance.

The cohort-survival method requires the calculation of the ratio of the number of children in one grade in one year compared to the number of children who “survive” the year and enroll in the next grade the following year. Fluctuations in such data from year to year create a pattern over time from which an average rate may be calculated to project enrollment. For example, if over a period of years, an average of 95 percent of the enrollment in grade 2 goes on to grade 3, and if 100 children are now enrolled in grade 2, the method (without any modifications) will predict that there will be 96 children in grade 3 next year. Clearly an important aspect of this computation is deciding the appropriate time period over which to compute the average grade-to-grade ratio. In areas with rapidly changing demographic trends, shorter time frames are usually better, whereas in communities with more stagnant trends, longer time periods are preferred.

Forecasts for successive years must take as their starting points an estimate of the number of children entering kindergarten. These estimates are made by methods similar to those described above. An average birth to kindergarten survival rate is obtained by comparing known kindergarten enrollments to the number of births five years earlier. One computes this “birth to kindergarten” ratio over some relevant period of time and then applies this ratio to the number of births five years previously to derive a kindergarten enrollment projection for the current year. For example, if the average birth to kindergarten ratio was found to be 120 percent, a reasonable estimate for kindergarten enrollment would be the number of births (say 50) times 120 percent (60).

The cohort survival method is a function of two key variables, (1) the number of births, and (2) the calculated survival rates. As noted above, projections of elementary enrollment are limited to five years at most with actual birth data. Beyond five years, the number of births must be estimated, which leads to greater potential for error. Various techniques do exist for projecting birth rates and can be applied to generate elementary grade enrollment projections further into the future, but these must be viewed with a reduced level of confidence.

Once the model has been run for the district’s zone, each school is adjusted to reflect changes in growth / decline which are not picked up in the projection model’s histories. A few examples where corrections are required include areas where:

- New construction is anticipated to exceed the pace of historical construction. An area is reaching build-out and all new construction will cease or slow down.
- Number of out of district / boundary students - increases/ decreases
- An unprecedented slow-down or increase in the economic market
- Attrition at the middle and high school levels due to drop-outs, charter school attendance, home schooling and private schools.

Reliability of the Cohort-Survival Method

The reliability of the cohort-survival method is related to both the number of years one is projecting as well as the relative volatility of the historical data. Projections covering five years or less, especially at the elementary level, tend to be more reliable than projections going out more than five years. In addition, in some communities the numbers of births, population, household size, and net migration rates have held relatively steady which increases the reliability of the results. In other communities, one or more such variables exhibit extreme variation leading to less reliable results and adjustments need to be made to accurately reflect the changes that are occurring within the community based upon the local demographic information.

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2.4.3 Future Enrollment

District enrollment projections are developed based on a cohort survival method which is the standard for projecting school enrollments. In this method:

- The number of students in a cohort (a group of students in a certain age group who move together through one grade level to the next) is tracked through past grades. Survival rates (ratios of the number of students who remain from one year to the next) are calculated from historical enrollments.
- Prevailing birth rates (for kindergarten) and average survival rates (for other grades) are used to calculate future enrollments.

As warranted, ratios were adjusted slightly to reflect factors such as continued declining birthrates, opportunity for economic development in the San Miguel County/ Las Vegas Area and the in-/ out-migration of students from outside the district were identified during the analysis. Since the cohort survival method addresses students who are currently in the system, it tends to be fairly accurate from five to seven years.

Three enrollment projection scenarios were developed, based on trends during the past five years:

- **Low Range** - is based on the average 5-year historic enrollment trends if economic development continues to lag, and experiences a higher rate of out-migration in addition to the existing lower birth rates. Which in the case of LVCS, the district would decline in enrollment at a faster rate will have an average five year decline rate of -6.4%.
- **Mid Range (Average)** - is based on the average enrollment trends of the past five years, with some adjustment to reflect the unique local demographic conditions that are consistent with current trends and programs in place by the district. This range is considered to be the most likely scenario since it assumes continuing a small decline in elementary enrollment due to decline in birthrates over the past five years, and flat growth over the planning horizon for middle and high school. The average annual growth rate is projected to continue to decline by -2.9%.
- **High Range** - based on the average enrollment trends of the past five years, this range assumes that the some progress can be made with economic development in the area and that the district can implement programs to retain and attract new students into all grade levels. The anticipated growth rate for the high range is expected to slightly decline by -0.5%.

Mid-Range District Enrollment Projections & Grade Realignment

As part of the LVCS Board of Education’s effort to improve educational programs and opportunities for students, the will be implementing a “Right-Sizing” of schools initiative as of the 2017/18 school year which will include grade realignment and facility decommissioning. The current grade configuration at the elementary level will change from:

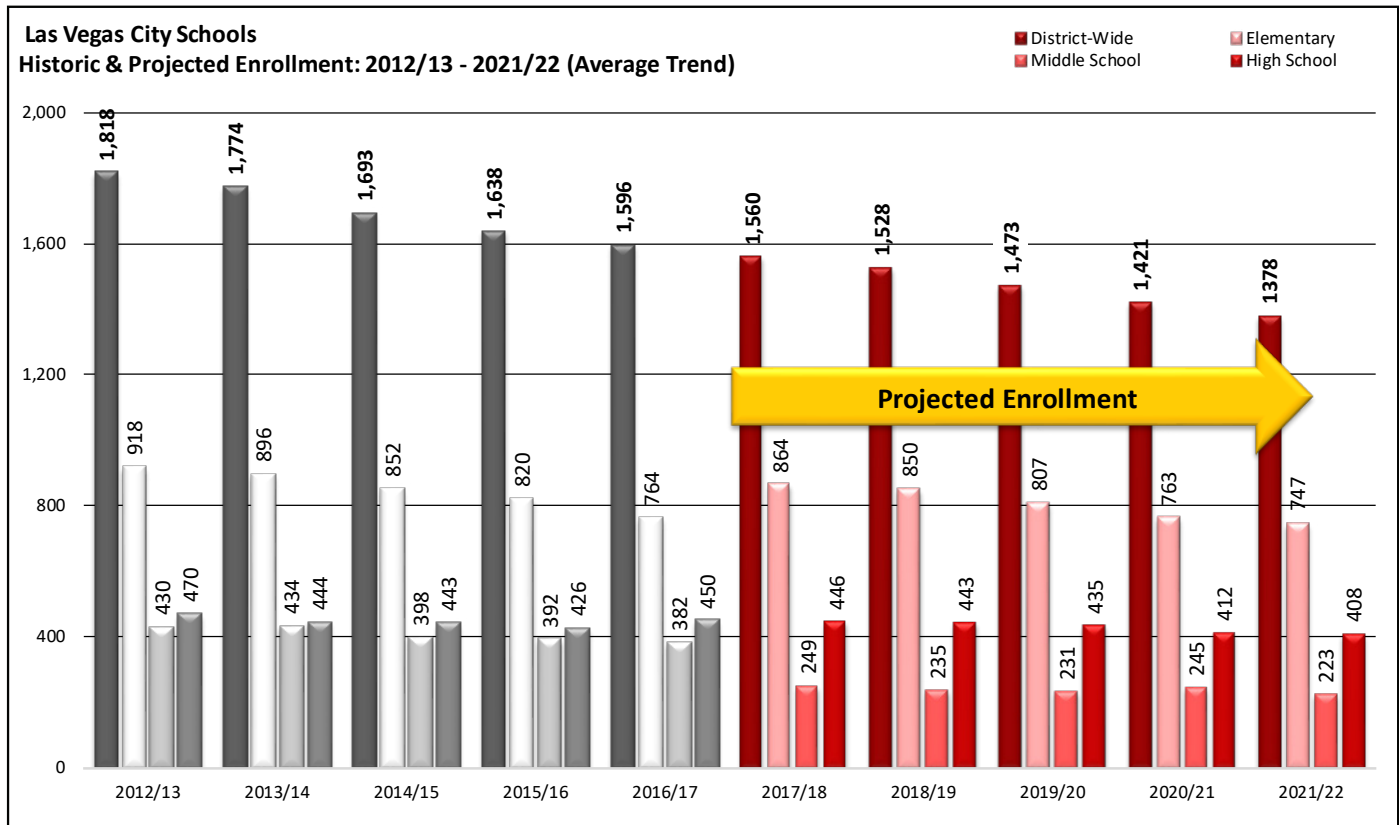
- Kindergarten (single location)
- PK/Kindergarten - 5th grade
- 1st - 5th Grade

The new elementary grade level configuration will begin in 2017/18, and is anticipated to be complete by the 2019/20 school year once the classroom addition at Los Ninos Elementary is completed. The new grades will be configured as follows:

- K-6th Grade (MMES)
- 1st-3rd (LNES) Kindergarten will be added in 2019/20
- 4th-6th (SVES)

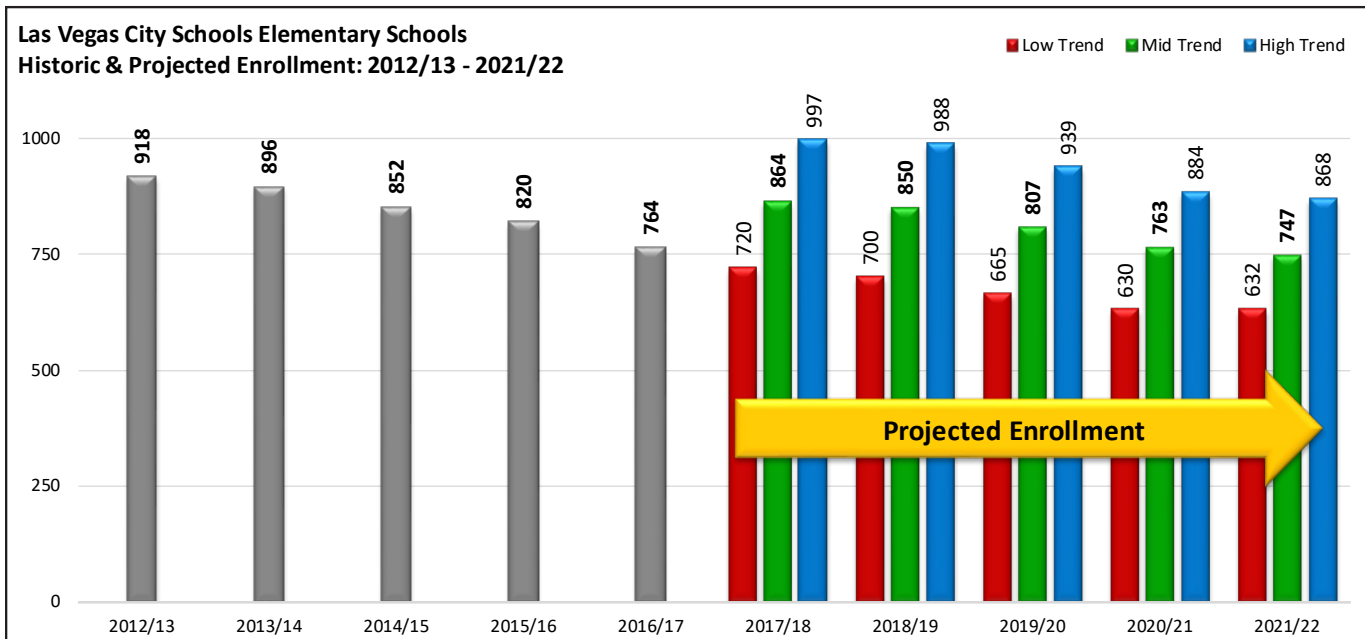
The “Right-Sizing” of schools initiative will also impact the district’s middle and high school. As of the 2017/18 or the 2018/19 the school year if 2017 summer work is not completed, a new 7th/8th Grade Academy will be established on the Robertson High School campus and Memorial Middle School will be closed.

The “Right-Sizing” initiative is also a way for LVCS to address the decline in enrollment it has been experiencing in all grade levels for many years, which is also projected to continue slightly decline an additional -2.9% due in part to lower birth rates over the past 5 years. While the district anticipates a potential additional decline in enrollment in 2017/18 as the “Right-Sizing” initiative is implemented, it is expected to be only temporary until parents concerns are eased. The chart below provides the overall projected district enrollment from 2017/18 to 2021/22 (individual school enrollment projections can be found in Section 4).

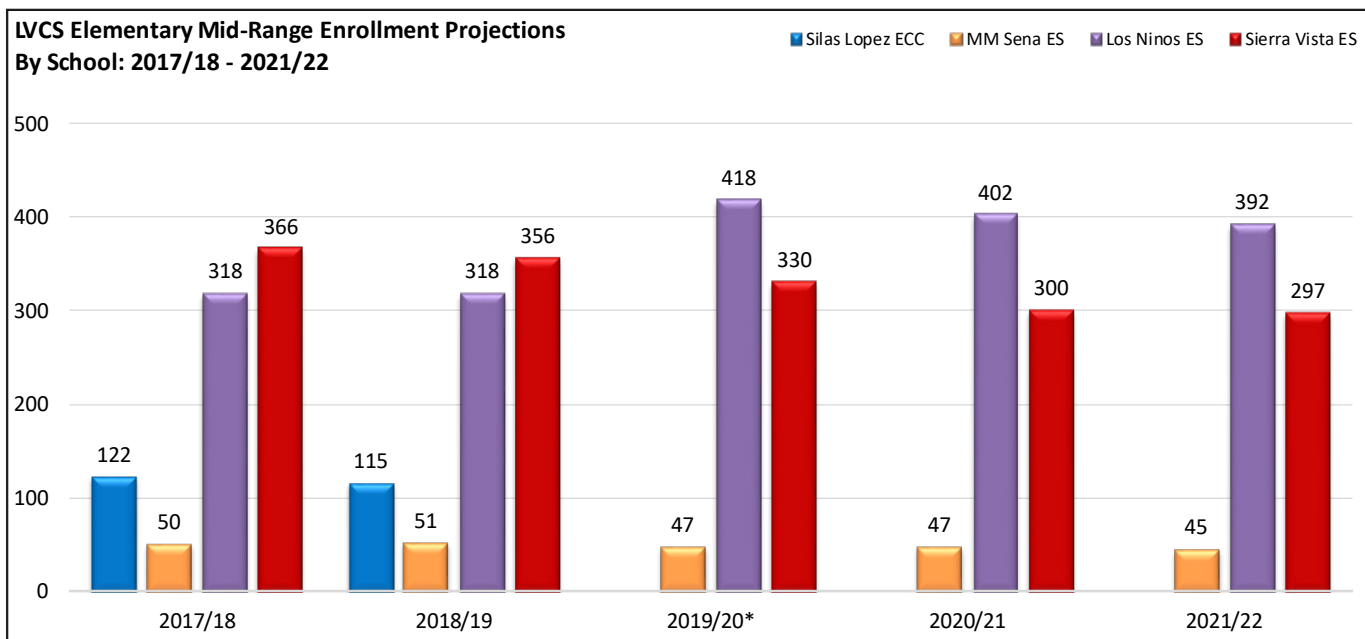


Elementary Enrollment Projections - Pre-K through 6th Grade

Enrollment at the district’s elementary schools is projected to continue decline (-3.6% on average annually) over the next five years, due to several years of low birth rates in San Miguel County. If local economic conditions were to improve in Las Vegas, an in-migration of new students may help to reverse this trend. Through the “Right-Sizing” of schools initiative, the addition of 6th grade to the elementary schools will help increase enrollment beginning in 2017/18 to the mid 750’s to mid 850 range as can be seen in the chart below, and help ensure proper staffing levels and programs remain in place for all elementary students.

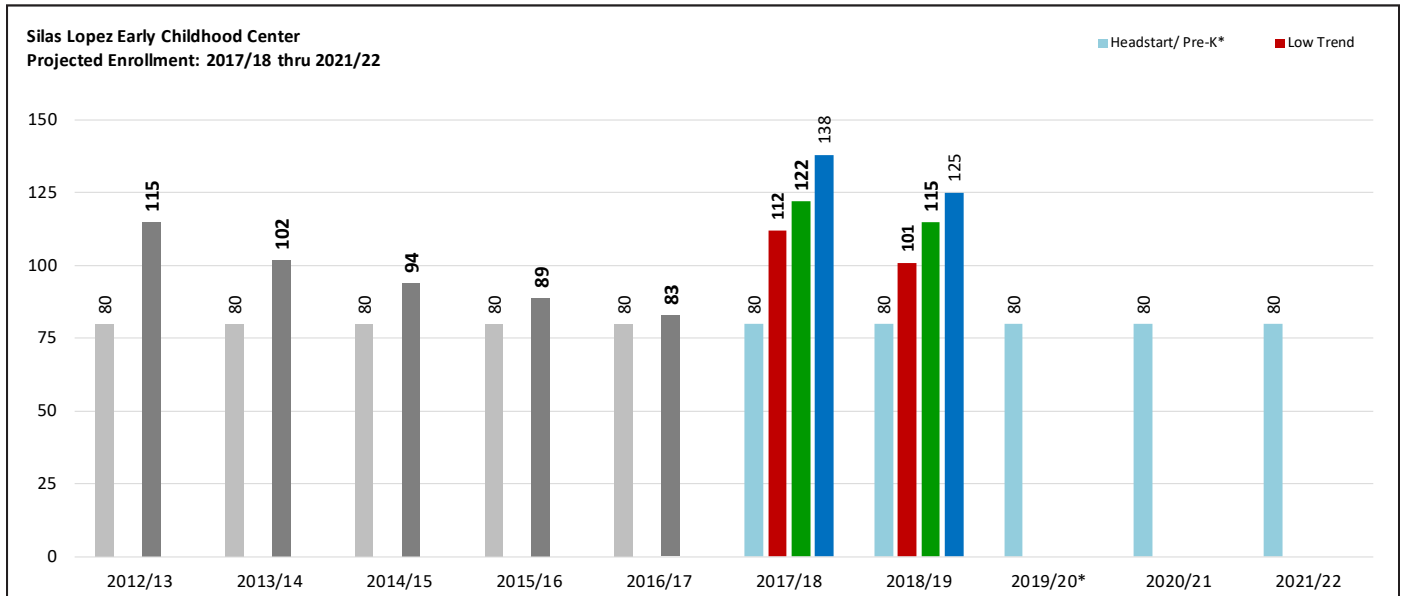


Elementary Mid-Range Enrollment Projections - By School

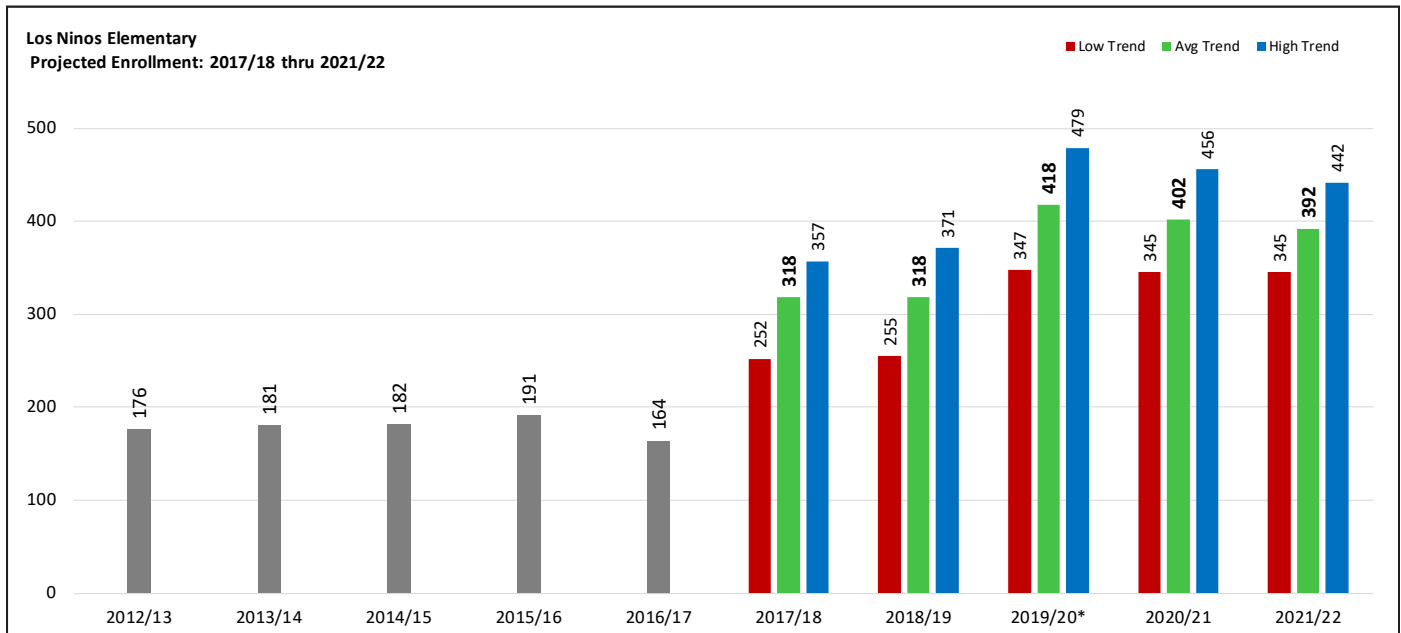


* Note: As of the 2019/20 school year once the classroom addition is completed at Los Ninos Elementary, kindergarten students will be relocated. Silas Lopez ECC will either remain as the district’s joint Head Start / Pre-K Facility with WLVS or will be closed.

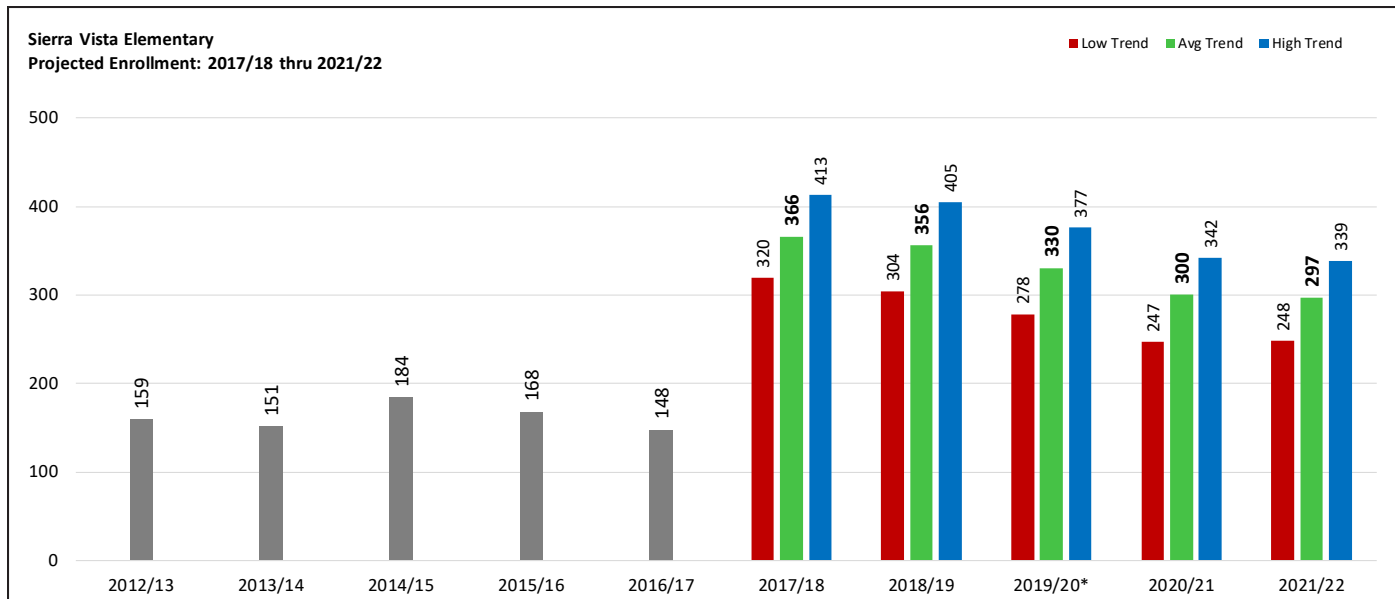
Silas Lopez Early Childhood Center - Kindergarten Enrollment (2017/18-2018/19)



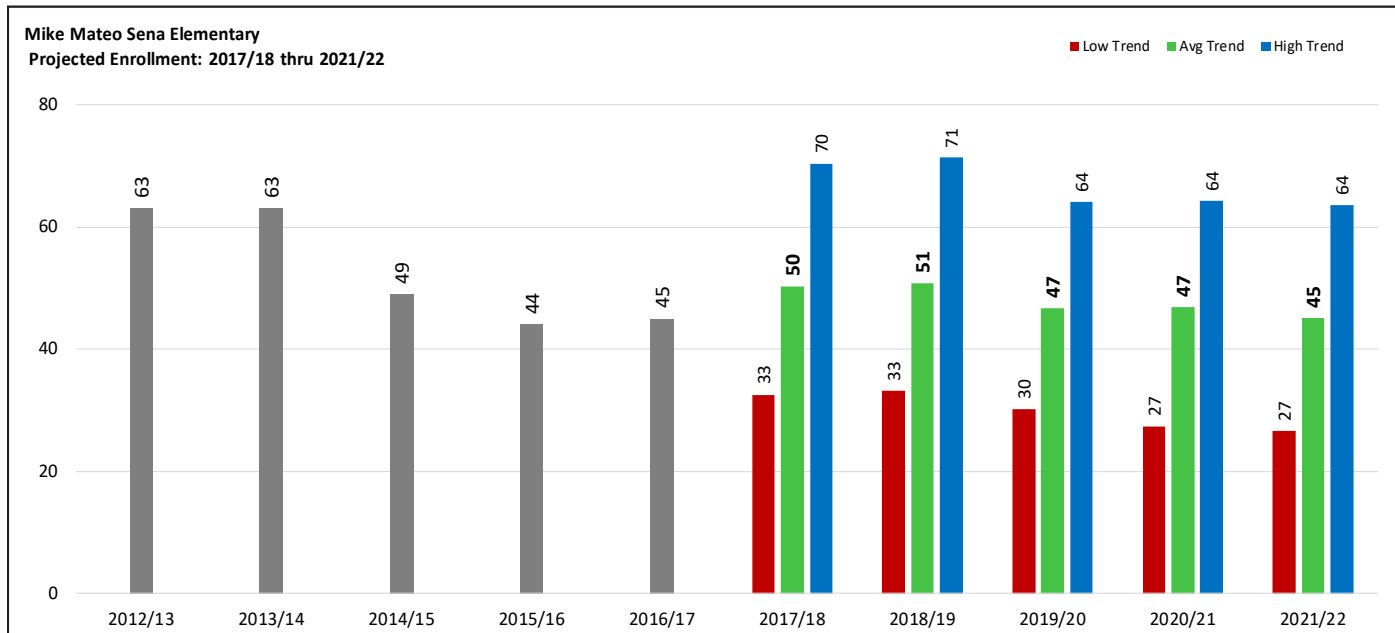
Los Ninos Elementary - 1st - 3rd Grade (2017/18-2018/19) K-3rd Grade (2019/2020 -2021/22)



Sierra Vista Elementary - 4th - 6th Grade (2017/18-2021/22)

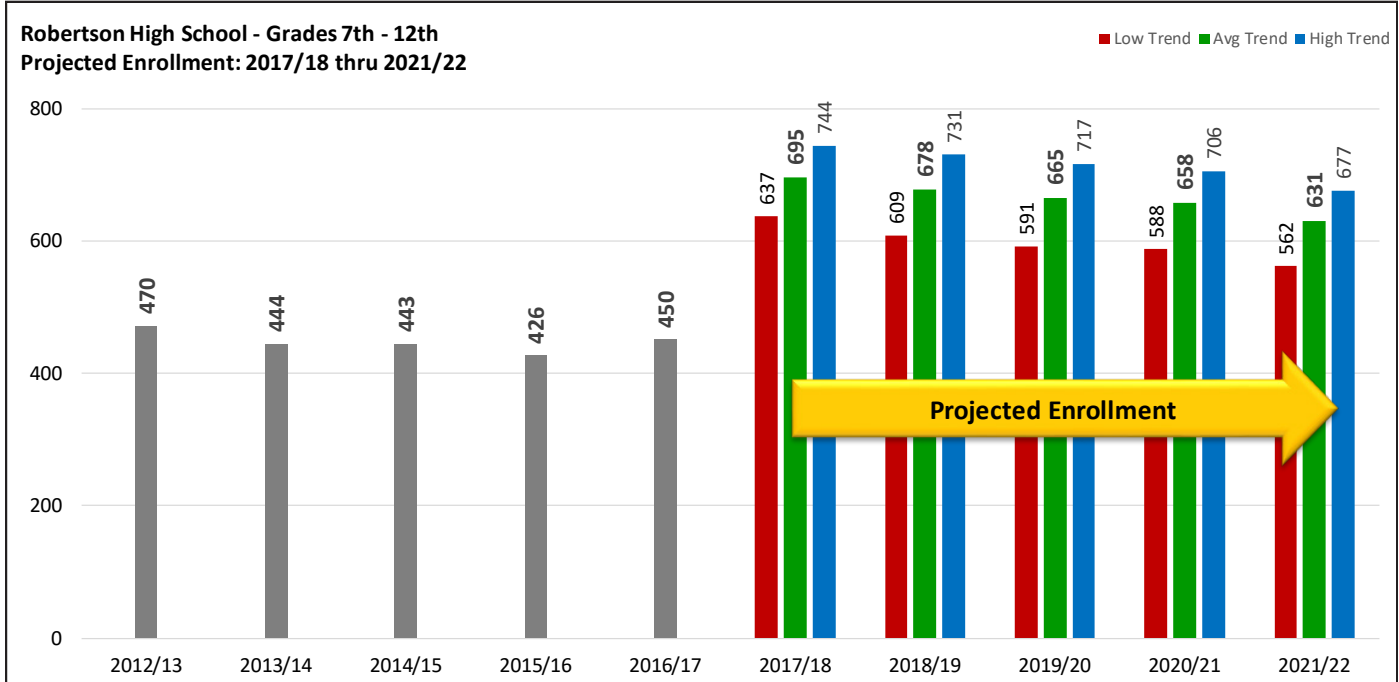


Mike Mateo Sena Elementary - Kindergarten - 6th Grade (2017/18-2021/22)

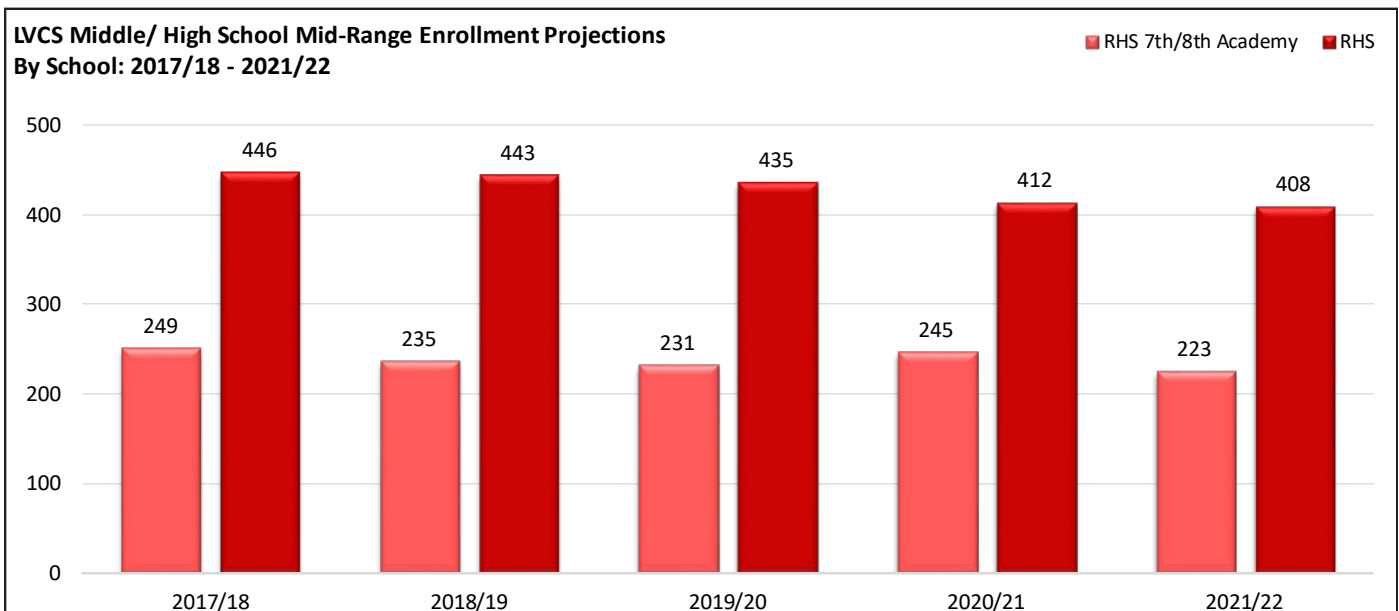


Middle and High School Enrollment Projections - 7th through 12th Grade

Through the “Right-Sizing” of schools initiative, the creation of a 7th and 8th grade Academy at the Robertson High School Campus will reduce middle school enrollment to two-grade levels, however will improve student access to educational resources and new programs at the high school, as well as increase the RHS’s overall campus utilization. The district’s overall decline in enrollment has been felt in all grade levels for many years and has resulted in smaller cohorts of students moving through the middle and high school grade levels. Over the next five years this trend is expected to continue, and the middle and high school are expected to decline an additional -2.3% overall.



Middle & High School Mid-Range Enrollment Projections - By School



SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

District-wide Enrollment History and Projections

LAS VEGAS CITY SCHOOLS HISTORIC AND PROJECTED ENROLLMENT 2010/11 - 2021/2022

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Yr Average												
Elementary															Low	Mid	Hi								
Pre Kindergarten	8	12	14	12	3	8	9	4	8	14	7	10	16	9	12	19	10	14	21	12	12	24			
Kindergarten	166	155	177	156	139	134	124	117	130	149	106	122	134	98	113	125	93	107	122	95	109	125	102	116	131
Grade 1	157	163	147	175	159	134	118	87	111	131	104	120	145	101	112	132	94	104	118	90	102	120	95	110	129
Grade 2	139	149	153	138	150	153	116	91	113	129	79	107	126	92	114	132	85	107	122	90	100	113	88	108	124
Grade 3	166	134	137	141	131	142	140	86	113	129	83	110	128	73	106	125	87	110	129	84	104	119	83	109	126
Grade 4	177	175	131	140	138	124	138	116	136	159	87	110	134	85	109	132	80	106	125	85	111	131	91	114	136
Grade 5	163	175	159	134	132	125	119	108	132	155	109	134	156	85	106	129	82	107	130	79	103	123	93	116	139
Grade 6*								110	121	132	125	136	149	122	135	144	98	109	117	97	106	115	110	121	131
Total	976	963	918	896	852	820	764	720	864	997	700	850	988	665	807	939	630	763	884	632	747	868	669	806	935
Middle School															Low	Mid	Hi								
Grade 6	133	152	164	150	118	133	130	113	126	133	100	111	118	111	122	128	114	127	133	90	100	106	106	115	124
Grade 7	123	122	152	143	145	116	127	116	123	131	107	123	130	95	108	114	105	119	123	108	123	129	106	116	125
Grade 8	130	117	114	141	135	143	125	229	249	263	207	235	249	206	231	242	219	245	257	198	223	235	222	237	265
Total	386	391	430	434	398	392	382																		
High School															Low	Mid	Hi								
Grade 9	150	129	125	114	140	134	130	111	120	129	105	121	129	97	121	127	86	106	113	96	117	122	99	117	124
Grade 10	120	136	130	121	105	114	121	112	121	130	104	112	120	104	113	121	104	113	121	91	99	106	103	111	120
Grade 11	128	98	118	104	108	86	104	101	112	119	101	110	121	93	103	115	94	101	113	94	101	113	94	106	116
Grade 12	133	114	97	105	90	92	95	84	93	103	92	100	111	90	98	112	85	92	102	83	91	101	86	95	106
Total	531	477	470	444	443	426	450	408	446	481	401	443	482	385	435	475	369	412	449	364	408	442	386	425	466
Total Enrollment	1,893	1,831	1,818	1,774	1,693	1,638	1,596	1,357	1,560	1,741	1,309	1,528	1,719	1,256	1,473	1,656	1,218	1,421	1,590	1,194	1,378	1,545	1,267	1,472	1,650
Percent Change		-3.3%	-0.7%	-2.4%	-4.6%	-3.2%	-2.6%	-14.9%	-2.3%	9.1%	-3.5%	-2.0%	-1.3%	-4.1%	-3.6%	-3.7%	-3.1%	-3.5%	-4.0%	-2.0%	-3.0%	-2.8%	-6.4%	-2.90%	-0.5%

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2.5 CAPACITY & UTILIZATION

2.5.1 – Capacity & Utilization

The capacity of a school reflects how many students the school’s physical facility can serve effectively. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity which once had been assigned to a building is greater than what can be reasonably accommodated today. That is primarily due to a change in how programs are delivered today.

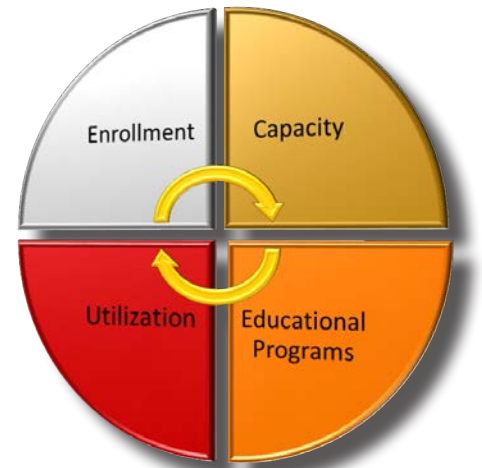
During the past sixty years, educational programs in public schools and the manner in which they are delivered have changed significantly. Repeated arguments are heard that “This school was able to accommodate 600 students thirty years ago and now you are saying it can only accommodate 400 students today. How can this be the case?” Persons making these statements often do not realize that when the building was originally constructed, the average class size was 30 students, the music program was being held on the stage, the teacher provided art on a cart, there were no computer labs, the Kindergarten program went from half day to full day and severely handicapped special education students were in separate facilities and not attending mainstream public schools. Add to this the fact that many states have legislation in place for class sizes of 20 or under for the early elementary grades, schools are expanding Pre-K programs, and there are many more at-risk student programs that require additional space.

A critical component of analysis is how a space is actually used and managed. An analysis of how space is managed in Las Vegas City Schools was accomplished through analysis of the master schedule, floor plans, facility walk-through’s, and confirmation of any questions regarding use by building principals.

Capacity can generally be defined in two basic ways:

- *Design Capacity* is the desired maximum capacity at the time of building design, and assumes the maximum number of students per classroom. This formula generally follows either state ‘standards’ or a modification of this standard by the locality.
- *Functional Capacity* is the capacity of a school as it functions from year to year based on enrollment and programs. For example, in a high growth area, a school may actually have a functional capacity above the design capacity, or if a school has a stagnant or declining population or a large population of students with special needs, a school may have a functional capacity significantly below design capacity. This methodology also takes into account that if for example, a general classroom has been converted to a book room that classroom would not have a capacity assigned to it or vice versa if a book room was converted into a classroom space and also does not meet the minimum NMAS for general classroom, it also would not be counted towards capacity.

In the case of LVCS, the formula used for determining “Functional Capacity” reflects the districts assigned programs and required services associated with those programs at each school, (i.e. Title I and special education) yet has been kept simple for planning purposes. The method for determining “Functional Capacity” is different for elementary, middle and high schools as students remain primarily in their home classroom



at the elementary school level, but travel from class to class of varying sizes at the secondary school level.

The chart on page 49 is an inventory of all available classrooms at each LVCS school, the information was then compared against state adequacy standards and guidelines to determine the capacity of each facility. The chart in Section 2.5.3 (page 53) takes the inventory and capacity a step farther and compares the existing and future enrollment of each school to the available capacity to determine if any additional classrooms are required or if there are opportunities for facility demolition.

NMPSFA Guidelines for Utilization and Capacity

As part of the utilization and capacity analysis the following criteria was established by NMPSFA and was used to identify and categorize the instructional spaces available. A study for all educational facilities (including the Pre-K program) identifies all of the available instructional spaces at each school facility and whether or not the current spaces meet the existing and projected classroom needs. Existing floor plans and space usage charts for each school identifies how the facility is being utilized and can be found in Section 4. From that information, utilization and capacity of each facility was analyzed as it relates to the State’s Adequacy Standards.

Elementary Level (Grades PK DD thru 5th or 6th)		
Space	Notes	Space
Regular (Standard) Classroom	Graded, 650 sf, 24 students maximum	U&C
Special Ed. Classroom (C & D)	If Std. Or 1/2 CR size - and if for C or D level pull-out	U&C
1/2 Classroom	450 sf - 12 students maximum	U&C
Special Ed Resource Room (A & B, Gifted)	If Std. or 1/2 CR size	U&C
Federal/Categorical	Includes ESL, SLP, OT/PT etc. - count if minimum 1/2 classroom size (175-450 sf)	U&C
Program Management Space	If Std. or 1/2 CR size - Parent Room, Hosts, etc.	U
Music Room	If Std. CR size - Includes Art, Science Lab - Program Space	NC
Computer Lab	Including Title I labs - Program Space; Not counted if in Media Center	NC
Lounge, etc. in Classroom Space*	Classified as Non-instruction / non-program Space see (*) to determine inclusion or exclusion	NC
Media Center	Not counted	NC
Gymnasium	Not counted	NC
Multi-purpose Room	Not counted	NC

Middle / High School (6th or 7th thru 12th Grade)		
Space	Notes	Space
Standard Classroom	Graded, 675 sf, 32-35 students maximum	U&C
Special Ed. Classroom	If Std. Or 1/2 CR size	U&C
1/2 Classroom	375-675 sf - 12 students maximum. Do not count seminar rooms	U&C
Labs	Science, Business Ed, Foreign Language	U&C
Music	Chorus, Band, Orchestra. Do not count rehearsal or ensemble rooms.	U&C
Computer Lab	Count all, including "open" lab. Not counted if part of Media Center	U&C
Shop/Home Ec. Lab	If separate labs with separate access count each	U&C
Shop/Home Ec. Classroom	Only if separate space <u>and</u> separate access	U&C
Gymnasium	Count full-size gym as 2. Count usable mezzanines	U&C
Wrestling Gym	Or Dance, Gymnastics	U&C
Weight Room	Count only if a scheduled class	U&C
Auditorium	Only if fixed seating	U&C
Lecture Hall	Always count	U&C
Program Management Space	If Std. or 1/2 CR size - Tutoring, School to Work, ISS, Detention, etc.	NC
Greenhouse	Not counted	NC
Media Center	Not counted	NC
Multipurpose Room	Not counted - Commons, Lunch Room, Cafeteria, etc.	NC
Lounge, etc. in Classroom Space*	Classified as Non-instruction/non-program Space see (*) to determine inclusion or exclusion	NC
Federal/Categorical	Includes ESL, SLP, etc. - count if minimum 1/4 classroom size	NC

Key:

U&C Counted as part of utilization/capacity analysis.

U Counted for utilization analysis, but not for capacity Analysis.

U&C Counted as part of utilization/capacity analysis if it is a scheduled class.

NC Not Counted for Utilization/Capacity.

** Administrative and Non Instruction/Programs - Classrooms greater than or equal to 650 SF used by the school for administrative or non-teaching purposes will be counted as having capacity. They include but are not limited to: office, workroom, parent's room, lounge, storage, custodian, maintenance, tutoring, counseling, vending and production. If a school can demonstrate that the administrative or non-teaching function is required at the school, and that no other space is available that can adequately house the function, then the classroom is excluded from capacity.*

Utilization Process

The utilization and capacity study identifies all of the available instructional spaces at each school facility and whether or not the current spaces meet the existing and projected classroom needs. Existing floor plans and space usage charts for each school identifies how the facility is currently being utilized and can be found in Section 4. From that information, utilization and capacity of each facility was analyzed as it relates to the State's Adequacy Standards.

Before any analysis can be undertaken, quantities each type of instructional space in each school facility including portables, this information can be found on page 49 in Table 2.5.1. Each grade level is evaluated throughout the school for General-use classrooms, ½ Size classrooms, Special education classrooms and Special-use classrooms. General-use classrooms are classrooms which have no special built-in features and can accommodate various educational classes such as English, Math and Social Studies. ½ Size classrooms are classrooms which are at least 450 square feet and may be used for a variety of educational classes, but are usually intended for special needs instruction. Special-use classrooms have specific attributes that are necessary to accommodate a specific course of study such as science, art or vocational and career education programs. *It should be noted that in small rural school districts with a MEM of less 500, that utilization of specialty spaces is often lower due to smaller middle and high school enrollment and some of the teachers have certification to teach more than one subject such as Biology and Ag Mechanics.*

The number of required classrooms to adequately accommodate the existing student population was also evaluated in conjunction with how the existing classrooms are currently being used by the school, including special education and federal program classes.

Please refer to Section 2.5.4 for more detail on how post-grade reconfiguration and school closure will impact the district's remaining schools including the need for additional facilities as well as capacity and utilization.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Table 2.5.1 Classroom Data Continued

Facility Name	Total Existing Classrooms													
	Total Existing Teaching Spaces (Classrooms/Program Spaces) on site													
	Total Perm	Total Port	Total Perm & Port	% Port	Pre K 4 yr. old prgm	3 & 4 Year Old (DD)	Kinder-garten	General Ed	Reg Ed & Specific Use CR		Total Shared (ES only)	Total SPED C&D	Total Special Program	Other Use exc from Cap
									Perm	Port				
Early Childhood														
Silas Lopez Early Childhood Center	9.0	0.0	9.0	0%	0.0	0.0	6.0	0.0	7.0	0.0	2.0	1.0	0.0	0.0
<i>Early Childhood Center Totals</i>	<i>9.0</i>	<i>0.0</i>	<i>9.0</i>	<i>0.0%</i>	<i>0.0</i>	<i>0.0</i>	<i>6.0</i>	<i>0.0</i>	<i>7.0</i>	<i>0.0</i>	<i>2.0</i>	<i>1.0</i>	<i>0.0</i>	<i>0.0</i>
Elementary Schools														
Legion Park ES	21.0	0.0	21.0	0%	0.0	0.0	0.0	11.0	13.0	0.0	5.0	2.0	2.0	1.0
Los Ninos ES	22.0	0.0	22.0	0%	0.0	0.0	5.0	11.0	16.0	0.0	4.0	2.0	0.0	0.0
Mike M. Sena ES	7.5	0.0	7.5	0%	0.0	0.0	1.0	4.0	5.0	0.0	1.5	0.0	0.0	1.0
Paul D. Henry ES	18.0	0.0	18.0	0%	0.0	0.0	0.0	10.0	10.0	0.0	4.0	4.0	0.0	0.0
Sierra Vista ES	22.0	0.0	22.0	0%	0.0	0.0	0.0	16.0	16.0	0.0	3.0	3.0	0.0	0.0
<i>Elementary School Totals</i>	<i>90.5</i>	<i>0.0</i>	<i>90.5</i>	<i>0.0%</i>	<i>0.0</i>	<i>0.0</i>	<i>6.0</i>	<i>52.0</i>	<i>60.0</i>	<i>0.0</i>	<i>17.5</i>	<i>11.0</i>	<i>2.0</i>	<i>2.0</i>
Middle Schools														
Memorial MS	47.0	2.0	49.0	4%					38.0	0.0		5.0	3.0	3.0
<i>Middle School Totals</i>	<i>47.0</i>	<i>2.0</i>	<i>49.0</i>	<i>4.1%</i>					<i>38.0</i>	<i>0.0</i>		<i>5.0</i>	<i>3.0</i>	<i>3.0</i>
High Schools														
Robertson HS	49.5	0.0	49.5	0%					44.5	0.0		3.0	2.0	0.0
<i>High School Totals</i>	<i>49.5</i>	<i>0.0</i>	<i>49.5</i>	<i>0.0%</i>					<i>44.5</i>	<i>0.0</i>		<i>3.0</i>	<i>2.0</i>	<i>0.0</i>
<i>Total for District</i>	<i>196.0</i>	<i>2.0</i>	<i>198.0</i>	<i>1%</i>	<i>0.0</i>	<i>0.0</i>	<i>12.0</i>	<i>52.0</i>	<i>149.5</i>	<i>19.5</i>	<i>20.0</i>	<i>7.0</i>	<i>5.0</i>	<i>5.0</i>

2.5.2 – Special Factors that Influence Facility Use

As a small urban school district with multiple attendance boundaries for its elementary schools and one overall attendance boundary for the middle and high schools, Las Vegas City Schools typically has a lower than average classroom loading per grade level due to its low enrollment similar to other districts with a declining population. While the actual student/teacher ratio varies year to year based on the district’s enrollment, the LVCS target student/teacher ratios are in-line with or are lower than NMPED maximums and do not exceed the following:

20:1 Kindergarten

22:1 Grades 1-3

24:1 Grades 4-6

24-27:1 Grades 7-12 (class size varies depending upon subject)



While all of the district’s schools have seats available both now and in the future, these seats available do not always directly correlate into a number of classrooms available. For example: if an elementary school were to have 110 seats available, it could be assumed that there were 4-5 classrooms available for use. When a school is determined to be below capacity, class loading becomes a factor. If a school was to have 29 second graders, NMPED states that for second grade class loading should be 22 students max. This would lead the school to split the 29 students into a class of 14 and 15 each and there would be a total 15 “seats available” between the two classes. Now if this were done at each grade level, a school could easily reach 110 seats available but not necessarily have any “classrooms” available. The degree to which this occurs at every school varies and is always dependent on school specific programs, enrollment, and school facilities available, all which need to be reviewed on an annual basis.

2.5.3 – Capacity / Existing & Projected Utilization by School Facility

Utilization Process

The utilization and capacity study also examines all of the available instructional spaces at each school facility and whether or not the current spaces meet the existing and projected classroom needs. Existing floor plans and space usage charts for each school identifies how the facilities are currently being utilized and can be found in Section 4. From that information, utilization and capacity of each facility was analyzed as it relates to the State’s Adequacy Standards.

Before any analysis can be undertaken, quantities each type of instructional space in each school facility including all portables spaces were identified in conjunction with their “actual” usage (See Table on page 49). Each grade level is evaluated throughout the school for General-use classrooms, ½ Size classrooms, Special education classrooms and Special-use classrooms. General-use classrooms are classrooms which have no special built-in features and can accommodate various educational classes such as English, Math and Social Studies. ½ Size classrooms are classrooms which are at least 450 square feet and may be used for a variety of educational classes, but are usually intended for special needs instruction. Special-use classrooms have specific attributes that are necessary to accommodate a specific course of study such as science, art or vocational and career education programs.

The number of required classrooms to adequately accommodate the existing student population was also evaluated in conjunction with how the existing classrooms are currently being used by the school, including special education and federal program requirements such as Title 1.



Each school was analyzed according to the information provided by the district in regards to each school's programs and usage. Then each school's capacity and utilization of instructional spaces was then calculated to identify potential existing and projected (surplus / deficit) instructional spaces according to NMPSFA guidelines. The chart on the following page identifies the current classrooms, current and projected enrollment as well as the utilization for each school in the district.

Elementary School Utilization / Classroom Needs

Analysis of the district's elementary schools indicates that there is significant underutilization at each school site due to low enrollment. With the implementation of the LVCS "Right-Sizing" initiative as of the 2017/18 school year, two of the district's schools will be immediately decommissioned and in 2019/20 the Silas Lopez Early Childhood Center will be either re-purposed into an expanded Head Start/ Pre-K program or decommissioned. Classroom supply at the remaining schools projected to meet or be slightly below demand by 2021/22 and utilization is expected to be at or near 95%, with the exception of Los Ninos Elementary which will need a 4.5 classroom addition.

Middle School Utilization / Classroom Needs

Even with the advancement of the district's elementary cohort population into the middle school grades over the past five years, Memorial Middle School is currently only at half of its capacity. As of the 2017/18 school year, the main building at the middle school will be decommissioned and all 7th and 8th grade students will be relocated to the 7th/8th Grade Academy at Robertson High School. Only the middle school gym will remain in operation for athletics until a new auxiliary gym can be constructed in the future on the RHS campus.

High School Utilization / Classroom Needs

Currently the high school is also at only half capacity and only 45% utilized. As of the 2017/18 school year, the creation of the 7th/8th grade Academy on the RHS campus will increase enrollment by an additional 249 students and two of the buildings on the campus have been identified for demolition the summer of 2017. Between the increase in enrollment and demolition of unneeded facilities, overall campus utilization is expected to increase to nearly 82%.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Table 2.5.3 Capacity/ Utilization - District Summary

LVCS: EXISTING & NEW GRADE REALIGNMENT	School Capacities											Projected Enrollment							Future Available Capacity						Utilization & Availability						
	Total Number of Classrooms		TOTAL CLASSROOMS	Maximum Capacity		TOTAL MAXIMUM CAPACITY	Total Available Classrooms (excludes specialty programs ES Only)		TOTAL AVAILABLE CLASSROOMS	Functional Capacity Based on Existing Facilities (No Specialty Classrooms Used - Elem Only)		TOTAL FUNCTIONAL CAPACITY W/ Portables	Current Enrollment 2016/17	2017-2018	2018-2019	2019-2020*	2020-2021	2021/22	% Change in Future Enrollment (5-Yr)	Current Available Seats in 2016-17	Available Seats in 2017-18	Available Seats in 2018-19	Available Seats in 2019-20	Available Seats in 2019-20	Available Seats in 2021-22	Current Amount of Classrooms Needed	Existing Surplus/ Additional Needed Classrooms	Current Utilization 2016/17	Future Classrooms Needed 2020/21	Future Surplus/ Additional Needed Classrooms	Future Utilization (Projected)
	Perm	Modular		Perm	Modular		Perm	Modular		Perm	Modular																				
Early Childhood	20		Number of Students per Classroom																												
	95%		Utilization Percentage																												
Silas Lopez Early Childhood Center	9	0	9	180	0	192	7	0	7	133	0	133	83	122	115	Facility Repurposed			50	11	18	Facility Repurposed			7.5	1.5 Surplus	75%	0	N/A	N/A	
Subtotal	9	0	9	180	0	192	7	0	7	133	0	133	83	122	115	0	0	0	50	11	18	0	0	0	7.5	1.5		0	N/A		
Elementary Schools	22		Average Number of Students per Classroom w/ Kinder & SPED Factored in																												
	95%		Utilization Capacity Percentage																												
Legion Park ES	20.0	0	20.0	440	0	440	15.0	0	15.0	314	0	314	185	Facility Closed					129	Facility Closed				14.0	4.5 Surplus	70%	N/A	N/A	N/A		
Los Ninos ES	23.0	0	23.0	506	0	506	18.0	0	18.0	376	0	376	164	318	318	418	402	392	139.0%	212	58	58	-42	-26	-16	15.0	8 Surplus	66%	27.5	4.5 Needed	95%
Mike M. Sena ES	6.5	0	6.5	143	0	143	5.0	0	5.0	86	0	86	45	50	51	47	47	45	0.0%	41	36	35	39	39	41	4.5	2 Surplus	68%	5.5	1 Surplus	80%
Paul D. Henry ES	18.0	0	18.0	396	0	396	14.0	0	14.0	293	0	293	139	Facility Closed					154	Facility Closed				13.0	5 Surplus	40%	N/A	N/A	N/A		
Sierra Vista ES	22.0	0	22.0	484	0	484	19.0	0	19.0	386	0	386	148	366	356	330	300	297	100.7%	238	20	30	56	86	89	14.0	8 Surplus	56%	19.0	0 Surplus	95%
Subtotal	90	0	89.5	1,969	0	1,969	71	0	71	1,454	0	1,454	682	734	725	795	749	735	7.8%	773	114	123	53	99	114	61	45.5 Surplus		52.0	3.5 Needed	
Middle Schools	23.8		Average Number of Students per Classroom w/ SPED Factored in																												
	75%		Utilization Capacity Percentage																												
Memorial MS	47	2	49	1119	48	1166	43	0	43	768	0	768	382	Facility Closed					386	Facility Closed				27	20 Surplus	68%	N/A	N/A	N/A		
Subtotal	47	2	49	1119	47.6	1166.2	43	0	43	768	0	768	382	0	0	0	0	0	0	386	0	0	0	0	0	27	20 Surplus		0	N/A	
High Schools	26.6		Average Number of Students per Classroom w/ SPED Factored in																												
	75%		Utilization Capacity Percentage Based on School Schedule																												
Robertson HS	49.5	0	49.5	1317	0	1317	44.5	0	44.5	888	0	888	450	695	678	665	658	631	40.2%	438	210	223	230	257	257	27	18 Surplus	45%	36	4 Surplus*	82%
Subtotal	49.5	0	49.5	1317	0	1317	44.5	0	44.5	888	0	888	450	695	678	665	658	631	40.2%	438	210	223	230	257	257	27	18		36	4 Surplus	
District Total	195	2	197	4,584	48	4,644	166	0	166	3,242	0	3,242	1,603	1,616	1,583	1,525	1,471	1,367	-14.7%	1646	270	299	218	356	371	122	31.5 Surplus		88	0.5 Surplus	

* High School Capacity will be Reduced in 2017/18 by four classrooms with the demolition of the Quintana and Chorus Buildings and in the Patio Building two classrooms will be combined into one classroom.

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Utilization By School Facility - Silas Lopez Early Childhood

DISTRICT:	Las Vegas City Schools
SCHOOL:	Early Childhood Center
DATE:	October 21, 2016

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)										DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	EXISTING CLASSROOM USE/ GRADE LEVEL	ORIGINALLY INTENDED CLASSROOM USE	ROOM NUMBER	CLASSRM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	MAXIMUM # OF STUDENTS PER ADQ. STDS./ SF (1)	PED MAX PTR PER CLASSROOM (2)	% CLASSROOM OCCUPANCY	DOES CLASSRM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT % (3)
Marquez, Tianna	General Ed - Kindergarten	General Classroom	107	784	17	16	20	108%	N	6.50	6.50	6.50	6.50	6.50	32.5	32.5	100%
Salas-Moreno, Teresa	General Ed - Kindergarten	General Classroom	113	784	17	16	20	108%	N	6.50	6.50	6.50	6.50	6.50	32.5	32.5	100%
Garcia, Vanessa	General Ed - Kindergarten	General Classroom	115	782	17	16	20	109%	N	6.50	6.50	6.50	6.50	6.50	32.5	32.5	100%
Martinez, Amanda	General Ed - Kindergarten	General Classroom	120	784	13	16	20	83%	N	6.50	6.50	6.50	6.50	6.50	32.5	32.5	100%
Varies	Physical Education (Kinder)	Physical Education (K-5)	Multi-Purpose	2498	Varies	20	20	90%*	Y	6.50	2.00	6.50	6.50	2.00	23.5	32.5	72%
Martinez, Alicia	Special Education	SPED	130	430	Varies	14	20	98%*	Y	4.00	4.00	4.00	4.00	4.00	20.0	32.5	62%
Wheeler, Justine/ Campbell	Music/Art - Kinder	General Classroom	132	763	Varies	15	20	114%*	Y	0.00	6.50	0.00	0.00	6.50	13.0	32.5	40%
Griego, Charmaine	General Ed - Kindergarten	General Classroom	134	787	18	16	20	114%	N	6.50	6.50	6.50	6.50	6.50	32.5	32.5	100%
Therapists	Therapy Room - Kinder	General Classroom	141	763	Varies	15	20	98%*	Y	6.50	0.00	0.00	6.50	2.00	15.0	32.5	46%
Varies by class	Computer Lab - Kinder	General Classroom	133	788	Varies	16	20	114%*	Y	3.00	0.00	3.00	0.00	3.00	9.0	32.5	28%
				9163	82			105%		53	45	46	50	50	243	325	75%

* % CLASSROOM OCCUPANCY BASED ON HIGHEST AVERAGE CLASSROOM LOADING, AS MULTIPLE CLASSES UTILIZE THIS CLASSROOM

NOTES:

- 1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom
- 3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

GRADE LEVEL	CURRENT STUDENT 40th DAY COUNT	DD/SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSRMS
Pre-K				
K	82	3	5	9
1st				
2nd				
3rd				
4th				
5th				
TOTALS	82	3	5	9

SCHOOL HOURS	M-F
School Start Time:	8:00 AM
School End Time:	2:30 PM
Total Hours in School Day	6:30
Number of School Days per Week:	5
Number of Lunch Turns Per Day:	2

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities. If a classroom is being used in another way (i.e. teacher's lounge, OT/PT office/room), identify its use on the sheet under "Existing Classroom" column and record its intended or original use under the "Originally Intended" column.

Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

* Minimum Square Footage Per Adequacy Standards x Max class size per PED	
Kindergarten	50nsf per student x 20 students max = 1,000 SF
Grades 1 - 3	32nsf per student x 22 students max = 704 SF
Grades 4 - 5	32nsf per student x 24 students max = 768 SF
Grade 6	28nsf per student x 24 students max = 672 SF

Fully utilized and well occupied	
Underutilized or poorly occupied, defined as the room's occupancy rate being below 50% based upon the PED PRT standards	
Vacant	
Scheduled as needed (i.e. computer labs, group work space, commons areas)	

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Utilization By School Facility - Mike M Sena Elementary

DISTRICT:	Las Vegas City Schools
SCHOOL:	Mike Mateo Sena Elementary
DATE:	November 17, 2016

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)										DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	EXISTING CLASSROOM USE/ GRADE LEVEL	ORIGINALLY INTENDED CLASSROOM USE	ROOM NUMBER	CLASSRM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	MAXIMUM # OF STUDENTS PER ADQ. STDS./ SF (1)	PED MAX PTR PER CLASSROOM (2)	% CLASSROOM OCCUPANCY	DOES CLASSRM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)
Alderete, Beth	General Ed (K/1st)	General Classroom	1	630	14	13	20	111%	N	6.90	6.90	6.90	6.90	6.90	35	35	100%
Laumbach, Angel	General Ed (2nd/3rd)	General Classroom	2	630	12	13	22	95%	N	6.90	6.90	6.90	6.90	6.90	35	35	100%
Crespin, Cassandra	General Ed (4th/5th)	General Classroom	3	630	19	13	23	151%	N	6.90	6.90	6.90	6.90	6.90	35	35	100%
Martinez, Alicia	Special Education	General Classroom	5	630	Varies	15	15	100%*	Y	4.00	4.00	4.00	4.00	4.00	20	35	58%
Vacant	General Ed	General Classroom	6	630	0	13	24	0%	N	0.00	0.00	0.00	0.00	0.00	0	35	0%
Varies By Class	Computer Lab	Part of former General Classroom	7	382	Varies	8	24	225%	N	3.00	4.00	3.00	4.00	3.00	17	35	49%
TOTALS:										28	29	28	29	28	141	207	68%

* % CLASSROOM OCCUPANCY BASED ON HIGHEST AVERAGE CLASSROOM LOADING, AS MULTIPLE CLASSES UTILIZE THIS CLASSROOM

- NOTES:**
- 1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.
 - 2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom
 - 3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

GRADE LEVEL	CURRENT STUDENT 40th DAY COUNT	DD/SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSRMS
Pre-K				
K	9	2	1	1
1st	5	1	0	0
2nd	7	0	1	1
3rd	5	2	0	0
4th	12	0	0	1
5th	7	1	0	0
TOTALS	45	6	2	3


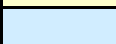
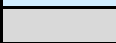

SCHOOL HOURS	M-F
School Start Time:	7:50 AM
School End Time:	14:40:00 PM
Total Hours in School Day	6.90
Number of School Days per Week:	5
Number of Lunch Turns Per Day:	1

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities. If a classroom is being used in another way (i.e. teacher's lounge, OT/PT office/room), identify its use on the sheet under "Existing Classroom" column and record its intended or original use under the "Originally Intended" column.

Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

* Minimum Square Footage Per Adequacy Standards x Max class size per PED	
Kindergarten	50nsf per student x 20 students max = 1,000 SF
Grades 1 - 3	32nsf per student x 22 students max = 704 SF
Grades 4 - 5	32nsf per student x 24 students max = 768 SF
Grade 6	28nsf per student x 24 students max = 672 SF

Fully utilized and well occupied	
Underutilized or poorly occupied, defined as the room's occupancy rate being below 50% based upon the PED PRT standards	
Vacant	
Scheduled as needed (i.e. computer labs, group work space, commons areas)	

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Utilization By School Facility - Paul D Henry Elementary

DISTRICT:	Las Vegas City Schools
SCHOOL:	Paul D Henry Elementary
DATE:	October 21, 2016

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)										DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	EXISTING CLASSROOM USE/ GRADE LEVEL	ORIGINALLY INTENDED CLASSROOM USE	ROOM NUMBER	CLASSRM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	MAXIMUM # OF STUDENTS PER ADQ. STDS./ SF (1)	PED MAX PTR PER CLASSROOM (2)	% CLASSROOM OCCUPANCY	DOES CLASSRM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)
Salazar, Laura	SPED (1st-5th)	Kindergarten	101	903	Varies	30	15	100%*	Y	7.00	7.00	5.80	7.00	7.00	34	35	97%
Romero, Dawn	General Ed - 4th Grade	Kindergarten	102	900	28	28	24	117%	Y	7.00	0.00	0.00	0.00	0.00	7	35	20%
NONE	Vacant/ Storage	SPED	103	910	0	28	24	0%	Y	0.00	0.00	0.00	0.00	0.00	0	35	0%
Salazar, Roseanne	General Ed - 3rd Grade	Kindergarten	104	904	29	28	22	132%	Y	0.00	0.00	0.00	7.00	0.00	7	35	20%
Encinias, Ericka	General Ed - 1st Grade	General Classroom	105	925	20	29	22	91%	Y	7.00	7.00	7.00	7.00	7.00	35	35	100%
Martinez, Marianela	General Ed - 2nd Grade	General Classroom	106	926	25	29	22	114%	Y	7.00	7.00	7.00	7.00	7.00	35	35	100%
Therapists	PT /OT / Speech (1st-5th)	Kindergarten	107	904	Varies	30	150	100%*	Y	0.00	0.00	7.00	0.00	3.00	10	35	29%
Varies by Teacher	Computer Lab		109	760	Varies	25	24	100%*	Y	3.00	2.00	3.00	3.00	2.00	13	35	37%
Romero, Jennie Mae	Social Work (2nd-4th)	Part of former Gen. CR	110	285	Varies	10	22	100%*	Y	0.00	0.00	0.00	2.00	0.00	2	35	6%
NONE	Vacant	General Classroom	111	728	0	24	24	0%	Y	0.00	0.00	0.00	0.00	0.00	0	35	0%
Wheeler, Justine	Art (1st-5th)	General Classroom	112	772	Varies	26	24	100%*	Y	0.00	0.00	0.00	7.00	0.00	7	35	20%
Varies by Teacher	Small Group Testing Lab (1st-5th)	Part of former Gen. CR	113	601	Varies	20	24	100%*	Y	0.00	1.00	0.00	1.00	0.00	2	35	6%
Baca, Elaine	Counselor (1st-5th)	General Classroom	114	774	Varies	26	24	100%*	Y	2.00	0.00	2.00	0.00	2.00	6	35	17%
Campbell, Michael/Romero, M.	Music (1st-5th)	General Classroom	115	763	Varies	25	24	100%*	Y	7.00	0.00	0.75	0.00	0.75	9	35	24%
Leger, Josephine	SPED (3rd-5th)	General Classroom	116	763	Varies	25	15	100%*	Y	1.50	1.50	1.50	1.50	1.50	8	35	21%
Benavides-Salazar, Carol	General Ed - 5th Grade	General Classroom	117	763	19	24	24	80%	Y	7.00	7.00	7.00	7.00	7.00	35	35	100%
Mendoza, Patricia	General Ed - 5th Grade	General Classroom	119	763	18	24	24	75%	Y	7.00	7.00	7.00	7.00	7.00	35	35	100%
NONE	Vacant	SPED	120	910	0	28	24	0%	Y	0.00	0.00	0.00	0.00	0.00	0	35	0%
L. Ortiz	Gym (1st-5th)	Gym/ Cafeteria	1,2,3,4,5	3988	Varies	125	24	100%*	Y	7.00	7.00	0.00	7.00	0.00	21	35	60%
			TOTALS:	18242	139			68%		63	47	48	64	44	265	665	40%

*% CLASSROOM OCCUPANCY BASED ON HIGHEST AVERAGE CLASSROOM LOADING, AS MULTIPLE CLASSES UTILIZE THIS CLASSROOM

NOTES:

- 1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom
- 3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

GRADE LEVEL	CURRENT STUDENT 40th DAY COUNT	DD/SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSRMS
Pre-K				
K				
1st	20	2	1	1
2nd	25	1	1	1
3rd	29	3	1	1
4th	28	2	1	1
5th	37	4	2	2
TOTAL	139	12	6	6

SCHOOL HOURS	M-F
School Start Time:	8:00 AM
School End Time:	3:00 PM
Total Hours in School Day	7:00
Number of School Days per Week:	5
Number of Lunch Turns Per Day:	1

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities. If a classroom is being used in another way (i.e. teacher's lounge, OT/PT office/room), identify its use on the sheet under "Existing Classroom" column and record its intended or original use under the "Originally Intended" column.

Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

* Minimum Square Footage Per Adequacy Standards x Max class size per PED	
Kindergarten	50nsf per student x 20 students max = 1,000 SF
Grades 1 - 3	32nsf per student x 22 students max = 704 SF
Grades 4 - 5	32nsf per student x 24 students max = 768 SF
Grade 6	28nsf per student x 24 students max = 672 SF

Underutilized or poorly occupied, defined as the room's occupancy rate being below 50% based upon the PED PRT standards	
Fully utilized and well occupied	
Vacant	
Scheduled as needed (i.e. computer labs, group work space, commons areas)	

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2.5.4 Strategies Considered to Meet Required Needs at each School

Enrollment at Las Vegas City Schools has declined 23.3% over the past ten years from 2,077 students to 1,596. The district has several elementary schools operating at half capacity with enrollment in the low to mid 100's, and both the middle and high school are between 15-30% of their former enrollments ten years ago and are also at half capacity. With over \$82M in Capital Improvement Needs identified just for the district's school facilities as well as the major structural repairs needed at Paul D. Henry Elementary, an opportunity was created for the LVCS Administration and Board of Education to discuss needed changes within the district.

The discussion centered on how to best improve the educational environment, opportunities, programs and equity for all students within the district. By being able to address these core areas first, the identification of the facilities best able to accommodate the changing needs of the district without the need for major additions or construction of a new school was completed. The LVCS Board of Education approved the implementation of a "Right-Sizing" of schools initiative as of the 2017/18 school year which will include grade realignment and facility decommissioning. The following grade realignments and facility retention has been identified as follows:



- Silas Lopez Early Childhood Center (SLECC): Will continue to serve traditional Kindergarten students until 2019/20 when a new classroom addition is completed at Los Ninos Elementary School. SLECC will also become the new location for the WLVS Head Start/ Pre-K Program.
- Los Ninos Elementary: Will serve grades 1st-3rd grade as of the 2017/18 school year and will add traditional Kindergarten students as of the 2019/20 school year once the new classroom addition is completed. The school currently has a "Dual Language" program in place that will remain for parents wishing to have their students participate including two kindergarten classes, and a traditional elementary program will serve the remaining students.
- Sierra Vista Elementary: Will serve grades 4th-6th grade as of the 2017/18 school year. The "Dual Language" program in place at Los Ninos will expand to 6th grade for parents wishing to have their students participate, and a elementary program will serve the remaining students.
- Robertson High School: Will serve grades 7th-12th grade as of the 2017/18 or 2018/19 school year. A new 7th/8th grade Academy will be established on the high school campus, and will operate independently on it's own bell schedule separate from the high school, however it will share campus resources improving overall campus utilization.

2.5.5 Under Utilized Spaces or Facilities to be Demolished

All of the district's schools are currently underutilized and with the implementation of the district's "Right-Sizing" initiative, utilization of the remaining school facilities will be significantly increased within the target ranges of each school type. While all facilities that will remain need major renovation and facility improvements, only one school will require a small 4.5 classroom addition (Los Ninos Elementary) to accommodate the "Right-Sizing" initiative. The facilities identified for closure as of 2017/18 and future demolition are: Paul D. Henry Elementary, Legion Park Elementary, Memorial Middle School. Once the classroom addition is completed at Los Ninos Elementary and the remainder of the Kindergarten program relocated, Silas Lopez Early Childhood Center will be either re-purposed for expansion of the Head Start/ Pre-K program or closed and the property sold "as-is".

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2.6 Technology

2.6.1 – Strategies for improving academic achievement and teacher effectiveness

Las Vegas City Schools believes all students can learn and that learning and leadership is a partnership between administration, faculty, student, parents, and the community. By respecting the diversities and cultures LVCS supports its families and society creating unity within the community. Decisions on education are based on student centered data comparing students with standards in a systematic, fair, equitable, and valuable way.



TECHNOLOGY MISSION STATEMENT

To empower our stakeholders to be globally prepared in a technology driven society while providing and maintaining a robust, reliable, and secure infrastructure that will enhance learning, support instruction, and assist administration.

VISION STATEMENT

Technology such as computers, local area networks, and wide area communications offer tremendous opportunities to link the district to the outside world; as such, students, parents, and educators will use information technologies and communication to enhance and expand the traditional role of education in the Las Vegas City School District. While Technology Plans are no longer required by NMPED to receive E-rate funding, Las Vegas City Schools has internally identified the following Technology Goals and Needs:

We believe the basic goal of education has not changed; rather the tools and instructional methods to achieve these goals have advanced dramatically.

We will:

- Facilitate a communication bridge between school, community and district;
- Assist with relevant technology training and support;
- Provide and maintain equipment, software, and upgrades when fiscally possible; and
- Encourage and promote digital citizenship and skills.

All software resources purchased will have a definitive link to the district EPSS plan and state standards and benchmarks. Currently our EPSS has two main goals. Students will become proficient in reading and language arts and Students will become proficient in mathematics.

To meet these goals, LVCS has spent budgeted funds toward software and online resources to promote reading, writing and math skills. Through the creation of two computer labs at the high school, and labs at each of the middle and elementary school, as well as classroom computers, iPads and teacher laptops, students and teachers have access to a wide variety of software resources that focus on reading, writing and math.

LVCS is working hard to move from a district where teachers are focusing on just learning the computer and applications to using the computer as a communication tool, a curriculum tool, and a data analysis tool. Ongoing training is available to teachers in specific areas such as applications, data-based decision making, and communication tools.

LVCS has currently determined that robust connectivity and speed is to be designated a priority. As part of the district’s “Right-Sizing Plan” LVCS will be working to install fiber optics at the remaining four school. Fiber connectivity is the desired format for all campuses and LVCS is currently working with the NMPSFA Broadband Deficiencies Program to help fund upgrades to each of the school sites over the next year to accomplish this goal as soon as possible. Additionally, the district remains committed to providing improvements in hardware and software when funding is available. LVCS technology personnel and committee members will continue to implement a replacement schedule for outdated hardware and software and continue to look for ways to expand the catalogue of technology tools available to students and staff for continued educational excellence.



Funding sources in future years will include operational funds, state technology funds, technology grants, mil money, bond money, and Title funds, as well as E-Rate funding. The chart below lists specific strategies within the Technology Plan and expected sources of funding for those strategies. If strategies do not require specific funding, they are not included in the chart.

Technology Budget 2017- 2022

Technology & Equipment Needs	Anticipated Funding Source	Budget 2016-2020
Upgrade fiber to all buildings at all remaining schools and administrative offices.	State Technology, PSCOC BDP Program,	\$117,000
E-rate, District GO Bond	\$ 700,000 first year, then \$100,000 each year after	\$40,000
Provide standardized interactive technology for each k-6 classroom in the district. This will begin the implementation of touch screen flat-screen television.	State Technology, GO Bond, Operational, SB-9	\$ 100,000
Migration to google e-mail for faculty and staff to lead to the implementation of Google Classroom.	None	\$ 0
Replace telephone system and services with a centralized system for easier management, better communications, and reduced annual cost.	Operational, SB-9, GO Bond	\$ 300,000 first year, then \$15,000 annually.

2.7 Energy Management Program

2.7.1 – District Wide Energy Management Program

The mission of the Las Vegas City Schools Energy Management Program is to help improve energy efficiency in all district facilities and reduce district-wide energy costs by 10% with a long range goal of 20% within 5-7 years. Such effort will save nonrenewable resources and operational funds while maintaining a quality learning environment for students and personnel.

The district's success in achieving an effective energy use, conservation and efficiency program requires and depends upon cooperation at all levels. Therefore, every employee, student, and school volunteer and contractor is expected to contribute to and actively participate in the District's energy conservation and management program, and to be an "energy saver" as well as an "energy consumer."



The purpose of these guidelines is to provide Las Vegas City Schools with the necessary short and long range guidelines to implement energy awareness and conservation in order to better utilize available operational funds for improving student achievement. These guidelines are not intended to be all-inclusive and may be modified for specific conditions or events.

A. Occupied Mode and Unoccupied Mode

Building occupied hours will begin Monday – Friday at 7:00 a.m. and unoccupied hours will begin at 4:30 p.m. Exceptions will be made for the kitchen, school administration office areas and the high/middle school gym (when scheduled), or for zero hour classes at the high school.

Sections of each building used for after-school activities will be considered occupied. It should be noted that an entire school is not occupied when an activity is occurring in only one portion of the building. The space that is being used will be heated or cooled accordingly. Small group activities will not be scheduled in large areas such as the auditorium, gymnasiums, or multi-purpose rooms. Use of such areas will be coordinated with the custodial and maintenance staff to allow reduced lighting, heating and cooling during periods of non-use.

School administration or the head custodian should immediately report any malfunctioning devices, windows/doors, or vents to the maintenance department through the LVCS work order system.

B. Heating Systems

1. Thermostats shall be set to obtain a building temperature of no warmer than 72 degrees Fahrenheit during the school day, in accordance with the American Society of Heating, Refrigeration and Air Conditioning Engineers standard 55, "Thermal Conditions for Human Occupancy". Use of "hold" feature on programmable thermostats is not permitted.
2. Heating setbacks shall be adjusted to obtain a minimum unoccupied building temperature of 60 degrees Fahrenheit.

3. Door and window closures shall be carefully monitored to reduce heat-loss.
4. The maintenance department shall assess outside air intake systems of the roof top HVAC equipment and adjust where needed to reduce heat loss.
5. Heating problems should be reported to the maintenance department through the work order system.
6. Personnel will not obstruct unit ventilators, ventilation ducts or return air grills with books, charts, furniture, plants, etc.
7. Portable space heaters of any kind are banned from use within ALL District facilities as a matter of safety, except where provided by the Maintenance Department.

C. Cooling Systems

1. Thermostats shall be set to obtain a building temperature of no cooler than 72 degrees Fahrenheit during the school day, in accordance with the American Society of Heating, Refrigeration and Air Conditioning Engineers standard 55, "Thermal Conditions for Human Occupancy". Use of "hold" feature on programmable thermostats is not permitted.
2. Cooling setbacks shall be adjusted to obtain a maximum unoccupied building temperature of 80 degrees Fahrenheit.
3. The maintenance department shall adjust cooling system controls to ensure that the temperature of air-conditioned areas is maintained appropriately.
4. Cooling and air circulation problems should be reported to the maintenance department through the work order system.



D. Summer Break

1. Summer break shall begin on the first day after the final teacher contract day and shall end on the first day of the teacher contract.
2. During summer break all HVAC systems will be placed in summer setback with the exception of the main office areas where they will remain on for the office staff.
3. Use of HVAC systems should be discouraged and limited to only what is absolutely necessary, no thermostat should be set to obtain temperature below 72 degrees Fahrenheit at any time and the "hold" feature on programmable thermostats shall not be used.
4. Any professional development classes or meetings should be scheduled to take place in a building where summer cooling is required so no unnecessary electrical load is placed on a building during the hottest months of the year. All attempts shall be made to utilize classrooms in the same scheduling area so as to reduce the number of HVAC systems being operated during the hottest time of year.
5. A calendar of summer events taking place in each building should be submitted to Maintenance and the Superintendent prior to the beginning of summer so they may be scheduled accordingly.
6. Gymnasium lights will remain off unless the gymnasium is being used or worked in.
7. Teachers shall ensure that all electrical devices in the classroom are unplugged prior to leaving for summer break.

E. Lighting

Interior lighting shall be converted to LED whenever possible. New energy-saving fixtures, lamps and ballasts will be used to replace existing less efficient lighting whenever economically feasible and appropriate.

1. During work hours, all lighting will be turned off in any area that is unoccupied with certain exceptions. These exceptions include corridors, exits required by code, and in areas with slow-start lighting. Slow start lighting areas should be turned off if area is to be unused for four hours or more.
2. After normal work hours, all lighting will be turned off in unoccupied areas.
4. Lights in mechanical, electric, custodial, storage and other service rooms are to be turned on only while someone is occupying the room.
5. Classroom lights are to be turned on by the user, not in advance by the custodian.
6. If daylight in a room eliminates the need for lights, the lights should be turned off.
7. All classroom and office lights are to be turned off during breaks, at lunchtime, and for any period of time when the space is not occupied.
8. Under no circumstances will decorative lighting be permitted without special permission from the Principal/ Superintendent.
9. Only exterior lighting that provides illumination for safe entry into the building or access to parking lots will be permitted, and only during hours required for activities. Perimeter lighting will remain on from dusk to dawn.



Note: All future renovation projects to install occupancy sensors in all occupied and non-occupied spaces to reduce energy. All exterior lighting replacement will be controlled with photo-cells, timers or both.

F. Water

1. All staff will coordinate with the maintenance department to ensure all plumbing and/or intrusion leaks are reported and repaired using the LVCS work order system.
2. When spraying or irrigating, ensure the water does not directly hit the building or sidewalks.
3. Domestic hot water systems shall not be set any higher than 105 degrees Fahrenheit or 140 degrees for cafeteria service with dishwasher boosters.



Note: All future renovation projects to install low-flow plumbing fixtures in all restrooms and locker rooms with auto-sensor controlled flush valves and faucets to reduce water usage.

G. Other

1. Refrigerators and/or similar appliances shall be limited in their use to certain designated areas as determined by the Principal or Superintendent.
2. Electric air deodorizers are not authorized in the classrooms or buildings.
3. Teachers and staff will be responsible for shutting down computers at the end of the work day.
4. All computers shall have the power options set to turn monitors off after 20 minutes of inactivity. Printers shall be manually turned off at the end of each day or during long periods of inactivity.
6. Copy machines will have power options set to automatically shut down after 4 hours of inactivity.
7. Where power options are not available, staff will be responsible for shutting equipment off at the end of the work day.

H. Additional Equipment

Refrigerators, microwaves, and other small appliances will be limited to the kitchen and teacher's lounge. Personal appliances will not be allowed in the classroom unless an academic need can be substantiated.

I. Classroom Instruction

Each school will incorporate various energy conservation lessons at the appropriate grade level. Sources of instruction include information from websites such as www.wattwatchers.org, energy star for kids www.energystar.gov/index.cfm?c=kids.kids_index and other sources.

2.8 Capital Funding

2.8.1 – Capital Funding History

The Las Vegas City Schools has experienced a successful history of local support for past GO Bond and mill levy (SB-9) elections and expects this trend to continue to do so in the future. The most recent general obligation bond (GOB) election was successfully passed in February 2017 and generated \$11M for capital improvement and district-wide technology projects. The district's next GO Bond election will be held in February 2021.



LVCS has had an active capital improvement program throughout the years, and since the mid 1980's the district has planned and constructed new facilities where possible, classroom additions and funded facility upgrades at all district school buildings. These projects have been fully funded by the district over time from the passage of several GO Bonds, previous legislative appropriation (prior to the establishment of NMPSCFA/PSCOC) and PSCOC matching funding during the early to mid 2000's for district-wide facility improvements and upgrades such as fire alarm upgrades. Prior to the 2017 GO Bond election, the district's last GO Bond election was last held in 2013 and generated \$6M that the district has used for facility improvements and technology upgrades district-wide.

Based on the current NMPSCFA draft rankings for 2017/18, five of the districts eight schools are in the top 100 and one is ranked currently at 33 - Los Ninos Elementary. Keeping in mind the current state of the State of New Mexico's finances, it is anticipated that the district would be eligible to apply for either PSCOC Standards or Systems based funding over the next 5 years to improve facilities. LVCS intends to utilize the funds from the 2017 GO Bond to address facility needs where possible while combining those funds with any available monies from the PSCOC, and will also consider alternative funding sources if financially viable such as Clean Energy Revenue Bonds, Safe Routes to Schools or any County Road or NMDOT funds.

Currently, Las Vegas City Schools has a 2-mill levy in place under the SB-9 program that was also passed in February 2017, with the next SB-9 election set for February 2023. The SB-9 Mill Levy generates approximately \$574,764 per year over the six year period and includes State of NM matching SB-9 funds. The district utilizes the SB-9 monies for general systems maintenance, training, maintenance equipment, cyclical systems replacement and facility renewal.

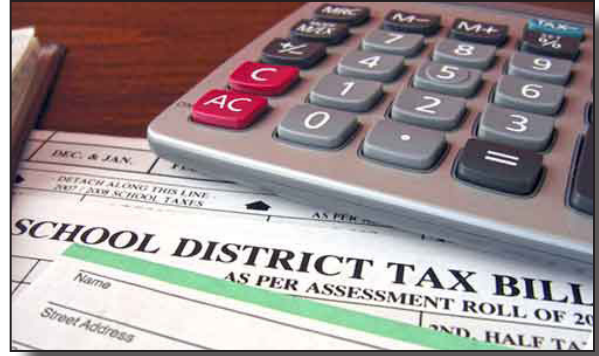
2.8.2 – District's Current and Future Financial Sources

Information provided by RBC Capital Markets, Inc., indicates that the district will be able to generate \$11M from local sources as part of the recently passed GO Bond in February 2017, and another GO Bond again in February 2021, without a tax increase for the community based on current property assessed valuations by San Miguel County for the district. The current 2016 assessed property valuation for the district is \$271,367,987 which is a 2.28% increase over the previous year, this amount is subject to revision based on future property values.

The district is currently bonded to 80.7% of its available capacity of \$16,282,079 as of February 2017. With the passage of the current \$11M GO Bond the district expects to sell between \$2.5-\$3M in bonds annually to have enough cash flow to fund the needed capital improvement projects in the district as well as have the needed district share available for any PSCOC funded projects.

The district is currently on an aggressive pay down schedule for its debt service of outstanding bonds and if the Board of Education pursues a February 2021 GO Bond election it could generate an additional \$8-11M without a tax increase.

The district currently has an SB-9 2-mill levy in place that was also passed in February 2017. The SB-9 program is on a six-year cycle with the next election in 2023, and generates approximately \$575K per year which includes the State of NM match of approximately \$44K per year.



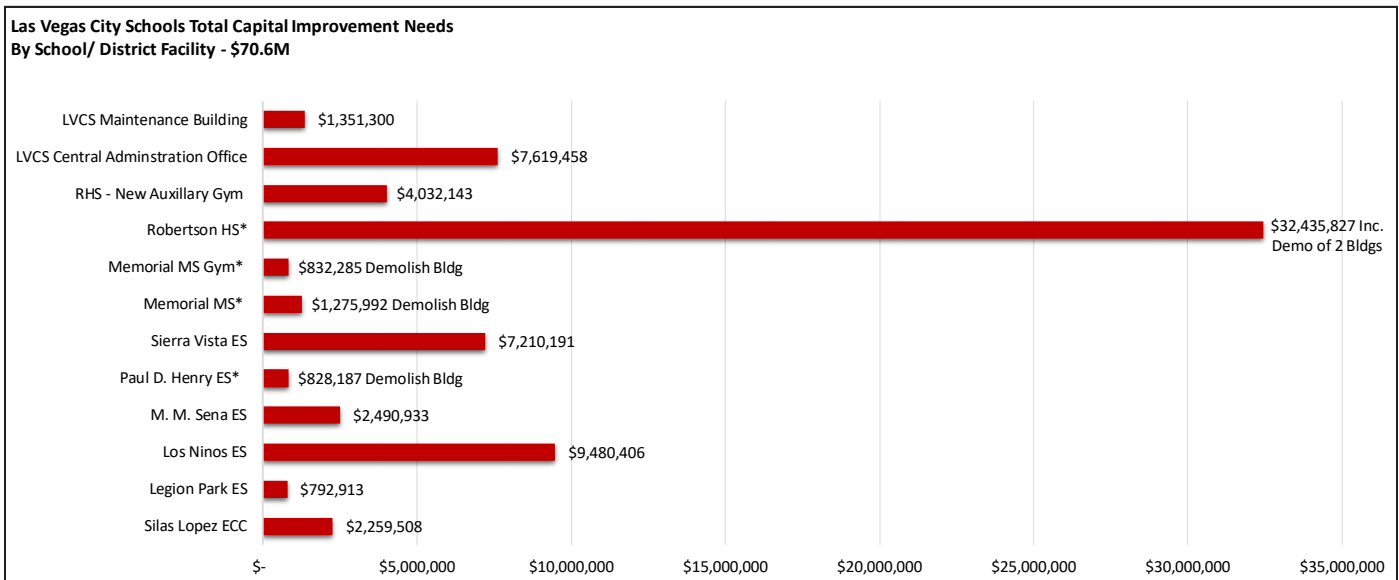
The district does not utilize the HB33 mill levy program at this time, however may consider the use at a future time. The district also does not receive funding under the Federal Impact Aid program (formerly known as PL 874/PL 815 funding).

The district is eligible for PSCOC/NMPSFA awards based on a 58% State of NM and 42% local contribution for approved projects (2016-17) and currently does have an off-set balance in the amount of \$611,538 from a past direct legislative appropriation.

The district’s financial advisor is RBC Financial Services, Albuquerque, New Mexico. Contact Paul Cassidy 505-872-5993 for additional information.

2.8.3– Estimated Costs and Resources to Address Capital Improvement Needs

The chart below identifies the district’s overall Capital Improvement Needs of approximately \$70.6M for all of the district’s facilities. Based on the limited bonding capacity of \$8-11M available to the district at any given bonding cycle, the district will need to seek PSCOC funding assistance for eligible projects, as well as complete needed district wide projects that range from technology and security upgrades, athletic fields, hazardous material abatement and capital needs at non-educational facilities. Section 3.2 and 3.3 describes the district’s possible financial strategies to complete the needed facility improvements.



2.8.4– Maintenance Projects

The listing below identifies the needed maintenance repairs at ALL school district facilities and was reviewed with the LVCS Superintendent and Facility Manager on September 29, 2016. All of the needs identified as part of the facility assessment process, have been uploaded into the district’s work order system for completion. The district has an annual budget of \$2.79M to address its facility needs (SB-9 & Operational Funds), including those facilities that are not used for educational purposes and for training of personnel. The District’s Preventative Maintenance Plan was **Approved by the LVCS Board of Education on February 16, 2017.**

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Early Childhood Center	X	Repair damaged building eave, soffit and soffit panels at the corner of the roof - NE end of the building. (It appears that something has run into the building eave)
Early Childhood Center	X	Replace insulation wrap on chiller piping (exterior).
Early Childhood Center	X	Replace damaged/ stained ceiling tiles throughout
Early Childhood Center	X	Install occupancy sensors in all restrooms and storage areas.
Legion Park Elementary		FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Legion Park Elementary	X	Fencing repairs/ replacement needed around playground and install gate to secure parking lot
Legion Park Elementary	X	Reseal Hose Bibbs at exterior walls
Legion Park Elementary	X	Replace broken window pane on the south side of the south classroom wing.
Legion Park Elementary	X	Install door stop at south exit from north classroom wing and patch and repaint hole in wall.
Legion Park Elementary	X	Remove hanging wires from missing exterior light fixture and school bell at south classroom wing - west exit doors. Seal wall opening.
Legion Park Elementary	X	Repair damaged overhang on the north side of the north classroom wing
Legion Park Elementary	X	Repair/ seal seam along gutters to reduce leaks
Legion Park Elementary	X	Repair Fan Coil Unit serving the IT Server room
Legion Park Elementary	X	Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Legion Park Elementary	X	Replace stained/ damaged ceiling tiles throughout - multiple locations
Legion Park Elementary	X	FRP in the dishwasher area of the kitchen is coming off of the wall and needs to be reattached.
Legion Park Elementary	X	Toilets in the south classroom wing classrooms need to be re-caulked along the toilet bases and flush valves cleaned.
Legion Park Elementary	X	Steam clean tile grout in all restrooms
Los Niño's Elementary	X	Reset all splashblocks to be above grade under downspouts. Set on gravel base course
Los Niño's Elementary	X	Repaint all driveway curbing
Los Niño's Elementary	X	Replace missing drainage trench cover at sidewalk on east side of building.
Los Niño's Elementary	X	Multiple roof leaks near wall joints and skylights - WARRANTY REPAIRS (Leak areas: cafeteria, indoor playground, library, office, front entrance, Head start #138, HS office and Room 129)

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Los Niño's Elementary	X	Replace / Repair and reattach exhaust hood shroud that is lying on the roof next to mechanical unit.
Los Niño's Elementary	X	Test rusted rooftop gas lines for leaks and repair as required.
Los Niño's Elementary	X	Replace damaged/ stained ceiling tiles throughout - multiple locations
Los Niño's Elementary	X	Replace missing door closers at south door to indoor play area and east exit door next to room 181.
Los Niño's Elementary	X	Replace door hinges at hallway door to cafeteria
Los Niño's Elementary	X	Repair damaged ceiling next to classroom 181 and repaint
Los Niño's Elementary	X	Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts.
Los Niño's Elementary	X	Replace damaged chain-link fencing in front of the building
Paul D. Henry Elementary		FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Paul D. Henry Elementary	Completed	Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas are experiencing significant visible settlement.
Paul D. Henry Elementary	X	Replace broken glass at exterior window in girls restroom
Paul D. Henry Elementary	X	Provide additional cooling for storage room containing IT Server
Paul D. Henry Elementary	X	Replace non-working exit sign at corridor exterior exit from kitchen and at north exit near 2-classroom addition. Install exit sign at northeast library door to exterior.
Mike M. Sena Elementary	X	Replace inoperable exit sign on south entry doors to classroom wing and install new sign at north entry doors.
Mike M. Sena Elementary	X	Replace rooftop access ladder to HVAC System
Mike M. Sena Elementary	X	Repair damaged east wall in the multipurpose/gym
Mike M. Sena Elementary	X	Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Sierra Vista Elementary	X	Reset all splashblocks to be above grade under downspouts. Set on gravel base course
Sierra Vista Elementary	X	Clean debris out of the storm drain at the kitchen loading dock area
Sierra Vista Elementary	X	Repair damaged soffits at main entry areas and repaint.
Sierra Vista Elementary	X	Multiple roof leaks near wall joints and skylights - WARRANTY REPAIRS (Leak areas include: near main entry, east vestibule and at skylights)
Sierra Vista Elementary	X	Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts.

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Sierra Vista Elementary	X	Replace damaged/ stained ceiling tiles throughout - multiple locations
Sierra Vista Elementary	X	Patch, repair and paint ceiling in girls restroom on south side of Library and in corridor in south classroom wing
Sierra Vista Elementary	X	Repair damage to walls underneath the dishwasher in the kitchen, repaint and install cover over open outlet box.
Sierra Vista Elementary	X	Repair locks to electrical panels in the kitchen
Sierra Vista Elementary	X	Replace broken wall tiles in the kitchen - multiple areas
Sierra Vista Elementary	X	Install exit signage in the library.
Memorial Middle School		FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Memorial Middle School - Site	X	Dirt track needs to be regraded - Long term the track should at least be asphalt paved at a minimum.
Memorial Middle School - Site	X	Clean and grub soccer field and reseed for grass. <i>Does this area need to be irrigated? Ask Chris</i>
Memorial Middle School - Main Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required.
Memorial Middle School - Main Building	X	Replace broken windows at the north and west sides of the building.
Memorial Middle School - Main Building	X	Repair holes in stucco to reduce potential moisture damage - multiple locations around the building and at the damaged wall corner at the main entry.
Memorial Middle School - Main Building	X	Replace broken security camera's at the north and south west corner's of the building
Memorial Middle School - Main Building	X	Replace missing/ damaged roof downspouts at southeast corner of the building
Memorial Middle School - Main Building	X	Repair damaged roof flashing at the northwest corner of the building and multiple other locations on the upper roof area.
Memorial Middle School - Main Building	X	Replace broken exterior light at exit on the northeast side of the lecture hall
Memorial Middle School - Main Building	X	Reseal/caulk all existing skylights
Memorial Middle School - Main Building	X	Remove debris from the roof and clean all roof drains and downspouts
Memorial Middle School - Main Building	X	Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts. Including repairing damaged roof flashing at the northwest corner of the building and multiple other locations on the upper roof area. Repair/ Replace damaged downspouts and remove unused wires on roof

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Memorial Middle School - Main Building	X	There are several open (8" dia.) raised penetrations on the roof that do not have covers or are connected to equipment. Suspected roof overflow drains - additional investigation is needed by maintenance to determine if these openings need to have roof drain covers installed or openings sealed to prevent water infiltration.
Memorial Middle School - Main Building	X	Repair all disconnected rooftop gas lines. Test all remaining rusted rooftop/ exterior gas lines for leaks & repair as required.
Memorial Middle School - Main Building	X	Replace missing rooftop exhaust fan shroud - SE corner of the building
Memorial Middle School - Main Building	X	Install exit light and panic hardware on exterior door in Art Room
Memorial Middle School - Main Building	X	Replace both corridor doors and hardware to the lecture hall. Doors sticking and door hardware is in poor condition.
Memorial Middle School - Main Building	X	Replace broken door hardware near girls restroom at NE corner of building.
Memorial Middle School - Main Building	X	Repair water damage to skylight wells in library and repaint
Memorial Middle School - Main Building	X	Install door stop, repair hole in exterior wall and replace exterior light fixture at southeast corridor exit
Memorial Middle School - Main Building	X	Replace damaged/ stained ceiling tiles throughout
Memorial Middle School - Gym	Completed	Structural Investigation: To determine extent of repairs and stabilization required.
Memorial Middle School - Gym	Completed	Replace wood flooring in the gym (repairs to sub-floor may be required)
Memorial Middle School - Gym	X	Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains and downspouts. Repair/ Replace damaged downspouts at north side of the building
Memorial Middle School - Gym	X	Replace damaged/ stained ceiling tiles throughout
Memorial Middle School - Gym	X	Steam clean tile and grout in boy and girls shower area and kitchen
Memorial Middle School - Gym	X	Replace missing covers on electrical boxes and at bottom of water heater in mechanical room next to the gym
Memorial Middle School - Gym	X	Repair damage wall in girls locker room
Memorial Middle School - Gym	X	Repair damaged ceramic tile floor in cafeteria
Memorial Middle School - Gym	X	Reattach loose wall panels in the gym
Memorial Middle School - Gym	X	Repair damage to plaster ceiling in kitchen and water damage to corner of wall at sink next to dishwasher and install FRP to prevent further wall damage.
Memorial Middle School - Gym	X	Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Robertson High School - Athletic Fields (East Campus)	X	Repaint crosswalks on 4th Street between the Main Campus and Marr Gym/ Athletic Fields.

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Robertson High School - Athletic Fields (East Campus)	X	Replace broken pathway lights and repaint walls along ADA walkway between upper level of 4th Street and SW corner of Marr Gym
Robertson High School - Athletic Fields (East Campus)	X	Repair/replace baseball dugouts, replace torn windscreen, replace bleachers and repair hole in fence.
Robertson High School - Marr Gym	Completed	Structural Investigation: To determine extent of repairs and stabilization required.
Robertson High School - Marr Gym	X	Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Robertson High School - Marr Gym	X	Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Marr Gym	X	Install door threshold and sweep at NE football locker room.
Robertson High School - Marr Gym	X	Repair broken goal post - east side in gym
Robertson High School - Marr Gym	X	Steam clean ceramic tile in all locker rooms
Robertson High School - Marr Gym	X	Repair ceiling and paint over toilet in the Home Football Locker Room
Robertson High School - Marr Gym	X	Repair leaking shower head in visitors football locker room and clean stained wall tile.
Robertson High School - Marr Gym	X	Replace broken exit sign in Girls Locker Room
Robertson High School - Marr Gym	X	Repair corridor wall at base near NW exit from Fieldhouse.
Robertson High School - Main Campus	X	Trim trees away from all building structures
Robertson High School - Main Campus	X	Repaint all exterior metal handrails, columns, beams, and trim in the Student Commons Area
Robertson High School - Main Classroom Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas are experiencing visible settlement.
Robertson High School - Main Classroom Building	X	Replace missing cover on J-box on northwest side of building.
Robertson High School - Main Classroom Building	X	Replace damaged soffit panels on west side of building to prevent additional water damage.
Robertson High School - Main Classroom Building	X	Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Main Classroom Building	X	Install missing wall base at 1st Floor north entry corridor walls
Robertson High School - Main Classroom Building	X	Replace broken door closers - East Entry Doors
Robertson High School - Main Classroom Building	X	Repair/ replace all damaged window screens
Robertson High School - Main Classroom Building	X	Test all rusted exterior gas lines for leaks & repair as required.
Robertson High School - Media Center/ Science Bldg.	X	Replace split railroad tie edging on the west side of the building.

School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Robertson High School - Media Center/ Science Bldg.	X	Repair/ Replace exit door hardware in lecture hall
Robertson High School - Media Center/ Science Bldg.	X	Repair wall corner at the inside of the Media Center entry and install corner guard
Robertson High School - Media Center/ Science Bldg.	X	Remove papers and material storage from in front of electrical panels
Robertson High School - McFarland Hall	Completed	Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas throughout are experiencing visible settlement.
Robertson High School - McFarland Hall	X	Trim overgrown bushes and remove vines from the side of the building as they are causing damage to the brick walls.
Robertson High School - McFarland Hall	X	Sand, prime and repaint exterior handrail at ADA ramp.
Robertson High School - McFarland Hall	X	Replace broken door handle to storage room next to fire riser closet.
Robertson High School - McFarland Hall	X	Replace broken/ stained ceiling tiles in administrative office areas.
Robertson High School - McFarland Hall	X	L/H/S Condition: At the SE end of the bleachers the guardrail is missing between the seating area and the exit stairs, which is a safety issue as anyone can fall through the opening. The district needs to take immediate action in this area.
Robertson High - Choir Building		FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Robertson High - Choir Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required.
Robertson High - Choir Building	X	Repair/ replace broken/ damaged downspouts and provide new splashblocks.
Robertson High School - Career Ed Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Career Ed Building	X	Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Career Ed Building	X	Replace broken ADA Automatic Door Openers
Robertson High School - Career Ed Building	X	Caulk around all existing door openings
Robertson High School - Career Ed Building	X	Repair existing leaking skylights to prevent further damage to building until roof can be replaced as part of future project.
Robertson High School - Career Ed Building	X	Replace interior wall/ column damage to skylight well in front of nurse's office.
Robertson High School - Career Ed Building	X	Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Career Ed Building	X	Replace broken Kiln and exhaust hood in Art Room.
Robertson High School - Patio Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Patio Building	X	Remove weeds along wall perimeter and spray weed pre-emergent/ killer to prevent future weeds.

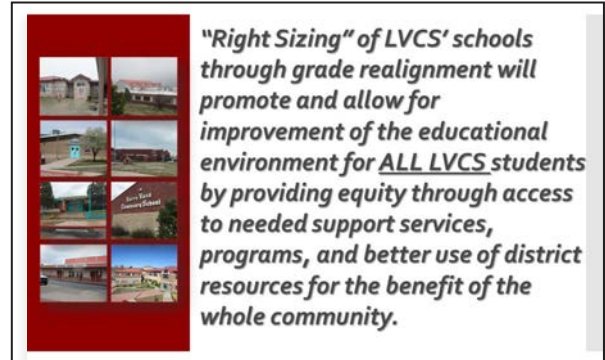
School Facility/ Building	Maintenance Work Order	Facility Deficiencies & Needs
Robertson High School - Patio Building	X	Replace broken door handle at SW exterior door and exterior light above door.
Robertson High School - Patio Building	X	Replace missing crawl space cover on SW end of building (old office area)
Robertson High School - Patio Building	X	Replace cracked/ broken window glass in east side middle classroom. (1st window south side)
Robertson High School - Patio Building	X	Replace missing wall base at ramp to stage in Band Room
Robertson High School - Patio Building	X	Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Quintana Building		FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Robertson High School - Quintana Building	Completed	Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Quintana Building	X	Replace missing light fixture cover in Life Skills restroom
Robertson High School - Quintana Building	X	Repair damaged ceiling in locker room on second floor
LVCS Central Administration Office	X	Structural Investigation: There is settlement occurring along the south and west sides of the building, a structural review is needed to determine necessary repairs that are in keeping with the historic requirements for this facility.
LVCS Central Administration Office	X	Roof Maintenance: Clean and remove all roof debris and unclog all roof drains.

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3.1 Total Capital Improvement Needs

3.1.1 – Capital Improvement Plan Goals

A successful long range capital improvement plan represents a balance between providing for enrollment growth or decline, additions and renovations of older buildings, constructing new or replacement schools, maintaining the existing infrastructure, and providing all of these through a fiscally prudent Capital Improvement Plan.



The LVCS Capital Improvement Plan focuses on the following goals and strategies:

- 1) Renovate and improve existing campus's and facilities that will remain post implementation of the LVCS "Right-Sizing" initiative on a systematic schedule to provide safe, up-to-date learning environments that meet the changing educational program needs of the District.
- 2) Provide funding for maintenance and system renovation or replacement on a schedule that ensures that all district buildings remain environmentally safe and function efficiently by utilizing SB-9 where possible.
- 3) Develop a long-range facilities plan that is fiscally responsible and builds upon the changing needs of the District and local community to improve educational opportunities for all students.
- 4) Provide for the ancillary facilities that are needed to support the educational programs and other non-education needs of the District.
- 5) Decommission, Demolish and/or dispose of unneeded district facilities to reduce square footage and reduce operation an maintenance costs as the District's "Right-Sizing" initiative is implemented.

These goals are the foundation of the Las Vegas City Schools District-Wide Facilities Master Plan and are the key to a systematic, consistent process for addressing the long-range facilities needs of the entire school district. They are comprised of a balanced plan to upgrade/renovate older facilities, construct new classroom additions and to efficiently care for the District's overall facility infrastructure including non-educational use buildings. Ultimately, the recommendations contained in the capital plan support a focus on instructional programs and improved usage of the facilities that will remain as the cornerstone of facility planning and design.

Goal 1:

Renovate and improve existing campus facilities that have identified to remain post implementation of the LVCS "Right-Sizing" initiative on a systematic schedule to provide safe, up-to-date learning environments that meet the changing educational program needs of the District.

The Public Schools Facility Authority requires as part of the Facility Master Plan process that school districts identify schools that do not meet the NM Adequacy Standards and identify specific facility needs as part of the District's Capital Improvement Plan. The identified projects are intended to ensure equitable educational environments across the district and state. Oversight by NMPSFA is unique to the State of New Mexico and is in place to assist districts if they so choose to obtain matching funding for capital needs based upon a formal Facility Condition Index (FCI) ranking system that is used to maintain equity and balance in the Capital Outlay

Program across the state. As of 2016/17, Las Vegas City Schools would receive 58% of matching funds from the PSCOC for eligible school projects and LVCS would fund district specific facility projects at 100%.

As of the 2017/18 Preliminary Rankings (Feb 2017), Las Vegas City Schools has five schools ranked in the top 100: Los Ninos Elementary (33 - NMCI 35.04%), Paul D Henry Elementary (51 - NMCI 31.80%), Robertson High School (60 - NMCI 30.92%), Sierra Vista Elementary (62 - NMCI 30.87%) and Mike Mateo Sena (86 - NMCI 28.77%) that would be eligible for either Standards or Systems based funding over the next 5 years. Based upon additional information submitted to NMPSFA in regards to several facilities having significant structural stabilization needs and other facility concerns that the NMCI scores at several of the districts facilities will increase (worsen). The district currently has GO Bond monies available and will consider submitting applications for either Standards or Systems Based funding for Los Ninos Elementary, Paul D. Henry Elementary, Sierra Vista Elementary and possibly Robertson High School over the course of the next 5 years as LVCS implements it's "Right-Sizing" initiative.

Goal 2:

Provide funding for preventative maintenance and system renewal on a schedule that ensures that buildings remain environmentally safe and function efficiently by utilizing SB-9 funds where possible.

A fully funded maintenance plan is part of a 'life-cycle' approach to maintaining a healthy, safe, and comfortable building infrastructure. A comprehensive maintenance plan should include consistent, identifiable funding of the district's maintenance program so as not to underestimate the future fiscal needs of the district and takes into account the upcoming facility changes within the district. Las Vegas City Schools has a Preventative Maintenance Plan (PMP) in place that was approved by the LVCS Board of Education on February 16, 2017, and utilizes the "school dude" program tools to track facility maintenance needs, work orders and utilities. Each school campus has facility needs that have been identified as part of the facility condition assessment process that have been identified as maintenance work and will have work orders issued and completed over the next couple years as funds are available through SB-9 and may need to be supplemented by GO Bond and/ or operational funds.

Goal 3:

Develop a long-range capital improvement plan that is fiscally responsible and builds upon the changing needs of the District and local community to improve educational opportunities for all students.

This capital plan lists nearly \$70.6 Million in needed Capital Improvement Projects for all of its school and district support facilities (non-educational). Many of these projects are needed to address facility renovation/ building system replacement needs, including new construction and a classroom addition at Los Ninos Elementary, and includes demolition of several unneeded facilities as funds allow. The LVCS Board of Education Administration, Facility Manager, and Facilities Committee through multiple meetings have reviewed the District-wide Capital Improvement Needs in conjunction with the decreasing enrollment patterns and poor use/ utilization of all schools. Once the LVCS Board of Education approved the "Right-Sizing" initiative that includes grade re-alignment and facility decommission which is to be implemented over the next two years, priorities were established to address the facilities needs at the remaining schools with the renovation and classroom addition to Los Ninos Elementary being the district's highest priority, followed by Sierra Vista Elementary. It should be noted that the current LVCS GO Bond is NOT sufficient to cover all of the district's facility needs on its own and the district will need funding assistance through PSCOC Standards or Systems based awards, as well as from future GO bond cycles or funding alternative sources.

General Obligation Bonds - Represents an alternative financing mechanism for the District in addition to SB-9 and HB-33 monies. General obligation bonds require voter approval and often carry lower interest rates than other debt financing mechanisms. Issuance of a general obligation bond requires adequate debt capacity backed by a predictable revenue stream such as property taxes. LVCS recently passed a \$11M GO Bond in February 2017. The District will seek another GO Bond Election in 2021 for an additional \$8-11M depending on the current assessed property valuation and the amount of existing debt service remaining at that time. With the passage of the most recent GO Bond, the district is currently bonded to 80.7% of capacity.

SB-9 Monies - The District currently levies a 2.0 mill levy under the SB-9 Program and receives approximately \$575K annually including matching monies from the State of New Mexico. The district currently uses this funding for general systems maintenance, training, materials and equipment, code compliance and cyclical systems replacement and renewal. The District successfully passed a SB-9 Election in February 2017 and the next SB-9 Election will be in 2023.

HB-33 Monies - The District currently Does Not have a HB-33 mill levy in place as there is no community support for additional taxes, however may need to be considered in the future to generate additional revenue for facility improvements. The HB-33 Program has a maximum 10 mill levy limit and the District has no future plans to pursue this funding source.

Goal 4:

Provide for the ancillary facilities that are needed to support the educational programs and other non-education needs of the District.

General Strategies:

- Provide for adequate parking facilities for transportation vehicles throughout the district.
- Provide for maintenance and facility renewal at all district sports facilities not covered by PSCOC funding.
- Provide for both maintenance and facility renewal at all non-educational district facilities, such as the District's Central Administration Office and Maintenance Complex.

Goal 5:

Decommission, Demolish and/or dispose of unneeded district facilities to reduce square footage and reduce operation an maintenance costs as the District's "Right-Sizing" initiative is implemented. (Estimated SF savings 173,399 - 191,242)

As part of the "Right-Sizing" initiative that once completely implemented over the next two years will not only improve educational opportunities for all students it will allow for improved utilization of the remaining schools and help reduce operation and maintenance costs district-wide, thus allowing more investment into educational programs. The facilities that have been identified for decommissioning/ demolition and/or sale over the next 5 years are:

- Legion Park Elementary (31,733 SF)
- Paul D Henry Elementary (30,442 SF)
- RHS Chorus Building (2,989 SF)
- RHS Quintana Building (8,788 SF)
- Memorial MS Main Building (72,637 SF)
- Memorial MS Gym (26,810 SF)*
- Silas Lopez Early Childhood Center (18,025 SF)**

*Note: *Memorial MS Gym will need to stay in operation until a new Auxiliary Gym can be constructed at RHS and then may be considered for demolition in the future if not needed.*

*** Once the classroom addition is completed at Los Ninos Elementary and the kindergarten students are relocated, the district may consider re-purposing the SLECC facility for expansion of the Headstart/ Pre-K program or sell the facility.*

3.1.2 – Total Capital Needs Identified by the District

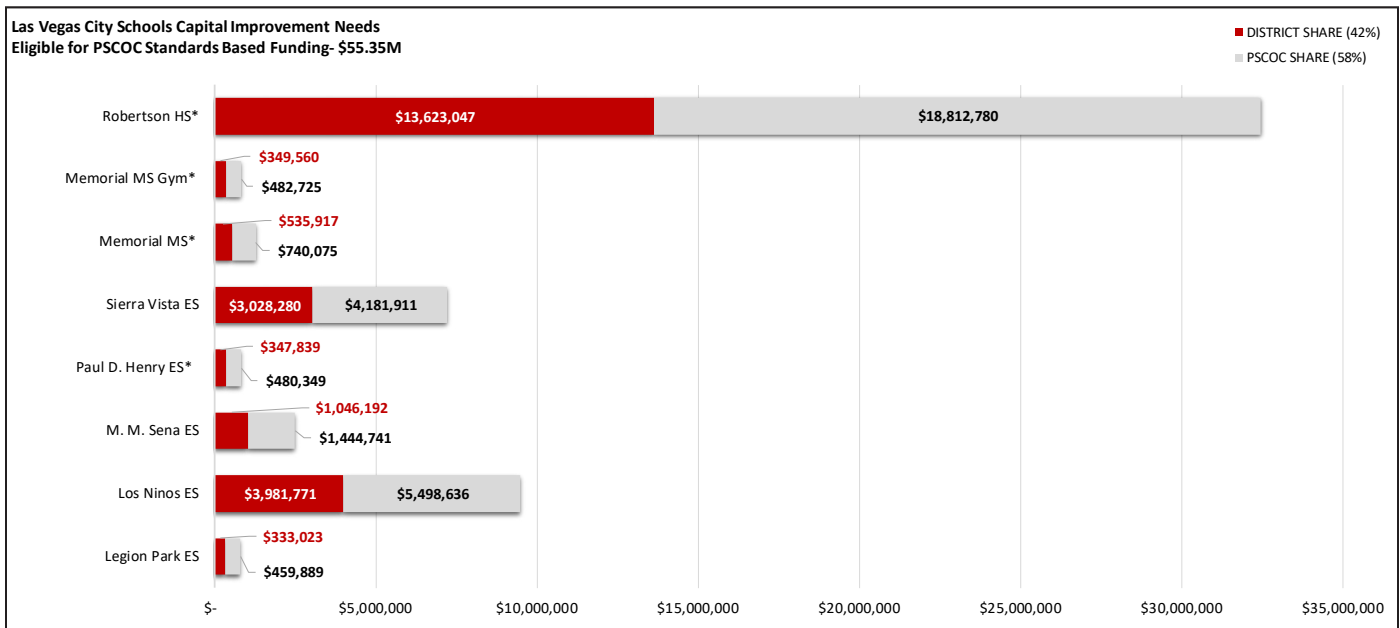
As part of the prioritization process, a meeting was held with the district’s Board of Education, Administrative Staff, facility manager, and members from the Facilities Committee to review the facility conditions, needs and capital improvement costs for all of the district’s facilities. The *total* outstanding capital needs for Las Vegas City Schools is approximately \$70.6 Million for bringing all existing schools and support facilities up to current physical and programmatic standards *post* “Right-Sizing”, decommissioning and demolition of unneeded facilities, and includes associated soft costs such as architect/ engineering fee’s, specialty consultants, testing and surveys, furnishings/ equipment, contingency and NMGRT.

As part of the 2017 General Bond election, the school district will allocate *most* of the \$11 Million towards projects that can qualify for PSCOC Standards or Systems based projects over the next five years as well as proceeds from the 2021 GO Bond election. LVCS intends to seek Standards based funding as funds are available for Los Ninos Elementary and Sierra Vista Elementary, including demolition funding for Paul D. Henry Elementary and Legion Park Elementary from the current GO Bond cycle.

The district will hold its next General Bond Election in February of 2021 for an additional \$8-11 Million. When passed, the district will seek Standards Based funding from the PSCOC towards the district’s next top priority which will be Robertson High School and because of the estimate cost and district’s current match of 42% may be required to be completed in phases or the district may need to request a waiver.

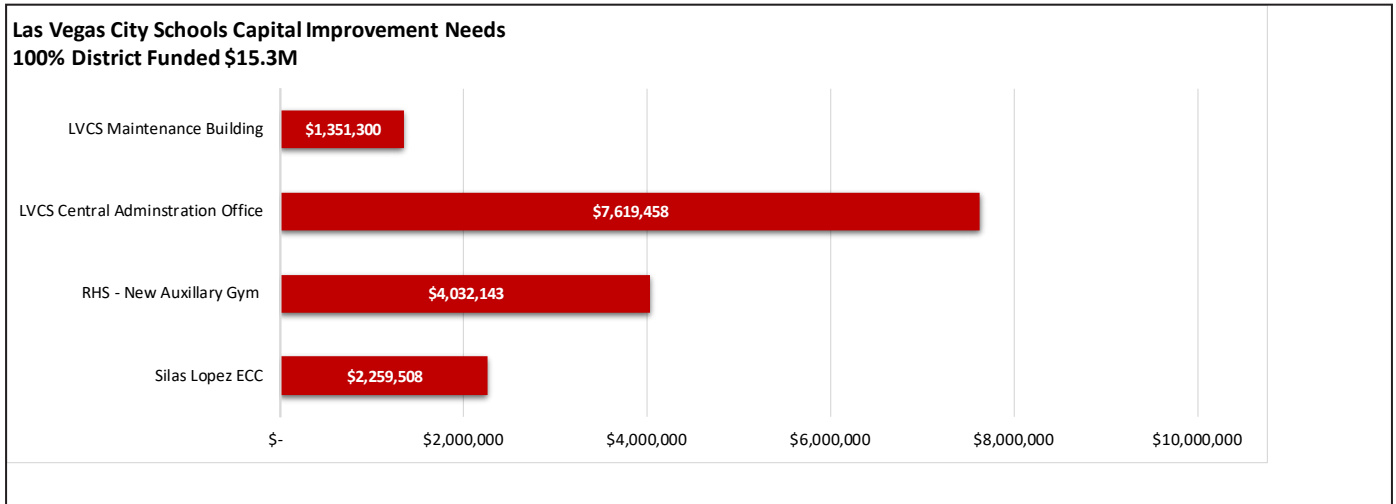
When the current 2017 GO Bond priority projects are funded and completed, LVCS will have approximately \$52.3M remaining in capital improvement needs, of which \$15.2M will be the districts responsibility to provide matching funds for eligible PSCOC projects and an additional \$15.3M for projects that the district will need to fund at 100% from future bond elections.

The chart below is a breakdown of the district’s schools that would be eligible for PSCOC funding assistance and are LVCS top priorities over the next 5-8 years, the total PSCOC share is anticipated to be \$32,101,106(58%) and the districts share would be \$23,245,629 (42%):



* Locations have facilities that have been identified for decommissioning/ demolition or sale

As with every school district, there are facility needs that are not typically covered by PSCOC funding and can range from district support facilities, to athletic facilities, special equipment, larger budgetary facility renewal items such as roofs or parking lots, minor renovation needs, playground equipment, technology and security upgrades. The chart below, identifies district funded projects over the next ten years, which could have funding allocated from the either the 2017 or 2022 GO Bonds including future GO Bond elections, as well as be supplemented where possible with SB-9 monies.



Technology

LVCS has currently determined that robust connectivity and speed is to be designated a priority. As part of the district’s “Right-Sizing Plan” LVCS will be working to install fiber optics at the remaining four schools. LVCS is currently working with the NMPSFA Broadband Deficiencies Program to help fund upgrades to each of the school sites over the next year to accomplish this goal as soon as possible. The LVCS Technology Department is working to implement a replacement schedule for outdated hardware and software and continue to look for ways to expand the catalogue of technology tools available to students and staff for continued educational excellence. Funding sources for all technology projects over the next five years will include operational funds, state technology funds, technology grants, SB-9 money, GO Bond money, and Title funds, as well as E-Rate funding.

	<u>Budget</u>
The district will utilize BDCP and E-Rate funding to upgrade fiber to district schools and support offices:	\$117,000
Interactive Technology in all Classrooms:	\$100,000
Telephone system replacement and upgrades:	<u>\$300,000</u>
Total Cost:	\$517,000

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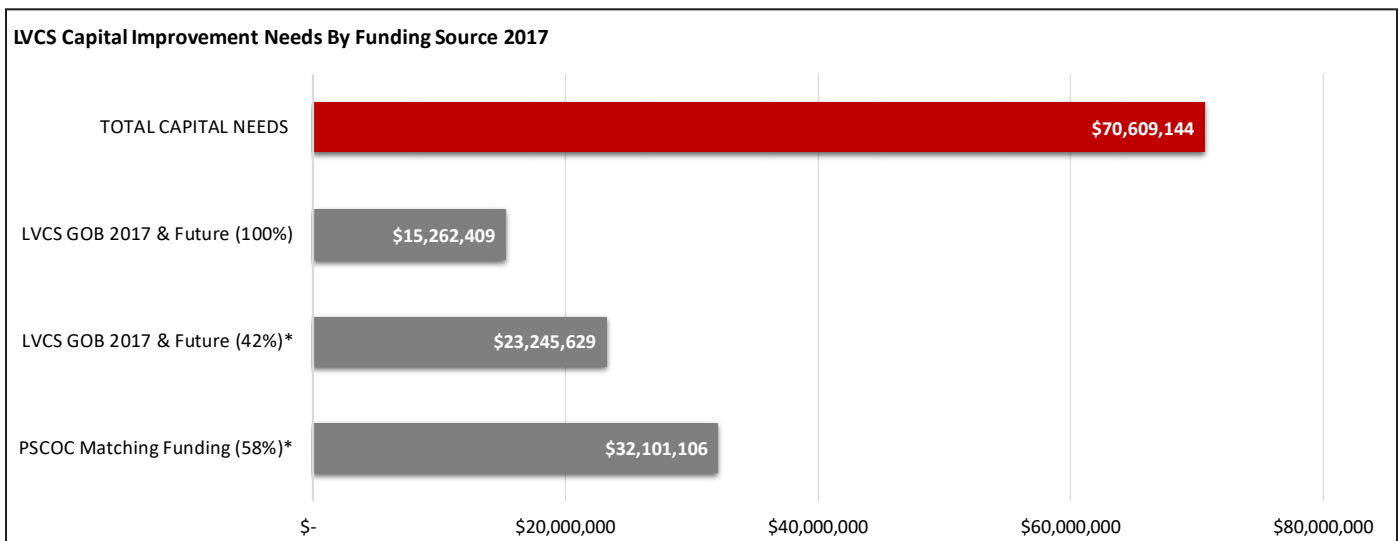
3.2 Prioritization Process

3.2.1 – Prioritization of Capital Needs

District Capital Improvement priorities were recommended to the Las Vegas City Schools Board of Education by the Facilities Master Plan Committee that consisted of representatives district administration and staff, in consultation with the District’s Facilities Master Plan consultant and NMPSFA. At this time the needed Capital Improvements at LVCS include provisions for a classroom addition and demolition of several existing educational facilities to meet its reduced enrollment, improve educational programs district-wide and to reduce operation and maintenance costs. LVCS will continue to address its preventative maintenance needs as funds allow from its SB-9 funding as identified in its current PMP Plan.

The Capital Improvement Needs were reviewed to determine the district’s priorities and then compared to the 2017/18 NMCI based school rankings for possible reconciliation. Out of the district’s top 4 priorities, only two schools did not align with the 2017/18 NMCI school based rankings: Sierra Vista Elementary and Robertson High School. With only \$11M from the current 2017 GO Bond to work with initially, it was determined that the district would prioritize the renovation and classroom addition to Los Ninos Elementary (#33) and renovation to Sierra Vista Elementary (#62) first as they will be the district’s primary K-6th grade school locations. Robertson High School has a NMCI ranking of 60, but will be deferred until the district’s next GO Bond election in 2021 due to the high cost of the project as it will more than likely require a whole GO Bond cycle to complete the needed capital improvements, and Mike Mateo Sena Elementary (#82) will be the district’s next priority after the high school is completed.

A Capital Improvement strategy was developed address all the capital needs at the maximum number of sites based on available funding and ensure completion of all recommended work at any one facility. Completion of all recommended projects is in line with the stated goals of the PSCOC and will maximize resources and prevent repetitive work that is common in phased implementation. This strategy for LVCS Capital Improvement Plan implementation, is based on the availability of funds from the 2017 GO Bond, future Standards Based or Systems Based PSCOC matching funds and the successful passage of the districts next GO Bond in 2021 to continue to address the district’s capital improvement needs over the next four to eight years.



* Before Legislative Offset of \$611,538 Applied

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3.3 Capital Plan

3.3.1 – Anticipated Funding Source for each Project

While direct legislative appropriations are another source of funding for New Mexico State Public Schools; there is however, no established method of dispersing funds. Funds are requested from the local legislator for specific projects and the legislator has to determine who receives funds and how much. If a district receives a direct appropriation, a portion of the appropriation may be deducted (offset against) from any future PSCOC award and should be taken into consideration prior to accepting any direct appropriations for capital projects. As of 2017/18, Las Vegas City Schools has a direct legislative appropriations offset in the amount of \$611,538 that would be applied towards the State of NM share if the district is awarded capital outlay funds from the PSCOC.



Currently, the district’s 2017 GO Bond and future GO Bond proceeds (with matching PSCOC funding where applicable) will be the primary source of funding for the majority of projects Las Vegas City Schools undertakes. The next General Obligation Bonds election is anticipated to be held in 2021 to fund the projects based on the district’s next set of priorities and may be adjusted to accommodate changing needs in the district as determined by the Las Vegas City Schools Board of Education.

Additional future GO bond elections will need to be held and/or other funding options will need to be considered if the PSCOC Funding Assistance were to become limited to address the district’s capital improvement needs such as NMDOT, San Miguel County Road Funds, Energy grants through ENMRD or other energy programs, and technology grants to address site and technology improvements as a way to supplement current GO Bond funding stream. The district will self-fund capital projects at 100% for facilities that are not eligible for PSCOC funding assistance out of the 2017 and 2021 GO Bonds and may also require funds from future GO Bonds to complete.

Overall Total Project Budgets pertain to the needed building systems renewal. The Total Project Budgets not only include the cost of construction but the soft costs associated with each project such as architectural and engineering services, special testing, and equipment and furnishings as well as a contingency for unexpected conditions and NMGR.

The chart on the following page identifies the district’s Capital Improvement Priorities by the proposed funding source. The Total Project Costs not only include the estimated cost of construction but the soft costs associated with each project such as architectural and engineering services, special testing, and equipment and furnishings as well as a contingency for unexpected conditions and NMGR.

2017 - 2022 Facility Master Plan • Las Vegas City Schools

Las Vegas City Schools Capital Improvement Priorities by Funding Source						
Building System	2017/18 NMC1 Ranking	District Priority	MACC	Soft Costs	Total Project Budget	Funding Source
Los Ninos Elementary	33	1	\$ 6,636,284	\$ 2,844,122	\$ 9,480,406	2017 GO Bond/ PSCOC
Paul D. Henry Elementary*	51	2	\$ 637,704	\$ 190,483	\$ 828,187	2017 GO Bond/ PSCOC
Sierra Vista Elementary	62	3	\$ 5,047,134	\$ 2,163,057	\$ 7,210,191	2017 GO Bond/ PSCOC
Legion Park Elementary*	122	4	\$ 610,543	\$ 182,370	\$ 792,913	2017 GO Bond/ PSCOC
Robertson High School	60	5	\$ 25,797,095	\$ 10,670,875	\$ 36,467,970	2021 & Future GO Bond/ PSCOC
Mike Mateo Sena Elementary	86	6	\$ 1,743,653	\$ 747,280	\$ 2,490,933	Future GO Bond/ PSCOC
Memorial Middle School	268	7	\$ 1,623,373	\$ 484,904	\$ 2,108,277	Future GO Bond/ PSCOC
Silas Lopez Early Childhood Center	-	8	\$ 1,581,656	\$ 677,852	\$ 2,259,508	Future GO Bond
LVCS Central Office	-	9	\$ 5,333,620	\$ 2,285,837	\$ 7,619,458	Future GO Bond
LVCS Maintenance Complex	-	10	\$ 945,910	\$ 405,390	\$ 1,351,300	Future GO Bond
Total Facility Costs			\$ 49,011,063	\$ 20,246,781	\$ 70,609,144	

* Demolition to be included as part of renovation projects at Los Ninos and Sierra Vista Elementary as schools are consolidated.

3.3.2 – Priorities for State Funding Assistance

The Las Vegas City Schools through the Facility Master Plan process has developed a Capital Improvement Plan to address the identified facility needs throughout the district over the next five to eight years. The district has four elementary schools that are identified as high priority, two of which have been identified for demolition. These four schools should be considered for funding as the district is being proactive through its “Right-Sizing” initiative in reducing square footage and will in the long term also will be reducing operation and maintenance costs. LVCS will be seeking PSCOC funding assistance over the next five years of approximately \$10M for facility improvements that will need to be addressed through the Standards Based Funding Assistance process and will require matching funds from the district’s 2017 in the amount of \$8.3M .

The remaining capital improvement projects in the district that qualify for PSCOC matching funds total \$52.3M and will require \$30.8M in funds from the 2021 & Future GO Bond cycles from the district and \$21.5M in matching funds from the PSCOC. The chart below identifies the projects identified for State Funding Assistance if available, to complete the identified projects with available GO Bond funds as approved by the Las Vegas City Schools Board of Education.

LAS VEGAS CITY SCHOOLS CAPITAL IMPROVEMENT PLAN 2017-2022								
LVCS Project Priority	NMCI Ranking 2017/18	School Name	TOTAL PROJECT COSTS	LVCS GOB '17 & Future (100%)	LVCS - GOB '17 - Obligated (42%)	LVCS GOB '21 & Future (42%)	PSCOC Funding (58%)	Notes/ Strategies
CURRENT PROJECTS IDENTIFIED FOR STANDARDS BASED FUNDING - NEXT FIVE YEARS								
1	33	Los Niños Elementary	\$9,480,406		\$3,981,771		\$5,498,636	
		<i>Adjustment for District Offset Amount</i>			\$611,538		-\$611,538	
		Revised Los Niños Elementary			\$4,593,309		\$4,887,098	LVCS to Apply for Funding 2017/18 or 2018/19
2	51	Paul D. Henry Elementary*	\$828,187		\$347,839		\$480,349	LVCS to Apply for Funding 2017/18 or 2018/19
3	62	Sierra Vista Elementary	\$7,210,191		\$3,028,280		\$4,181,911	LVCS to Apply for Funding 2018/19 or 2019/20
4	122	Legion Park Elementary*	\$792,913		\$333,023		\$459,889	LVCS to Apply for Funding 2018/19 or 2019/20
			\$18,311,698	\$0	\$8,302,451	\$0	\$10,009,247	
REMAINING CAPITAL IMPROVEMENT PROJECTS FOR FUTURE PSCOC FUNDING ASSISTANCE								
5	60	Robertson High School	\$36,467,970	\$ 4,032,143		\$13,623,047	\$18,812,780	Includes District Share @ 100% for New Auxiliary Gym
6	86	Mike Mateo Sena Elementary	\$2,490,933	\$0		\$1,046,192	\$1,444,741	
7	268	Memorial Middle School	\$2,108,277	\$0		\$885,476	\$1,222,801	
			\$41,067,180	\$4,032,143	\$0	\$15,554,716	\$21,480,322	
CAPITAL IMPROVEMENT PROJECTS - 100% DISTRICT FUNDED								
8	NR	Silas Lopez Early Childhood Center	\$2,259,508	\$2,259,508				Once the Kindergarten moves to Los Ninos Elementary, the LVCS will determine if this facility will be repurposed or sold
9	NR	LVCS Central Office	\$7,619,458	\$7,619,458				
10	NR	LVCS Maintenance Complex	\$1,351,300	\$1,351,300				
			\$11,230,266	\$11,230,266	\$0	\$0	\$0	
TOTAL ALL PROJECTS			\$70,609,144	\$15,262,409	\$8,302,451	\$15,554,716	\$31,489,568	

* Demolition to be included as part of renovation projects at Los Niños and Sierra Vista Elementary as schools are consolidated, and Robertson HS and Memorial MS.

3.3.3 – Adoption of Facility Master Plan

The Las Vegas City Schools District-Wide Facility Master Plan 2017-2022 was adopted by the Board of Education on March 28, 2017.

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SECTION 4.0 - SUPPORT INFORMATION

4.1 – Site / School Detail

Las Vegas City Schools

In order to develop a comprehensive Capital Improvement Plan for Las Vegas City Schools, it must first be acknowledged that the condition of each school facility is directly related to the overall environment in which teaching and learning occurs. To objectively determine the existing conditions of school facilities and sites, comprehensive facility assessments were conducted by Visions In Planning, Inc., April 11-12, 2016 There were four components to the facility assessment process which took into consideration the following:



- The “actual” physical condition of all building systems at each school campus
- Site conditions (playgrounds, bus/ parent pick-up & drop parking, etc.)
- The availability of technology at each site
- The educational suitability and compliance with the NM Adequacy Standards

The facility assessments were developed using an industry standard scoring system; that works in conjunction with the State of New Mexico’s Facility Assessment Database. LVCS has over the past 10 years upgraded building systems such as roofs, HVAC and plumbing as funds were available. The Facility Assessment Database (FAD) reports for each school have been reviewed and updated and submitted to NMPFA for inclusion into the current database reports.

The facility assessment process involved a visual walk-through review of the visible and accessible components of the campus buildings and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to check their condition and to identify physical deficiencies where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted and no samples of building materials were collected to substantiate observations made, or for any other reason. However, during the facility assessment process structural settlement issues were discovered at several locations. The LVCS Superintendent was notified and the district contracted with Chavez-Grievies Engineering to conduct structural investigation reports of the identified facilities - a copy of this report is included at the end of this document.



The review of the mechanical systems, electrical systems, and fire & life safety systems at the property

SECTION 4.0 - SUPPORT INFORMATION

included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition.

Building functionality and adequacy standards compliance were also reviewed as part of this process. As expressed by the district staff and the various stakeholders, an extremely important component in the facilities assessment was the educational suitability and adequacy of each school facility. Educational suitability and adequacy responds to the question:

“Does the building and the site support and enhance the delivery of the educational program while complying with 6.27.30 NMAC NM Public School Facility Adequacy Standards?”

Each facility site visit started with a meeting with the school’s principal or designated representative and proceeded to a room by room visual review. These reviews took place during the active part of a school day to assess how the facilities were being used.

The overall campus’s ability to meet the educational program needs was determined with reference to the school specific needs and its ability to comply with the NM Adequacy Standards. As part of the overall facility assessment the following is a listing of some of the major items that were included for review:

- Traffic Patterns & Parking
- Parent & Bus drop and pick-up
- Safety and Security
- Learning Style Variety
- Classrooms sizes
- Location of Administrative Offices relative to the Main Entrance
- Storage
- Ease of Supervision/ Building Security

Final results of the assessment reports were used in determining the needed facility improvements and systems replacement. The listings below identify a sampling of observed conditions district wide for all schools in regards to both building systems and educational adequacy.

Sampling Of Observed Conditions - Building Systems

- Parent and Bus drop-off and pick up area improvements
- Parking lot needs paving
- Site Fencing to improve security



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- Aged, obsolete electrical distribution and branch panels with limited circuit capacity.
- Energy efficient light fixtures and ballasts not utilized district-wide.
- Exterior doors and windows need to be replaced.
- Exterior stucco systems need repairs and new color coat
- Hazardous Material - any remaining flooring, ceilings, mastic, piping insulation, etc require remediation and removal as schools are renovated.
- HVAC systems and controls needing to be upgraded - Cooling is not provided at some locations
- Hot water boilers, storage tanks, and piping require replacement
- Multiple facilities require roof replacement
- Parking lot needs paving
- Hazardous Material - flooring, ceilings, mastic, piping insulation, etc. require remediation and removal as schools are renovated.



Sampling Of Observed Conditions - Educational Adequacy

Elementary Schools

- Secure entry's needed
- Classrooms in need of renovation
- Kindergarten classroom below NMAS
- Schools were not configured for ease of supervision – need for increased security/ access
- Special education spaces were too small or insufficient
- Technology upgrades
- Schools did not support a variety of learning styles

Middle & High School

- Secure entry's needed/ Site Fencing
- Classrooms in need of renovation
- Science labs in need of renovation and new equipment
- Specialty program spaces such as Wood, Welding, Small Engine Repair and Ag Shops need renovation and new equipment.
- Special education spaces were too small or insufficient in quantity.
- Exterior play-field improvements needed
- Kitchen/ Cafeteria upgrades



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As the district implements the Facilities Master Plan over the next five years, the facility conditions assessment can be used as a baseline for school improvements at each existing school facility in conjunction with each facilities Capital Improvement Plan. The detailed information contained in Section 4 includes replacement and repair costs that are based on industry standard unit rates (based on 2016 costs), combined with local experience gained by Visions in Planning in order to establish baseline budgeting for the district over the next five years.

The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and price quotations should be established by the District and the budgetary items revised to reflect actual expenditures. Not included are costs associated with items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

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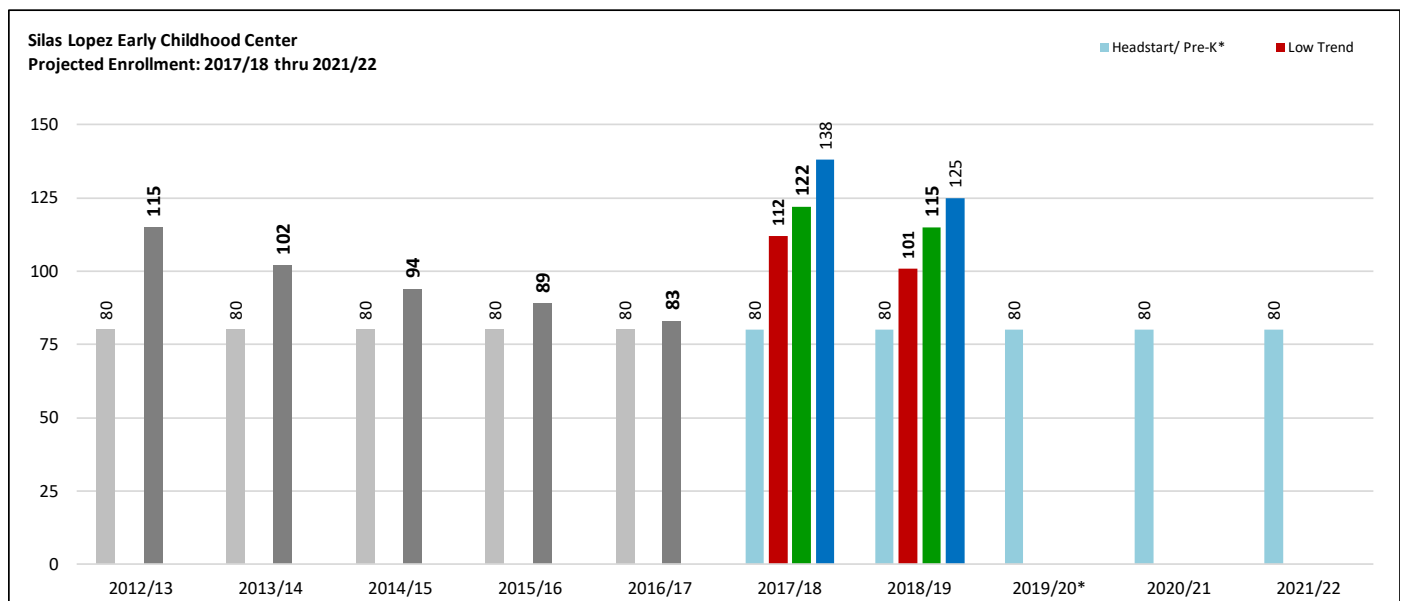
4.1.1 – Early Childhood Center

Site Acreage:..... 1.9
 Constructed:..... 1964 (2004)
 Permanent SF: 18,025
 Portable Building Qty: 0
 NMCI: N/A (Not Ranked)
 PSCOC Ranking:..... (2017/18)
 Serves Grades:..... Kindergarten
 2016/17 Enrollment: 83
 2021/22 Projected Enrollment: 73
 Functional Capacity: 133
 Utilization: 75%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Early Childhood Learning Center										
Kindergarten	126	114	104	108	110	115	102	94	89	83
%Change		-10%	-9%	3.8%	1.9%	4.5%	-11.3%	-7.8%	-5.3%	-6.7%
Total	126	114	104	108	110	115	102	94	89	83

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year the West Las Vegas Schools Head Start/ Pre-K Program which serves up to 80 students from both districts is currently located at Los Ninos Elementary will be relocated to the SL Early Childhood Center (Head Start/Pre-K enrollment is NOT included in the LVCS "official" enrollment). The district's kindergarten program will continue in place at this location until the 2019/20 school year when the Kindergarten will be integrated to the Los Ninos Elementary School. This facility may continue to remain in operation for the WLVS Head Start/ Pre-K program and be expanded to include more students from LVCS.



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Facility Notes and Comments:

Silas Lopez Early Childhood Center (SLECC) is located at 1022 9th Street, near NM Highlands University. The school was originally constructed as an elementary school in 1964 and has had one addition in 2004 and consists of 18,025 permanent SF. The school was converted to serve the district’s Kindergarten student population in the 1990’s. As part of the district’s approved “right sizing” plan, the district intends to either re-purpose this facility into a Head Start/ Pre-K school once the classroom addition is completed at Los Niños Elementary or if enrollment continues to decline may consider selling the facility.

Site:

Centrally located just east of the Las Vegas Plaza, access to the site is from 9th Street into the main parking area which is also used as the parent drop-off/ pick-up area. Congestion often occurs at the start and the dismissal of school along 9th Street. The bus drop-off/ pick-up area is located on the west side of the facility along Mora Avenue and can only be accessed via a set of steps to the sidewalk which does not have curbing but only metal bollards for protection. There is not an ADA access ramp to the bus drop-off/ pick-up area. There is a small parking lot that can be accessed on the north side of the facility from Baca Avenue that is for staff parking. The playground equipment has recently been relocated to the southwest side of the facility to improve safety. Overall site drainage is fair as there are several areas of ponding due to roof drainage around the facility that need re-grading for positive drainage; concrete aprons need to be installed around the building perimeter and repairs to the retaining wall that separates the sidewalk from the playground are needed.

Structural/Exterior Closure:

The SLECC was constructed with a continuous concrete footing and slab-on grade foundation that appears to be in fair to good condition with a steel structural system consisting of columns, beams and roof structure. The exterior walls consist of a combination of fluted CMU at the most recent classroom addition and CMU with a light-colored brick veneer and all of which are in fair to good condition. However, there are some areas in need of minor repairs, and the entire building needs joint maintenance and tuck-pointing.

The roof consists of a standing seam metal roofing system that only has one small area with any type of any guttering / downspout system and more is needed to help route water drainage away from the facility. All metal flashings and seams appear to be good condition at this time, however both materials will require re-caulking/ maintenance at all joints and seams, and should be included as part of the district’s Preventative Maintenance Plan.



Drainage issues- Regrading needed



Concrete apron around building needed



Drainage improvements needed



Install concrete apron around building & utility lines



Gutters & downspouts needed

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Exterior doors and frames are hollow metal, and the doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. All the exterior doors and frames are in poor to fair condition and should be replaced. The exterior window system is combination of aluminum double paned, operable, and fixed window systems which are also in need of replacement as many of the seals are broken throughout.



Provide secure admin & main entry

Interiors:

The interior walls consist of a combination of painted CMU block and wood stud framing with gypsum board that is painted. The flooring throughout is a combination of carpet or vinyl asbestos tile in offices and the library, and aging vinyl composition tile are in most classrooms/ corridors. The interior doors are solid core wood and some have vision panels in the door, and the door frames are hollow metal. Ceilings in classrooms, corridors and offices are a mixture of standard 2’x4’ lay-in and 12” x12” acoustic ceiling tiles, that may contain asbestos.



Reattach light lens in restroom

The layout of the school is disjointed and does not allow for good supervision of corridors, which is a security concern. Classrooms throughout are dated, have worn finishes, poor lighting, and need major renovation. All restrooms are in need of major replacement/renovation and ADA improvements. Staff restrooms are located near the student restrooms and are inconvenient for staff in the portable classrooms.



Replace ceiling tiles stained/damaged

The school has several classrooms that do not meet minimum adequacy standards for kindergarten and may not have the capacity to accommodate its enrollment without the use of portable classrooms. Staff and faculty areas are inadequate in size, and the nurse’s office is too small to meet the needs of the current enrollment. The school does not have a secure entry as the administration office is very small and awkwardly arranged near the main entrance.



Replace carpet

Mechanical/Plumbing:

The HVAC system serving the school is comprised of a central boiler system that is in need of complete replacement. The chiller system that provides refrigerated air and was replaced in 2014, however some of the exterior piping insulation wrap needs replacement. The indoor air circulation is poor and an additional air handler is needed to provide fresh air through the facility. The exhaust fans in the restrooms are in fair condition and should be replaced during the next major renovation of the facility. Restrooms are in good to fair condition and minimal ADA upgrades are needed. All the water heaters are more than 10 years old and nearing the end of their useful life. All water fountains throughout are in need of replacement.



Replace damaged wall tile

SECTION 4.0 - SUPPORT INFORMATION

Electrical:

The electrical service to the facility is provided by a 150 KVA. 120/208V., pad mounted transformer that provides power through the 1200 amp, 3-phase, 4 wire MDP. The school is also in need of a secondary service upgrade throughout to accommodate current and future technology needs. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, with security cameras in strategic areas to be installed to better monitor the building. Overall, the facility only meets the minimal ADA requirements and requires improved access to the facility, interior door hardware upgrades, access, restroom renovations, and additional access/accommodation in public areas.

FMAR's:

This school does not currently have an FMAR Report on File.



Replace carpet tripping hazard



VCT deteriorated



Replace damaged/missing insulation



Wiring to be reworked at connections



Mechanical Room

SECTION 4.0 - SUPPORT INFORMATION



Install concrete apron & splash blocks



Reset splash block for proper drainage



Replace missing ceiling tiles



Parking bumpers needed & repave parking lot



Install new fencing



Replace water fountains & comply w/ ADA



Restrooms need ADA upgrade



Repair damaged roof corner



Replace HVAC system



No ADA access to bus drop-off/pick-up



Exterior caulking needed at all joints & tuck point



New bus drop configuration needed

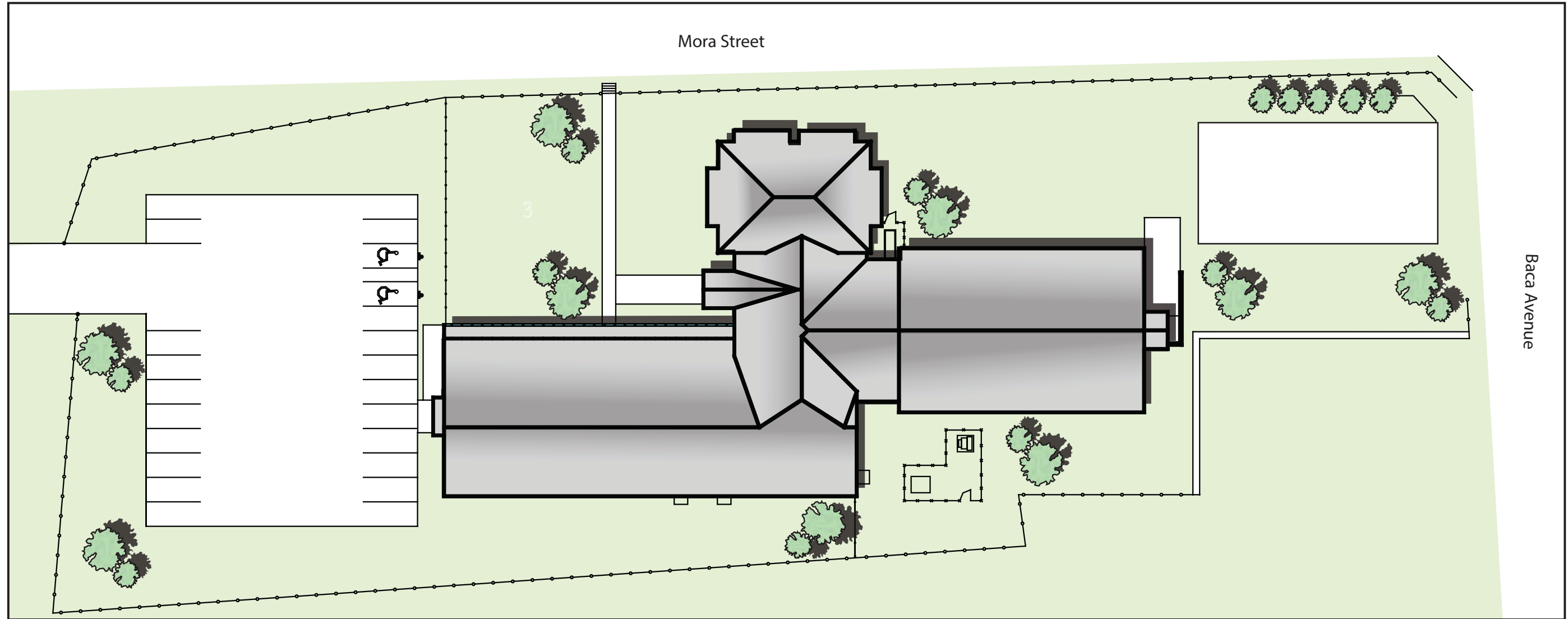
SECTION 4.0 - SUPPORT INFORMATION




Site Plan - Silas Lopez Early Childhood Center
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools- Silas Lopez Early Childhood Center Site Plan



SITE PLAN
SILAS LOPEZ EARLY CHILDHOOD CENTER CAMPUS PLAN

Scale: 1" = 80'-0" 

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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Early Childhood Center	X					Repair damaged building eave, soffit and soffit panels at the corner of the roof - NE end of the building. (It appears that something has run into the building eave)
Early Childhood Center	X					Replace insulation wrap on chiller piping (exterior).
Early Childhood Center	X					Replace damaged/ stained ceiling tiles throughout
Early Childhood Center	X					Install occupancy sensors in all restrooms and storage areas.
Early Childhood Center					X	Improve drainage - regrade for positive drainage away from building and to reduce ponding. Provide concrete apron around building perimeter and reset existing splashblocks at downspouts.
Early Childhood Center					X	Repair/ Replace portions of retaining wall between playground and sidewalk area that are cracked and damaged.
Early Childhood Center					X	Repaint handrails at steps to bus drop/ pick-up area and provide ADA access ramp to this area.
Early Childhood Center					X	Parent drop/ pick-up area needs to be reconfigured/ relocated to reduce traffic congestion.
Early Childhood Center					X	Restripe existing parking lots, provide parking bumpers and ADA compliant signage. Expand south parking lot to add additional parking.
Early Childhood Center					X	Install gutters, downspouts and splashblocks around the building and replace damaged fascia. Some areas may require additional drainage improvements.
Early Childhood Center					X	Construct trashbin enclosure for trash dumpster
Early Childhood Center					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Early Childhood Center					X	Replace exterior windows including blinds
Early Childhood Center					X	Replace exterior doors, frames and hardware.
Early Childhood Center					X	Replace all exterior building lighting - LED
Early Childhood Center					X	Replace casework in administrative area
Early Childhood Center					X	Renovate Library: Flooring, lighting, interior finishes, and furnishings.
Early Childhood Center					X	Remove VCT, repair any damaged concrete throughout and polish concrete. (including restrooms)
Early Childhood Center					X	Replace carpet with carpet tile in all classrooms and offices
Early Childhood Center					X	Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
Early Childhood Center					X	Install exhaust vent in mechanical room
Early Childhood Center					X	Replace 12x 12 ceiling system in classrooms in south classroom wing.
Early Childhood Center					X	Replace coiling counter door at kitchen serving area
Early Childhood Center					X	Upgrade interior lighting throughout including all offices, storage, multi-purpose, restrooms, and instructional areas to LED.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Early Childhood Center					X	Building Security: Reconfiguration of administration space to relocate into office area opposite main entry for visible connection and to improve/ control building access.
Early Childhood Center					X	Upgrade Fire Alarm System
Early Childhood Center					X	Replace Janitor mop sinks and surrounds in all custodial closets
Early Childhood Center					X	Replace Boiler System - Heating and provide individual thermostat control
Early Childhood Center					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Early Childhood Center					X	Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Early Childhood Center					X	Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs: Silas Lopez Early Childhood Center

The costs below are based on the needed facility upgrades and repairs, and are based on industry standard unit rates (based on 2016 costs) for budgeting purposes for the district.

Las Vegas City Schools		Rev 11-09-16	MACC	\$	1,581,656
Silas Lopez Early Childhood Center	Building SF:	18,025	Soft Costs*	\$	677,852
Renovation/ Site Improvements	Total Cost/PSF:	\$ 87.75	Total Project Budget	\$	2,259,508

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 13,579.20	\$ 5,819.66	\$ 19,398.86	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 19,106.88	\$ 8,188.66	\$ 27,295.54	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 34,944.00	\$ 14,976.00	\$ 49,920.00	
B-1020	Roof Repairs - Drains/Gutters/Dnspts/Coping/Flashing/SpBlk	\$ 22,750.00	\$ 9,750.00	\$ 32,500.00	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 80,460.00	\$ 34,482.86	\$ 114,942.86	
C-2000	Renovate Library & Replace Furnishing	\$ 135,597.00	\$ 58,113.00	\$ 193,710.00	
C-1030	Casework-LF	\$ 5,499.90	\$ 2,357.10	\$ 7,857.00	Administration Area
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 86,467.50	\$ 37,057.50	\$ 123,525.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 25,940.25	\$ 11,117.25	\$ 37,057.50	
C-3010	Ceiling - suspended 2x4 Lay-in acoustical panels (dblc for teglar)	\$ 52,920.00	\$ 22,680.00	\$ 75,600.00	SE. Classroom Wing
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$ 106,760.00	\$ 45,754.29	\$ 152,514.29	Secure Entry
C-2050	Steel Counter Coiling Door	\$ 3,990.00	\$ 1,710.00	\$ 5,700.00	Serving Line
D-3020	Heating System Replacement - Boiler (no chiller)	\$ 236,992.70	\$ 101,568.30	\$ 338,561.00	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 9,733.50	\$ 4,171.50	\$ 13,905.00	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 83,545.88	\$ 35,805.38	\$ 119,351.25	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 15,820.80	\$ 6,780.34	\$ 22,601.14	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 28,776.91	\$ 12,332.96	\$ 41,109.88	
D-3020	Exhuast fan for an enclosed space	\$ 885.80	\$ 379.63	\$ 1,265.43	
D-5030	Upgrade existing fire / specialty alarm system	\$ 52,912.39	\$ 22,676.74	\$ 75,589.13	
D-2010	New custodial sink	\$ 2,085.75	\$ 893.89	\$ 2,979.64	
D-2010	Fire Sprinklers - Upgrade existing system	\$ 80,112.11	\$ 34,333.76	\$ 114,445.88	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 51,055.81	\$ 21,881.06	\$ 72,936.88	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 147,000.00	\$ 63,000.00	\$ 210,000.00	
G-2040	Install trash bin enclosure	\$ 3,360.00	\$ 1,440.00	\$ 4,800.00	
G-1040	Drainage Improvements - General (acre)	\$ 62,311.20	\$ 26,704.80	\$ 89,016.00	
G-1023	Paving, curbs, striping, landscaping	\$ 142,554.30	\$ 61,094.70	\$ 203,649.00	Inc. expansion - southside & northside improvements
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 45,613.75	\$ 19,548.75	\$ 65,162.50	
G-1030	Concrete switch-back ramp	\$ 30,880.00	\$ 13,234.29	\$ 44,114.29	Bus Pick-Up/ Drop
Total		\$ 1,581,656	\$ 677,852	\$ 2,259,508	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: ~30.0%**

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SECTION 4.0 - SUPPORT INFORMATION

FAD & FMAR REPORTS

Silas Lopez Early Childhood Center does not currently have either a FAD or FMAR Report available from PSFA, even though this school has been designated as a Kindergarten only facility for the past ten years. This information was discovered during the Facility Master Plan process, and a request for a facility assessment has been made to PSFA to assess this facility to be included into the FAD as well as an FMAR completed.

SECTION 4.0 - SUPPORT INFORMATION

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SECTION 4.0 - SUPPORT INFORMATION

4.1.2 – Legion Park Elementary

Site Acreage:..... 9.05
 Constructed:..... 1964 (1991, 1996, 2001)
 Permanent SF: 31,733
 Portable Building Qty: 0
 NMCI: 26.22%
 PSCOC Ranking:..... 132 (2017/18)
 Serves Grades:..... 1st-5th
 2016/17 Enrollment: 185
 2021/22 Projected Enrollment: 116
 Functional Capacity: 314
 Utilization: 67%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Legion Park Elementary										
First	48	43	38	38	37	36	37	44	48	39
Second	41	43	42	37	37	32	37	33	44	36
Third	37	39	40	45	34	38	27	31	40	42
Fourth	45	44	38	40	49	29	38	23	26	41
Fifth	51	40	40	37	39	40	31	35	24	27
%Change		-6%	-5%	-0.5%	-0.5%	-10.7%	-2.9%	-2.4%	9.6%	1.6%
Total	222	209	198	197	196	175	170	166	182	185

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year Legion Park Elementary will be closed and all 1st-5th grade students will be split according to grade level between Los Ninos and Sierra Vista Elementary Schools. All existing 5th graders (2016/17) will transition to 6th grade at Sierra Vista Elementary and not to the middle school. ***This facility has been identified for decommissioning and demolition.***

SECTION 4.0 - SUPPORT INFORMATION

Facility Notes and Comments:

Legion Park Elementary is located on the northwest side of Las Vegas at 730 Legion Drive and currently serves grades 1st-5th. The school was originally constructed in 1964 with additions in 1991, 1996, and 2001 that have resulted in 31,733 SF of permanent space and does not have any portable classrooms on site. The facility layout is a Z-shape design with double-loaded corridors that are difficult to supervise and needs a major renovation. As part of the district’s approved “right sizing” plan, the district intends to close this facility effective the 2017/18 school year and relocate students to either Los Niños or Sierra Vista Elementary Schools. This facility has been identified for demolition and the property will be retained by the school district at this time.

Site:

The school is located just west of Walmart, along Legion Drive and consists of 9.05 acres. The school has access to a dirt play-field on the northeast side of the playground, the remainder of the northern portion of the site is an open field area. Traffic along Legion Avenue is steady all day and is congested prior to the start of school and at dismissal as parents pick up children. The parking lot is accessed from Legion Avenue, and is also used for parent drop-off and pick up and does not easily accommodate traffic; a complete rework of this area is needed. The bus drop-off/ pick up lane located just west of the playground. The parking lot pavement is poor condition, needs to be repaved including paving along the north and east sides of the building, all striping redone and new lighting installed. The concrete steps, ramps and sidewalks throughout the campus are spalled and cracked in multiple locations creating tripping hazards and need to be replaced.

Overall site drainage is fair, there are areas that need to be corrected primarily along the south and west sides of the facility and the entire site landscaping needs to be replaced with low water need plants and an irrigation system installed. The playground equipment is in fair condition overall, with a few pieces having been replaced within the past 10-15 years, however the remainder of the equipment needs to be replaced and ADA improvements made. The site fencing is damaged multiple areas around the perimeter of the school and needs to be replaced including the main gate system.

Structural/Exterior Closure:

Legion Park Elementary was originally constructed in 1964, with concrete footings and a slab-on grade foundation that appears to be showing signs of minimal settlement (primarily due to the age of the facilities); exterior masonry walls, steel columns and joists and metal decking form the roof structure system. The exterior walls consist of a combination of CMU with a light-colored brick veneer, which needs repairs, joint maintenance and tuck-pointing, and stucco system that also needs repairs with new color coat.

The roof consists of an granulated asphalt membrane roof system that is at the end of it’s useful life. At one time a portion of the roof had been coated and is now deteriorated, and the facility experiences leaks. Exterior doors and frames are hollow metal; doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors.



Grading & drainage improvements needed



Install concrete apron around building



Replace exterior doors & frame



Replace exterior doors & windows



Pavement deteriorated

SECTION 4.0 - SUPPORT INFORMATION

Exterior doors are in fair to poor condition and lack both vestibules and automatic door openers, which are needed at strategic locations to meet accessibility requirements and to improve the school’s security. Exterior windows are a combination of insulated single-hung operable units and non-operable units all of which need replacement including clerestory windows in the multi-purpose room due to broken seals, condensation, and other conditions.

Interiors:

The interior partition walls consist of painted gypsum board on metal stud construction. The exterior CMU walls have been furred out on the interior and consist of painted gypsum board finish. Classroom finishes and built-in casework are in fair condition as majority of the classrooms have the original casework and is very worn including the sinks and faucets. Many of the classrooms also have the original chalkboards in place, which some students have issues with dust/ chalk allergies. The interior door frames are hollow metal with solid wood doors, all classroom doors have vision panels.

The ceilings throughout are a combination of 2’x4’ suspended acoustical panels and areas of plaster with 12”x12” acoustical panels that are glued on, with many tiles throughout that are stained and damaged. There are many areas throughout the building that need replacement ceiling tiles in areas that have had roof leaks. The storage and restroom areas have painted gypsum board ceilings with either surface mounted or recessed lighting.

Floor finishes throughout are in need of replacement and are a combination of vinyl composition tile (VCT) in the storage areas, multi-purpose room and carpeting in the corridors, which in several areas is coming unglued. The classrooms have a combination of VCT and carpet or ceramic tile and carpet. The restrooms have either ceramic tile floors with wainscoting and the administrative offices, and library have carpet.

The school does not have a secure entry as the administration office is very small and awkwardly arranged near the main entrance. The interior layout of the school is disjointed and does not allow for good supervision of corridors, which is a security concern. Classrooms throughout are dated, have worn finishes, poor lighting, and need major renovation. All restrooms need renovation and ADA improvements as a majority of the restrooms are located in the classrooms. Staff and main administrative areas are inadequate in size, and the nurse’s office is too small to meet the needs of the current enrollment. The on-site kitchen that is used to prepare meals daily, is too small and is below NMAAS for an elementary kitchen. A complete renovation and enlargement of this area is needed.

Mechanical/Plumbing:

The facility has a combination of multiple HVAC systems to provide heating and cooling to most of the facility, there are some classrooms that have traditional rooftop package HVAC units with refrigerated air or evaporative air, and several classrooms have “mini-split” systems that serve more than one area. These multiple systems often cause issues with maintaining a consistent temperature control throughout the facility.



Repair/replace metal flashing



Replace deteriorated sidewalks



Replace roofing



Replace carpeting throughout



Restrooms renovations needed including ADA compliance

SECTION 4.0 - SUPPORT INFORMATION

The school is connected to the municipal water and sewer systems and the on-site water/ sewer lines are original and have been reported to be in fair to good condition and portions may need to be replaced as part of the renovation process. Restrooms throughout the facility are mostly ADA compliant, in fair condition and need renovation and upgrades. The water fountains need replacement throughout.

Electrical:

The electrical system is fed from a 300kVA ground mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. While the primary service was last upgraded in when the facility added to in 1996, the facility is also in need of a secondary service upgrade throughout to accommodate the increased technology needs. Many classrooms have outlets that do not work or enough available to meet technology needs, and teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluorescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from the 1960's. Lighting throughout the facility (both exterior and interior) is in fair to poor condition and requires a complete upgrade including possible new wiring in many areas.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, with security cameras in strategic areas to be installed to better monitor the building. Overall, the facility only meets the minimal ADA requirements and requires improved access to the facility, several interior door hardware upgrades, facility access, restroom renovations, and additional access/ accommodation in public areas.

FMAR's:

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. As this school site has been identified for closure at the end of the 2016/17 school year, all major findings unless related to immediate life, health, safety corrections will not be completed. As for the minor findings, only items that have a direct mission critical impact will be corrected.



Replace VCT throughout



Kitchen renovation needed



Replace roof jacks



All wiring needs to be cleaned up



Reroute condensate lines

SECTION 4.0 - SUPPORT INFORMATION



Replace missing downspouts



Replace all damaged site fencing



Resurface & re-stripe parking lot to meet ADA requirements



Replace spalled/broken sidewalk



Replace exterior windows



Resurface paving on northeast side of building



Splash blocks missing



Replace missing gutters



Replace roofing



Install corner guards throughout



IT server & equipment needs to be reorganized



Replace damaged/stained ceiling tiles

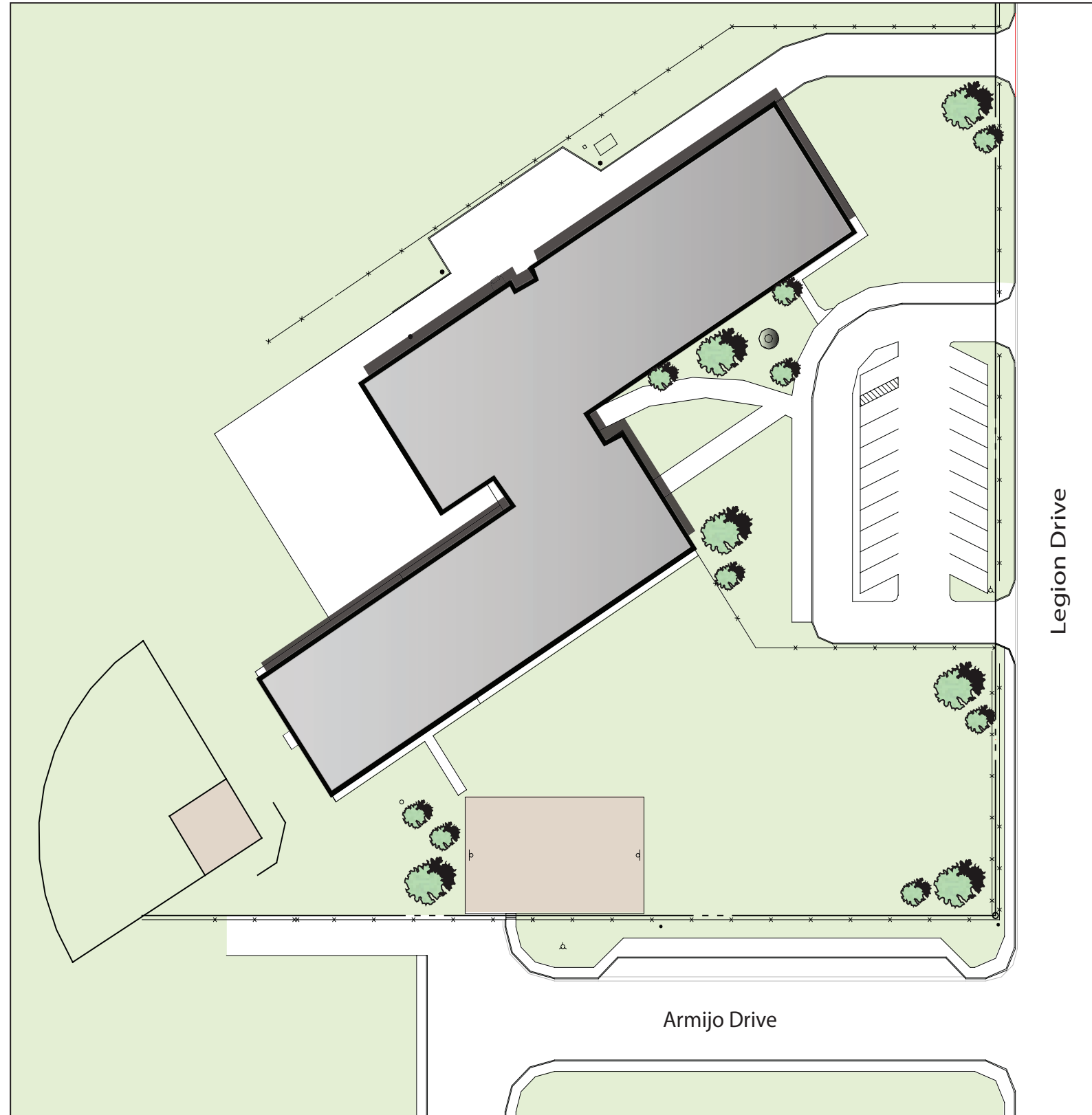
SECTION 4.0 - SUPPORT INFORMATION




Site Plan - Legion Park Elementary
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools - Legion Park Elementary Site Plan



SITE PLAN
LEGION PARK SCHOOL CAMPUS PLAN

Scale: 1"= 60'-0" 

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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Legion Park Elementary			X			FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Legion Park Elementary	X					Fencing repairs/ replacement needed around playground and install gate to secure parking lot
Legion Park Elementary	X					Reseal Hose Bibbs at exterior walls
Legion Park Elementary	X					Replace broken window pane on the south side of the south classroom wing.
Legion Park Elementary	X					Install door stop at south exit from north classroom wing and patch and repaint hole in wall.
Legion Park Elementary	X					Remove hanging wires from missing exterior light fixture and school bell at south classroom wing - west exit doors. Seal wall opening.
Legion Park Elementary	X					Repair damaged overhang on the north side of the north classroom wing
Legion Park Elementary	X					Repair/ seal seam along gutters to reduce leaks
Legion Park Elementary	X					Repair Fan Coil Unit serving the IT Server room
Legion Park Elementary	X					Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Legion Park Elementary	X					Replace stained/ damaged ceiling tiles throughout - multiple locations
Legion Park Elementary	X					FRP in the dishwasher area of the kitchen is coming off of the wall and needs to be reattached.
Legion Park Elementary	X					Toilets in the south classroom wing classrooms need to be re-caulked along the toilet bases and flush valves cleaned.
Legion Park Elementary	X					Steam clean tile grout in all restrooms
Legion Park Elementary						Grading and drainage improvements needed to provide positive drainage away from the north side of the building to reduce ponding.
Legion Park Elementary						Repair cracks, resurface asphalt and restripe parking lots including asphalt area along north side of building. Replace all damaged parking curbs and install new where missing.
Legion Park Elementary						Bus and Parent drop/ pick-up area needs to be reconfigured/ relocated to reduce traffic congestion.
Legion Park Elementary						Replace broken/ spalled concrete sidewalks at south and west sides of south classroom wing.
Legion Park Elementary						Construct trashbin enclosure for trash dumpster
Legion Park Elementary						Seal perimeter of the main building between adjacent sidewalk and building edge to reduce water infiltration and damage to stucco - multiple areas where there are gaps 1/2-1".
Legion Park Elementary						Replace/ upgrade playground equipment/ play areas and install shade structure
Legion Park Elementary						Repair/ Replace irrigation system and re-landscape site to improve appearance and reduce maintenance.
Legion Park Elementary						Repair/ improve baseball field (fencing, backstop, bleachers, field area)
Legion Park Elementary						Provide ADA signage at all parking areas and provide ADA compliant accessible route to the main entry.
Legion Park Elementary						Sand, primer and repaint all exterior metals including bollards, flashing, trim and handrails.
Legion Park Elementary						Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Legion Park Elementary						Replace exterior window system including blinds
Legion Park Elementary						Replace exterior doors, frames and hardware. Main entry - east doors (north and south) and west doors of south classroom wing, and west side doors of the Multipurpose room.
Legion Park Elementary						Roofing: Replace roof system
Legion Park Elementary						Provide splash blocks at all downspouts.
Legion Park Elementary						Replace exterior lighting with LED
Legion Park Elementary						Replace VCT flooring and wall base throughout (North wing classrooms, restrooms, storage rooms and multi-purpose) and polish concrete
Legion Park Elementary						Replace carpet in classrooms and replace with carpet tile
Legion Park Elementary						Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
Legion Park Elementary						Replace exit sign at south classroom wing west entrance
Legion Park Elementary						Install additional emergency back-up lighting
Legion Park Elementary						Remove carpet in all corridors and polish concrete
Legion Park Elementary						Upgrade interior lighting throughout to LED
Legion Park Elementary						Replace faucets and classroom sinks - south classroom wing
Legion Park Elementary						Recover/ replace fabric on the acoustic wall panels in the multi-purpose room.
Legion Park Elementary						Replace Janitor mop sinks and surrounds in all custodial closets
Legion Park Elementary						Ed Adequacy: The nurse's office is 99sf and does not meet minimum requirements for a nurses office per NMAS and is a converted storage closet. The kitchen is 451SF including DW area and is significantly below NMAS for a full kitchen at an elementary school.
Legion Park Elementary						Install new DDC system for HVAC, and test and balance ALL equipment.
Legion Park Elementary						Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Legion Park Elementary						Install security camera system (interior/exterior) and connect to central monitoring system.
Legion Park Elementary						Ed Adequacy: Construct new elementary gym. Existing multi-purpose room does meet minimum requirements for elementary PE.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs: Legion Park Elementary

The costs below are for demolition of this facility based on the approved Board of Education's "Right Sizing Plan" that will consolidate the students from this facility into other schools that have excess capacity in the district. The costs that have been identified on the following page identify the costs for facility improvements needed if this facility were to be retained for educational purposes for budgeting purposes.

Las Vegas City Schools		Revised 2-16-17	MACC	\$	610,543
Legion Park Elementary	Building SF:	31,733	Soft Costs*	\$	182,370
Facility Closure & Demolition	Total Cost/PSF:	\$ 19.24	Total Project Budget	\$	792,913

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2010	Demolition - Building & Site	\$ 610,542.92	\$ 182,369.96	\$ 792,912.88	
Total		\$ 610,543	\$ 182,370	\$ 792,913	

Soft Costs for this project include: Contingency - 8.0%, A/E Fee's 6.2%, Surveys and Soils Tests - 1.5% and NMGRT 7.3%. **TOTAL SOFT COSTS: ~23.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	3,020,535
Legion Park Elementary	Building SF:	31,733	Soft Costs*	\$	1,294,515
Renovation/ Site Improvements	Total Cost/PSF:	\$ 95.19	Total Project Budget	\$	4,315,050

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 17,680.00	\$ 7,577.14	\$ 25,257.14	
B-2010	Exterior Control Joint Maintenance	\$ 3,328.00	\$ 1,426.29	\$ 4,754.29	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 39,931.20	\$ 17,113.37	\$ 57,044.57	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 19,106.88	\$ 8,188.66	\$ 27,295.54	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 100,128.00	\$ 42,912.00	\$ 143,040.00	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 594,041.76	\$ 254,589.33	\$ 848,631.09	
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$ 112,140.00	\$ 48,060.00	\$ 160,200.00	Inc Nurse Office
C-2000	Renovate Entire Kitchen & Serving Area (inc. equipment)	\$ 367,500.00	\$ 157,500.00	\$ 525,000.00	Includes Expansion
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 140,910.00	\$ 60,390.00	\$ 201,300.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 46,116.00	\$ 19,764.00	\$ 65,880.00	
C-4010	Acoustical wall panels	\$ 17,272.50	\$ 7,402.50	\$ 24,675.00	Repair/ Replace in MP
C-3010	Ceiling - suspended 2x4 Lay-in acoustical panels (dble for teglar)	\$ 52,920.00	\$ 22,680.00	\$ 75,600.00	NE Classroom WIng
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 82,394.73	\$ 35,312.03	\$ 117,706.76	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 12,978.00	\$ 5,562.00	\$ 18,540.00	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 74,160.00	\$ 31,782.86	\$ 105,942.86	South Classroom Wing
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	\$ 121,128.00	\$ 51,912.00	\$ 173,040.00	NE Classroom WIng
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 26,368.00	\$ 11,300.57	\$ 37,668.57	
D-5030	Emergency Back-up Lighting	\$ 14,008.00	\$ 6,003.43	\$ 20,011.43	
D-2010	New custodial sink	\$ 4,171.50	\$ 1,787.79	\$ 5,959.29	
D-5030	Upgrade existing fire / specialty alarm system	\$ 93,152.22	\$ 39,922.38	\$ 133,074.60	
D-2010	Plumbing Replacement	\$ 15,141.00	\$ 6,489.00	\$ 21,630.00	Sinks/ Faucets (S. Classroom Wing)
D-2010	Fire Sprinklers - Install New System	\$ 212,214.44	\$ 90,949.04	\$ 303,163.48	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 79,310.00	\$ 33,990.00	\$ 113,300.00	
D-2010	Inspect & Replace Sewer lines	\$ 37,080.00	\$ 15,891.43	\$ 52,971.43	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 257,250.00	\$ 110,250.00	\$ 367,500.00	Bus & Parent Pick-Up/Drop
G-2040	Install trash bin enclosure	\$ 3,360.00	\$ 1,440.00	\$ 4,800.00	
G-1040	Drainage Improvements - General (acre)	\$ 62,311.20	\$ 26,704.80	\$ 89,016.00	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 118,125.00	\$ 50,625.00	\$ 168,750.00	
G-1021	Concrete sidewalks - replace	\$ 59,902.50	\$ 25,672.50	\$ 85,575.00	
G-2020	Playground Shade Structures 24'x18'	\$ 33,810.00	\$ 14,490.00	\$ 48,300.00	
G-1021	Expansion Joint & Sealant	\$ 4,116.00	\$ 1,764.00	\$ 5,880.00	Perimeter of Building
G-2020	New Play areas (hard and soft areas) Small School	\$ 145,140.18	\$ 62,202.93	\$ 207,343.11	
G-1040	Xeric landscaping with irrigation	\$ 53,340.00	\$ 22,860.00	\$ 76,200.00	
Total		\$ 3,020,535	\$ 1,294,515	\$ 4,315,050	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Legion Park ES School ID: 069045

High Level Overview

General Information

Location:	Las Vegas, NM 87701	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	482 155	Number of Buildings:	4
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	31,733	Building Square Feet:	31,733
Site Size (Acres):	8.67 9.05	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$5,611,616	Unweighted Repair Cost:	\$2,571,524
Weighted Repair Cost:	\$1,361,065	Unweighted Educational Adequacy Cost:	\$55,410
Weighted Educational Adequacy Cost:	\$110,415	Total Unweighted Cost:	\$2,626,934
Total Weighted Cost:	\$1,471,480	Unweighted NMCI Score:	46.81

NMCI Facility History

Last Assessment Date:	03-31-2015	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Legion Park ES School ID: 069045

Facility Description

Legion Park Elementary School is located on Legion Avenue in Las Vegas, New Mexico, and falls within the Las Vegas City School District. It is a 1-story, single facility, 34,219 square foot campus that houses 214 Kindergarten through 5th grade students and has a staff of 29. Originally constructed in 1964, there have been additions to include 10,510 SF for a library and classrooms in 1991; 5,000 SF for classrooms in 1996; and 2,400 SF for a cafeteria in 2001. Proposed and Awarded 2003 - 2004 Capital Outlay project to remodel and re-roof 10 classrooms in original building (\$600,000). There are no portable facilities on site. To accurately capture repair costs, the complex is split into four building assessments (1964 - 16,309 SF; 1991 - 10,510 SF; 1996 - 5,000 SF; and 2001 - 2,400 SF).

Site: The immediate site is approximately 8.67 acres and includes a playground and hard surface play area. The school has a parking capacity of 42 (0 are handicap spaces). Paved areas require surface improvements. Concrete sidewalks are damaged. Landscaped areas include grass and these areas are not irrigated. Site drainage is inadequate.

Structural/Exterior Closure: The building rests on spread footing foundations that are showing no signs of damage or settlement. The building structural system uses masonry and steel. The facade includes 1960's style features, which are not architecturally significant. Roofing is built-up and modified bitumen and is leaking. The exterior doors are hollow metal and windows are operable, single-pane units with steel frames.

Interiors: Partition wall types include painted CMU and painted drywall. The facility was last painted in 1991. Most ceilings are acoustical tiles with some 2 x 4 lay-in tile. Flooring in high use areas is carpet, while rooms/suites have vinyl composition tile. Interior doors are solid wood.

Mechanical/Plumbing: Heating and cooling for the building is supplied by gas-fired heating and ventilating units and distribution is via ducts with diffusers. Fresh air is supplied through windows and doors. Exhaust fans are operable and bathroom ventilation is generally adequate. The plumbing fixtures and copper piping are original.

Electrical: The electrical system is fed from a 150 KVA transformer that delivers 240 V, 3-ph, 4-wire power via an 800 amp main panel. Branch circuits within rooms are 120/208 V. Lighting is fluorescent and illumination is adequate. Emergency lighting with battery back-up are in corridors and some exit signs are not illuminated. The facility has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of pull stations at exits and horns and strobes in corridors. The system is not centrally monitored. The building does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation and interior doors on escape corridors are fire rated. There is no security system. The complex is not handicap compliant and requirements include ramps.

Educational Adequacy: The facilities generally do not meet the state general adequacy requirements. Adequacy deficiencies include missing kitchen equipment, an inadequate number of projection surfaces, and inadequate bus and student drop-off areas. There is safe access and adequate parking when considering dirt areas. The gross square footage is not adequate for the current enrollment; an addition of 6,037 SF is required. The school does not have a two-way public address system, classrooms have data ports, but CATV is not provided throughout.

2003 Update

DCU #03-199: District wide improvements to fire alarm, intercom.

Proposed and Awarded 2003 - 2004 Capital Outlay project to remodel and re-roof 10 classrooms in original building, \$800,000

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report

District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Cafeteria Addition (2001)	Elementary School Building	\$124,303	\$108,795	2001	2,400	Building	Educational
Four Classroom Addition (1996)	Elementary School Building	\$273,833	\$185,074	1996	5,025	Building	Educational
Library / Classroom Addition (1991)	Elementary School Building	\$566,475	\$389,272	1991	8,007	Building	Educational
Original (1964)	Elementary School Building	\$1,048,591	\$301,535	1964	16,301	Building	Educational
Site	Elementary School Site	\$558,323	\$376,388	1964	31,733	Building	Site
Building Totals		\$2,571,524	\$1,361,065				
Educational Adequacy Need	Elementary School Educational Adequacy	\$55,410	\$110,415				
School Totals		\$2,626,934	\$1,471,480				

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Detail

Building Name:	Cost Model:	Elementary School Building	Size:	2,400								
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2001	2021	56%	33.25%	\$4,541	9	.25	\$1,135	
Ceiling Finishes	\$5.58	30	110%	2001	2031	25%	33.25%	\$3,685	9	.25	\$921	...f.leaks. refer to photo, 079. 9/14/2015 C.JA District needs to advise of the extent. Perhaps pursue warranty.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$3,436	9	.25	\$859	DCU 03-199. Intercom upgrades. District wide.
Emergency Light and Power	\$0.43	20	90%	2001	2021	56%	33.25%	\$522	9	.25	\$131	
Exterior Doors and Windows	\$5.66	30	110%	2001	2031	25%	33.25%	\$3,734	9	.25	\$933	
Exterior Walls	\$11.15	100	100%	2001	2101	2%	33.25%	\$602	9	.25	\$150	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$3,210	9	.25	\$803	DCU 03-199. Fire alarm installation. District wide.
Floor Finishes	\$5.83	12	110%	2001	2013	100%	33.25%	\$15,397	4	.25	\$3,849	TL 3/31/2015 VCT tile chipping/damaged where two additions meet. Refer to photos,073 078.
Foundtion/Slab/Structure	\$15.98	100	100%	2001	2101	2%	33.25%	\$863	9	.25	\$216	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$1,523	9	.25	\$381	...ew AM. Replace HVAC RTU TL 3/31/2015 Some coil damage to HVAC RTU from hail recommend installing coil guards.
Interior Doors and Partitions	\$9.08	50	90%	2001	2051	9%	33.25%	\$1,765	9	.25	\$441	
Interior Walls	\$7.90	60	90%	2001	2061	6%	33.25%	\$1,066	9	.25	\$267	
Lighting/Branch Circuits	\$11.35	30	90%	2001	2031	25%	33.25%	\$6,131	9	.25	\$1,533	
Main Power/Emergency	\$1.33	30	90%	2001	2031	25%	33.25%	\$716	9	.25	\$179	
Other Equipment	\$6.59	60	110%	2001	2061	6%	33.25%	\$1,088	9	.25	\$272	
Plumbing	\$15.49	30	100%	2001	2031	25%	33.25%	\$9,294	9	.25	\$2,323	
Roof	\$15.47	20	120%	2006	2026	25%	33.25%	\$11,139	9	.25	\$2,785	...le.??? Update 9/6/12 Per FMP Vendor: 50/50 split system based on note 3/15/12 C.JA. This is the new portion.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Roof	\$15.47	20	120%	1992	2012	100%	33.25%	\$44,558	3	2	\$89,115	...dor: 50/50 split system based on note 3/15/12 CJA. This is the old portion. This roof contains multiple leaks. ✓
Sprinklers and Standpipes	\$3.66	50	130%	2001	2051	9%	33.25%	\$1,026	0	0	\$0	Not required by UBC
Wall Finishes	\$4.17	12	100%	2001	2013	100%	33.25%	\$10,007	4	.25	\$2,502	TL 3/31/2015 Wall covering in multipurpose area damaged refer to photo,074.
Total:								\$124,303			\$108,795	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Detail

Building Name:	Four Classroom Addition (1996)	Cost Model:	Elementary School Building	Size:	5,025								
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$1,056	9	.25		\$264	
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$13,716	9	.25		\$3,429	TL 3/31/2015 Multiple stained ceiling tile throughout due to multiple roof leaks.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$7,195	9	.25		\$1,799	DCU 03-199, District wide intercom upgrades.
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	\$1,943	4	.25		\$486	
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	33.25%	\$13,897	9	.25		\$3,474	...m plywood covering the window. Some screens need replaced. District maintenance issue to repair broken window. Several windows have broken seals
Exterior Walls	\$11.15	100	100%	1996	2096	4%	33.25%	\$2,240	9	.25		\$560	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$6,722	9	.25		\$1,680	DCU 03-199, District wide fire alarm installation.
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$32,238	4	.25		\$8,060	TL 3/31/2015 Carpet throughout building in fair condition - fair to poor condition
Foundation/Slab/Structure	\$15.98	100	100%	1996	2096	4%	33.25%	\$3,213	9	.25		\$803	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$3,188	9	.25		\$797	...015 Collis to HVAC / RTU contain minor hail damage. Recommend installing coil guards to prevent further damage.
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	33.25%	\$6,569	9	.25		\$1,642	
Interior Walls	\$7.90	60	90%	1996	2056	11%	33.25%	\$3,969	9	.25		\$992	
Lighting/Branch Circuits	\$11.35	30	90%	1996	2026	44%	33.25%	\$22,819	9	.25		\$5,705	
Main Power/Emergency	\$1.33	30	90%	2000	2030	28%	33.25%	\$1,705	9	.25		\$426	TL 3/31/2015 Some Exit lights have been upgraded to LED adjusted lifecycle 10%/
Other Equipment	\$6.59	60	110%	1996	2056	11%	33.25%	\$4,048	9	.25		\$1,012	
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	\$34,594	9	.25		\$8,649	Restrooms need renovation.
Roof	\$15.47	20	120%	1996	2016	100%	33.25%	\$93,293	2	1.5		\$139,939	...en, granules are in gutters throughout building. Multiple roof leaks. Recommend assessment of the entire roof.
Sprinklers and Standpipes	\$3.66	50	130%	1996	2046	16%	33.25%	\$3,820	9	.25		\$955	Not required by UBC

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Wall Finishes	\$4.17	12	100%	2005	2017	84%	33.25%	\$17,605	9	.25	\$4,401	
Total:								\$273,833			\$185,074	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Detail

Building Name:	Library / Classroom Addition (1991)	Cost Model:	Elementary School Building	Size:	8,007				
Name	Cost SF	Renewal Life	Percent	Degrade Adj. Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	100%	\$26,833	4	.25	\$6,733	
Ceiling Finishes	\$5.58	30	110%	69%	\$34,149	9	.25	\$8,537	TL 3/31/2015 Multiple stained ceiling tile due to roof issues. Recommend roof assessment.
Communications and Security	\$2.12	15	90%	75%	\$11,465	9	.25	\$2,866	DCU 03-199. Intercom upgrades. District Wide.
Emergency Light and Power	\$0.43	20	90%	100%	\$3,096	4	.25	\$774	
Exterior Doors and Windows	\$5.66	30	110%	69%	\$34,600	9	.25	\$8,650	TL 3/31/2015 Entry door not closing properly in need of adjustment. Torn window screens need replacing.
Exterior Walls	\$11.15	100	100%	6%	\$5,578	9	.25	\$1,394	<i>Stucco damage & tuckpointing needed</i>
Fire Detection/Alarm	\$1.98	15	90%	75%	\$10,711	9	.25	\$2,678	DCU 03-199. District wide fire alarm installation.
Floor Finishes	\$5.83	12	110%	100%	\$51,370	2	1.5	\$77,054	TL 3/31/2015 Building has carpet hallways and carpet and VCT in classrooms.
Foundation/Slab/Structure	\$15.98	100	100%	6%	\$7,999	9	.25	\$2,000	
HVAC	\$22.84	30	100%	3%	\$5,080	9	.25	\$1,270	...Review AM. Replace HVAC RTU TL 3/31/2015 Minor coil damage to HVAC RTU units recommend installing coil guards.
Interior Doors and Partitions	\$9.08	50	90%	25%	\$16,356	9	.25	\$4,089	
Interior Walls	\$7.90	60	90%	17%	\$9,883	9	.25	\$2,471	
Lighting/Branch Circuits	\$11.35	30	90%	69%	\$56,814	9	.25	\$14,204	
Main Power/Emergency	\$1.33	30	90%	49%	\$4,679	9	.25	\$1,170	TL 3/31/2015 Some Exit lights changed to LED adjusted lifecycle.
Other Equipment	\$6.59	60	110%	17%	\$10,079	9	.25	\$2,520	
Plumbing	\$15.49	30	100%	69%	\$86,130	9	.25	\$21,533	<i>Restrooms need renovation</i>
Roof	\$15.47	20	120%	100%	\$148,656	2	1.5	\$222,984	TL 3/31/2015 Roof has multiple leaks recommend roof assessment.
Sprinklers and Standpipes	\$3.66	50	130%	25%	\$9,512	0	0	\$0	Not required by UBC

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Wall Finishes	\$4.17	12	100%	2004	2016	100%	33.25%	\$33,384	4	.25	\$8,346	
Total:								\$566,475			\$389,272	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Detail

Building Name:	Original (1964)	Cost Model:	Elementary School Building	Size:	16,301						
Name	Cost SF	Life	Renewal Percent	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	\$19,739	9	.25	\$4,935	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.
Ceiling Finishes	\$5.58	30	110%	2004	2034	16%	\$16,018	2	1.5	\$24,027	... for remodel of 10 classrooms, and 2 restrooms. TL 3/31/2015 Multiple stained ceiling tile due to roof leaks.
Communications and Security	\$2.12	15	90%	2003	2018	75%	\$23,341	9	.25	\$5,835	DCU 03-199. District wide intercom installation.
Emergency Light and Power	\$0.43	20	90%	2003	2023	42%	\$2,663	9	.25	\$666	DCU 03-199. District wide fire alarm upgrades.
Exterior Doors and Windows	\$5.66	30	110%	2004	2034	16%	\$16,230	9	.25	\$4,057	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms. TL 3/31/2015 Broken window and screen damage.
Exterior Walls	\$11.15	100	100%	1964	2064	27%	\$49,129	9	.25	\$12,282	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	\$21,806	9	.25	\$5,451	DCU 03-199. District wide fire alarm upgrades.
Floor Finishes	\$5.83	12	110%	2004	2016	100%	\$104,581	4	.25	\$26,145	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.
Foundation/Slab/Structure	\$15.98	100	100%	1964	2064	27%	\$70,455	9	.25	\$17,614	
HVAC	\$22.84	30	100%	2011	2041	3%	\$10,342	9	.25	\$2,586	...view AM. Replace HVAC RTU TL 3/31/2015 Minor coil damage to HVAC RTU from hail, recommend coil guard install.
Interior Doors and Partitions	\$9.08	50	90%	2004	2054	6%	\$7,672	9	.25	\$1,918	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.
Interior Walls	\$7.90	60	90%	1964	2024	75%	\$87,048	9	.25	\$21,762	
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	\$31,276	9	.25	\$7,819	DCU 03-199. District wide electrical upgrades.
Main Power/Emergency	\$1.33	30	90%	1964	1994	100%	\$19,440	4	.25	\$4,860	
Other Equipment	\$6.59	60	110%	2004	2064	4%	\$4,728	9	.25	\$1,182	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.

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Oct 18, 2016

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Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Plumbing	\$15.49	30	100%	2004	2034	16%	33.25%	\$40,400	9	.25	\$10,100	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.
Roof	\$15.47	20	120%	2006	2026	25%	33.25%	\$75,660	9	.25	\$18,915	... Update 9/6/12 Per FMP Vendor AM: 50/50 Split system applied per note via 3/15/12 CJA. This is the new portion.
Roof	\$15.47	20	120%	1992	2012	100%	33.25%	\$302,640	4	.25	\$75,660	...ied per note via 3/15/12 CJA. This is the old portion. TL 3/31/2015 Roof has multiple leaks needs assessment. ✓
Sprinklers and Standpipes	\$3.66	50	130%	1984	2014	100%	33.25%	\$77,460	5	.5	\$38,730	
Wall Finishes	\$4.17	12	100%	2004	2016	100%	33.25%	\$67,965	4	.25	\$16,991	Awarded \$800,000 for remodel of 10 classrooms, and 2 restrooms.
Total:								\$1,048,591			\$301,535	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Legion Park ES School ID: 069045

Asset Detail

Building Name:	Site	Cost Model:	Elementary School Site	Size:								
				31,733								
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.84	100	90%	1964	2064	27%	33.25%	\$6,521	4	.25	\$1,630	Fencing is damaged. TL 3/31/2015 Fence still damaged refer to photos, ✓ 177, 178, 205, 206, 208.
Parking Lots	\$5.42	20	110%	1964	1984	100%	33.25%	\$189,446	2	1.5	\$284,169	TL 3/31/2015 Inadequate student drop off / pick up area. Paving still in poor condition and needs new paving.
Playground Equipment	\$1.93	15	80%	2006	2021	44%	33.25%	\$21,861	9	.25	\$5,465	TL 3/31/2015 Baseball field no longer being used. Some playground equipment issues refer to photos, 197, 187, 201, 202. <i>ALSO NO ADA ACCESS.</i>
Site Lighting	\$3.72	40	100%	1964	2004	100%	33.25%	\$118,047	4	.25	\$29,512	TL 3/31/2015 Multiple broken lens covers on Exterior lighting fixtures.
Site Specialties	\$0.39	40	100%	1964	2004	100%	33.25%	\$12,376	4	.25	\$3,094	
Site Utilities	\$2.89	50	120%	1964	2014	100%	33.25%	\$110,114	4	.25	\$27,528	
Walkways	\$2.87	30	110%	1964	1994	100%	33.25%	\$99,959	9	.25	\$24,990	TL 3/31/2015 Most walkways are in good condition. Some spalling in areas.
Total:								\$558,323			\$376,368	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Legion Park ES School ID: 069045

Educational Adequacy Detail

Population	Growth Factor: 1	Number of Kindergarten Students: 0
	Number of Staff: 22 18	Number of 1-5 Students: 182 185
	Number of Students: 182 185	Number of 6-8 Students: 0
	Number of Special Education Students: 0	Number of 9-12 Students: 0
Square Footage	Permanent GSF: 31,733	General Storage NSF: 720 619
	Portable GSF: 0	Maintenance or Janitorial Space NSF: 66 127
	Admin NSF: 1,284 559	Media Center NSF: 1,832 1,765
	Art/Music NSF: 842 1,520	Parent Work Space NSF: 682 0
	Assembly NSF: 4,756 0	Physical Ed NSF: 4,750 4,760
	Career Ed NSF: 0	Science Classroom NSF: 0
	Computer Lab NSF: 500 504	Science Storage NSF: 0
	Faculty Work Area NSF: 476 402	Special Education Classroom NSF: 2,476 3,019
	Food Service NSF: 6,378 451	Student Health NSF: 99 99
	General Classroom NSF: 9,280 10,967	
Classrooms	Number of Classrooms: 22 17	Number of Special Education Classrooms: 1 13
Parking	Number of Paved Parking Spaces: 56 40	Number of Bus Drop Offs: 0
	Number of Handicap Parking Spaces: 2 ✓	Number of Student Drop Offs: 1
	Number of Gravel Parking Spaces: 0	
Miscellaneous	Number of Chemical Storage Rooms: 0	Number of Multi-Use Playgrounds: 1
	Playground Equipment: Yes	

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Legion Park ES School ID: 069045

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Computer Lab Square Footage	560	700	\$80	\$80.00	\$14,924	7	3	\$44,772
Insufficient Bus Drop Off	0	1	\$20,800	\$20,799.69	\$27,716	6	1	\$27,716
Insufficient Student Health Square Footage	99	182	\$80	\$80.00	\$8,848	7	3	\$26,543
Insufficient Janitorial Square Footage	56	91	\$80	\$80.00	\$3,731	7	3	\$11,193
Inadequate Number of Handicap Spaces	2	3	\$144	\$143.52	\$191	6	1	\$191
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	56	33	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,176	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,750	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Parent Work Space	682	182	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,932	546	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	720	182	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	9,280	5,824	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,379	1,910	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	476	182	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Administrative Square Footage	1,284	423	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	812	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$55,410			\$110,415

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2015 LAS VEGAS CITY
069045 Legion Park ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 3/31/2015 Weather: Sunny & Warm 67 deg

PSFA Reps: Levesque Troy Tillotson, Larry

District Reps :

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies				
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score	
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-3.77	3.5	-39.59	
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45	
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-2.83	0	-14.15	
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-3.77	1.5	-45.24	
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-2.83	0	-5.66	
	Grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-3.77	1.5	-11.31	
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.72	
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45	
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-1.89	0	-13.23	
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-3.77	3.5	-131.95	
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.72	
	Interior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85	
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67	
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56	
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85	
	Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-2.83	3.5	-49.53	
	Fire Protection Systems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-0.95	0	-9.50	
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78	
	Heating/Cooling/Ventilation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-0.95	0	-9.50	
	Air Filters	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	0	0	0.00	
	Kitchen Equipment/Refrig	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90	
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34	
Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.5	
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81	
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45	
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45	
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00	
	Facilities Mater Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85	
Total Performance Deficiencies:							-494.99			Total Score: 505.01			Overall Rating: 50.50%	

SECTION 4.0 - SUPPORT INFORMATION

Comments Section

Roadway/Parking

Asphalt drive lanes are in poor condition. Major pot holes, pitting and cracking North/Northwest Parking. Cracking in drive lanes East main parking. Recommend additional review and repair or critical areas up to replacement.

Site Utilities

Main exterior electrical panel locked and secure from tampering. Gas line protected and contain no issue at this time.

Playgrounds/Athletic Fields

Playground equipment's protective coating is worn in a couple areas. Graffiti/scratching in see through piece of tunnel area needs attention. Impact surface in place. Athletic Field no longer being used due to water issues.

Site Drainage

North side of site is a major concern for drainage due to poor design. Water puddles against building causing water to entry classrooms. Recommend resealing ground to wall area. Assessment of grade level recommend. Splash blocks missing throughout site. Drains need to be cleaned of debris.

Sidewalks

Sidewalks have areas of flacking and spalling surface of walkway East side(entry) of school. Recommend repair on the North East corner sidewalk where cracking and chipping is accruing. No lifting or separating spotted.

Grounds

Grounds throughout facility in need of grooming from bushes to mowing of grass to weed control. Removal of trash and debris. Recommend more attention in this area.

Windows/Caulking

Multiple Broken windows throughout site. Broken window in classroom covered with plywood. Recommend timely repair of this issue. Some window screens are torn and worn. Window seals are cracking in areas recommend reviewing and correcting areas of concern.

Walls/Finishes

Wall finishes overall in good condition. 1- area of concern; boys bathroom behind door has a hole in sheetrock due to door handle. Recommend repair of sheetrock, installing wall guard to prevent recurrence of this issue.

Entry/Exterior Doors

1- Exterior door not closing properly in need of adjustment. Some doors need to be repainted in heavily used areas.

Roof/Flashing/Gutters

Roof is a big concern; multiple areas where roof leaks. Modified bitumen has heavy wear. Most of the roof granules washed into roof gutters. Multiple areas need to be resealed to prevent further leakage. Gutters need to remove roof granules from gutters. Some touch-up painting needed in areas.

Walls/Floors/Ceilings/Stairs

Ceilings contain multiple stained ceiling tile due to roof issues. 2-areas water damage to interior walls due to roof leaks. Cafeteria has some broken VCT tile in need of replacement. Walls are clean and maintained.

Interior Doors

Interior doors contain smoke seals, all hardware intact and doors close properly. Jambes painted and in good condition.

Restrooms

Restrooms are very clean and well maintained. Recommend increasing high dusting on return air/ supply vents.

Housekeeping

Housekeeping is evident in common areas classrooms, hallways and offices. Recommend increasing high dusting on return air and supply vents.

SECTION 4.0 - SUPPORT INFORMATION

Electrical Distribution

Electrical panels maintain 3'-0" clearance in all areas. Panels contain no issues at this time.

Lighting

Exterior lighting has multiple broken lens covers in need of replacement. Security light on South side of school is on in the middle of the day. Multiple interior lights are out and need to be replaced.

Fire Protection Systems

Fire monitoring system present with no trouble or advisory codes. Fire extinguishers contain monthly/annual inspection review. Hood system inspection present and up to date.

Equipment Rooms

Unable to access main equipment room. Informed by maintenance Equipment has been changed to RTU/HVAC units and equipment room is now empty. Unable to confirm.

Heating/Cooling/Ventilation

Recommend coil guards to prevent further damage to coils on HVAC/RTU units. Units installed 2012, some coil damage from hail storm observed.

Air Filters

Unable to access filters at time of visit. Informed by maintenance supervisor there is a PM plan in affect and filters are being changed on a quarterly basis. Unable to confirm.

Kitchen Equipment/Refrig

Kitchen equipment is older but well maintained and in working condition. Kitchen drains clean and free of debris. Kitchen is well maintained.

Plumbing/Water Heaters

Water heaters maintain 3'-0" clearance. Water fountain in good working condition. No other issues at this time.

SECTION 4.0 - SUPPORT INFORMATION

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SECTION 4.0 - SUPPORT INFORMATION

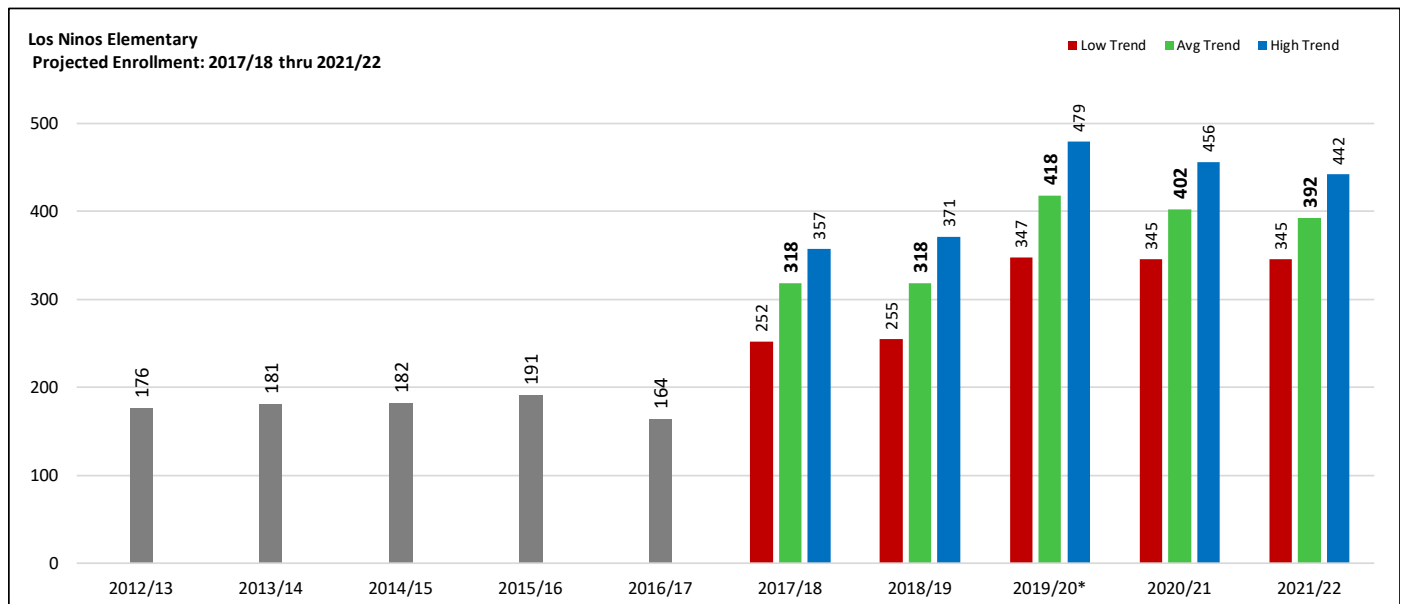
4.1.3 – Los Ninos Elementary

Site Acreage: 26.77 (Shared w/ Sierra Vista ES)
 Constructed: 1989 (2002, 2011)
 Permanent SF: 47,431
 Portable Building Qty: 0
 NMCI: 35.04%
 PSCOC Ranking: 37 (2017/18)
 Serves Grades: PK-5th
 2016/17 Enrollment: 164
 2021/22 Projected Enrollment: 152
 Functional Capacity: 397
 Utilization: 64%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Los Ninos Elementary										
Pre- K /DD					12	14	12	3	8	9
Kindergarten	46	28	43	50	37	51	49	37	38	32
First	47	42	23	37	35	26	44	38	31	25
Second	29	43	34	18	30	31	22	38	34	23
Third	28	28	38	33	16	23	27	22	39	24
Fourth	25	26	24	36	28	16	22	28	17	35
Fifth	10	24	22	26	34	29	17	19	24	16
%Change		3%	-4%	8.7%	-10.0%	-2.2%	2.8%	0.6%	4.9%	-14.1%

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year Los Ninos Elementary School will begin its transition as a PK-3rd Elementary. Kindergarten will transition to the facility in 2019/20 once a 4.5 classroom is constructed.



SECTION 4.0 - SUPPORT INFORMATION

Facility Notes and Comments:

Los Niños Elementary is located in the northeast side of Las Vegas at 474 East Legion Drive. The school was originally constructed in 1989 and has two additions in 2002 and 2011. The school facility consists of 47,431 SF of permanent space. This facility was originally constructed as primary school to serve as a “feeder” school to the immediately adjacent intermediate school – Sierra Vista Elementary, but within a few years was converted into a “traditional” elementary school model. As the district’s Dual Language School, Los Niños Elementary currently serves grades K-5th and is also used to house the LVCS/WLVS Head Start Program. As part of the district’s approved “right sizing” plan, the district intends to re-purpose this facility effective the 2017/18 school year as the district’s “main” intermediate school serving grades 1st-3rd, until the 2019/20 school year when Silas Lopez Early Childhood Center is closed. This facility needs major renovation and a 4.5 classroom addition in order to accommodate kindergarten students.

Site:

The school site is located northeastern part of the city, west of I-25 and consists of 26.77 acres that is also shared with the adjacent Sierra Vista Elementary. Based on the current facility locations, Los Niños Elementary utilizes approximately 11.75 acres of the south side of the site. The bus drop-off and pick-up access areas are shared by both schools, with each school having their own dedicated area. The site is located in a residential area that is bordered by public streets on three sides with adjacent open space areas. The site is easily accessed from either Mountain View or Legion Drives, both parking areas are limited in size and compete with the parent drop-off and pick-up areas. As part of the re-purposing of both schools on site, additional parking and new parent drop-off and pick-up areas will be needed, as well as a new bus loop.

All paved areas are in fair condition and the main parking lot needs crack repairs and resealing. Concrete sidewalks around the building and on the north side of the site have several areas of spalled surfaces, settlement, and cracks due to tree roots and erosion that need to be replaced to prevent tripping. Site drainage around the building perimeter and overall site needs to be improved to help get water away from the building and reduce site erosion, as well as around the playground areas. Landscaped areas include grass areas and xeriscaping around the school, these areas are irrigated on a controlled sprinkler system where available or manually watered. A low fence separates the playground from the street to the west, but this fence does not enclose the play area in its entirety. The existing fencing is in need of replacement and new fencing installed around the remainder of the site. There are play fields on the southeastern portion of the site that are partially grassed but need reseeding and weed control/prevention. The playground equipment is age appropriate and is in fair to good condition, needing only partial replacement; a shade structure over the main playground is also needed.

Structural/Exterior Closure:

Los Niños Elementary was originally constructed in 1989, with concrete footings and a slab-on grade foundation that appear to be showing signs of minimal settlement (primarily due to the age of the facilities); exterior concrete masonry



Drainage improvements needed around perimeter



Tuck point masonry & replace glass block



Replace rusted doors & frames & reseal at concrete base



Ponding water - improve drainage



Repair & paint damaged soffits

SECTION 4.0 - SUPPORT INFORMATION

walls, steel columns and joists and metal decking form the roof structure system. The exterior walls consist of a dark reddish CMU, which needs repairs, joint maintenance, and tuck-pointing. The roof consists of a TPO single-ply membrane roof system that was replaced in 2005, an area of old asphalt roofing over the 2002 classroom addition, and few areas of standing seam metal roofing with soffit panels that are damaged and need replacement. There is a covered walk-way that connects this school to Sierra Vista Elementary on the north side of the building that still has its original asphalt roofing installed and is in poor condition. The roof over the years has experienced multiple leaks, many of which have been coming from the facility's original skylights as well as areas that have had poor flashing maintenance on the roof. The facility has several large and small skylights that need replacement as they are also original and have had multiple issues with leaking.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. There are several door frames that are experiencing rust and deterioration of frames along the north side of the building. Exterior doors are in fair to poor condition and lack both vestibules and automatic door openers, which are needed at strategic locations to meet accessibility requirements and to improve the school's security. Exterior windows are a combination of insulated casement type of operable units and non-operable units all of which need replacement. In several locations glass block was installed to provide additional daylighting in several areas, in many places the glass block is either broken or are cracked, and needs replacement with an alternative type of translucent wall panel system to help maintain security.

Interiors:

The interior of the facility is a continuation of the reddish CMU block walls throughout with areas of and metal stud framing with gypsum board that is painted. Classroom finishes and built-in casework are in fair condition as majority of the classrooms have the original casework from the original construction and is very worn. The interior door frames are hollow metal with solid wood doors, all classroom doors have vision panels located in the center. The ceilings throughout are a combination of 2'x4' suspended acoustical panels and painted gypsum board are in fair to good condition. There are many areas throughout the building that need replacement ceiling tiles in areas that have had roof leaks and there are also multiple places where the gypsum board ceilings have been also damaged by leaks and needing repairs, especially around some of the skylights.

Floor finishes throughout the entire facility need replacement. Carpeting that is in fair to poor condition can be found in the corridors, administrative areas, group breakout areas, library, and classrooms; and vinyl composition tile (VCT) in some classrooms. The multi-purpose room has rubber flooring with play-court markings, and restrooms have ceramic tile floors and a 4' to 9' high wainscoting.

The main entrance to the school is not clearly identified and combined with the



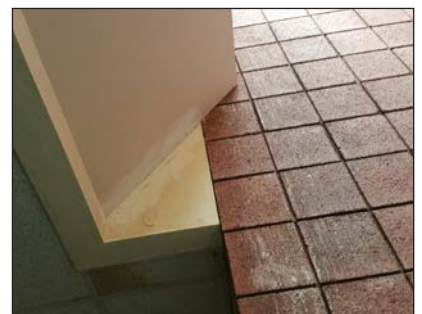
Re-caulk all vertical joints



Repair all cracks & resurface parking lot



Skylights are in poor condition



Clean/repair water damaged walls/soffits



Water damaged window headers

SECTION 4.0 - SUPPORT INFORMATION

fact that the administrative offices are not located adjacent to the main entry is a security issue for the school. There is a bell/ camera system to allow entry to the building during school hours, however it does not prevent visitors from wandering off and not checking into the office. During the master plan process, it was identified that the existing administrative offices need be reconfigured to improve security and provide a secure entrance to the school.

Located in the center area of the school is an enclosed courtyard/ play area that is used during inclement weather days by students or for other group activities. The area consists of concrete flooring, planter areas with indoor vegetation, exposed structure, skylights and interior CMU divider walls to provide activity separation. Upgrades in terms of painting and repairs to damaged exposed ductwork are needed. Most of the general classrooms currently serving grades K-5th grade meet or exceed the minimum NMAS square footage, however, there are classrooms that are between 100-200 SF below the minimum NMAS square footage 1,000 sf for use as a kindergarten classrooms. The proposed new 4.5 classroom addition will help correct this deficiency.

All restrooms need major upgrades and renovation, as they are still in their original configuration, many fixtures are not operable, and are not ADA compliant. Restrooms located in the administration suite also do not meet ADA requirements and the doors cannot open fully due to the placement of the toilets. While all meals are prepared at the adjacent Sierra Vista Elementary, the school does not have a proper warming kitchen or serving area to properly heat and serve food, a small addition may be needed to improve this function.

Mechanical/Plumbing:

The facility has a combination of a gas fired boiler system that was replaced in 2011, and roof top make-up air and evaporative cooling units all of which need replacement. While a temperature control system is in place to try and maintain a consistent temperature throughout, it is difficult to maintain proper cooling temperatures with the old equipment and humidity is often a problem. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation. All of the water heaters are between 12 and 15 years old and are also in need of replacement. Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed in every restroom. District has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a 300k VA pad mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. While the primary service appears to be sufficient, as part of any renovation effort this will need to be re-evaluated and may require a possible upgrade. The facility is in need of a secondary service upgrade throughout. Many classrooms have outlets that do not work or enough available to meet technology needs, and teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluorescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from



Restroom renovations needed



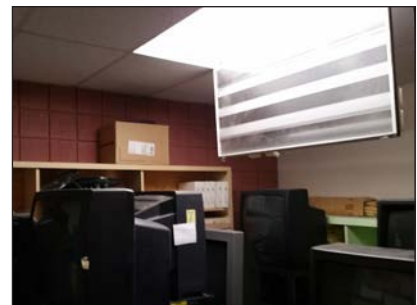
Replace stained/damaged ceiling tiles



Replace VCT flooring



Repair water damaged ceiling



Upgrade lighting

SECTION 4.0 - SUPPORT INFORMATION

the 1980's. Lighting is in poor condition (interior/exterior), requires a complete upgrade, and may need to include new wiring in some areas, including in the interior courtyard area.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building and needs to be replaced. The system is activated by pull stations, and is centrally monitored in the administrative office. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is the original equipment and installed sporadic in terms of placement of emergency back-up wall packs and light fixtures, all of the equipment needs to be upgraded.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors. There are several exterior security cameras located in strategic areas but many of these are inoperable or broken. A complete new security camera system needs to be installed. Overall, the facility only meets the minimal ADA requirements and requires improved access to the facility, several interior door hardware upgrades, facility access, restroom renovations, and additional access/ accommodation in public areas.

FMAR's

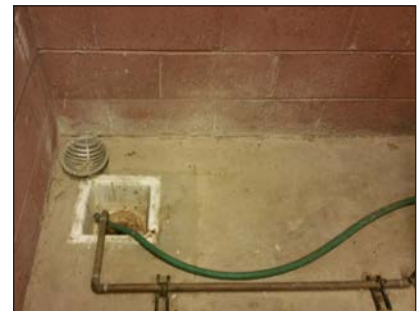
As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. All major findings have been combined with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan. The minor findings in several areas have already been addressed and items that were not were also listed as maintenance repair needs were given to the LVCS Maintenance Department to be entered into School Dude and will become summer work projects.



Reattach covers to equipment



Roof maintenance needed



Rework drainage



New furnace system



New boiler system

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Sidewalk & canopy repairs/replacement needed



Renovate all restrooms



Replace water fountains



Replace all exterior windows



Repair window header



Drainage improvements needed



Replace damaged/spalled concrete sidewalks



Repair water damaged walls



Remove damaged skylight



Repair basketball courts



Replace damaged benches



Skylight seals failing



Replace damaged VCT



Patch repair & paint ceiling



Resurface parking lot

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Damaged roof flashing at all skylights



Re-caulk all vertical joints & tuck point masonry



New cooling system needs to be installed



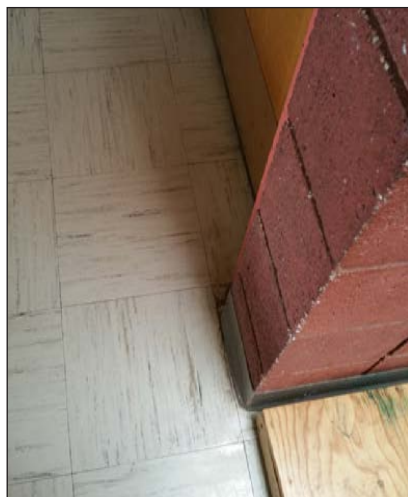
Repair all wall/ceiling water damage at all skylights



Carpet seams are deteriorating



Reseal building perimeter at sidewalks



Replace VCT flooring & install corner guards



Repair interior walls/ceilings



IT wiring & connection clean up required

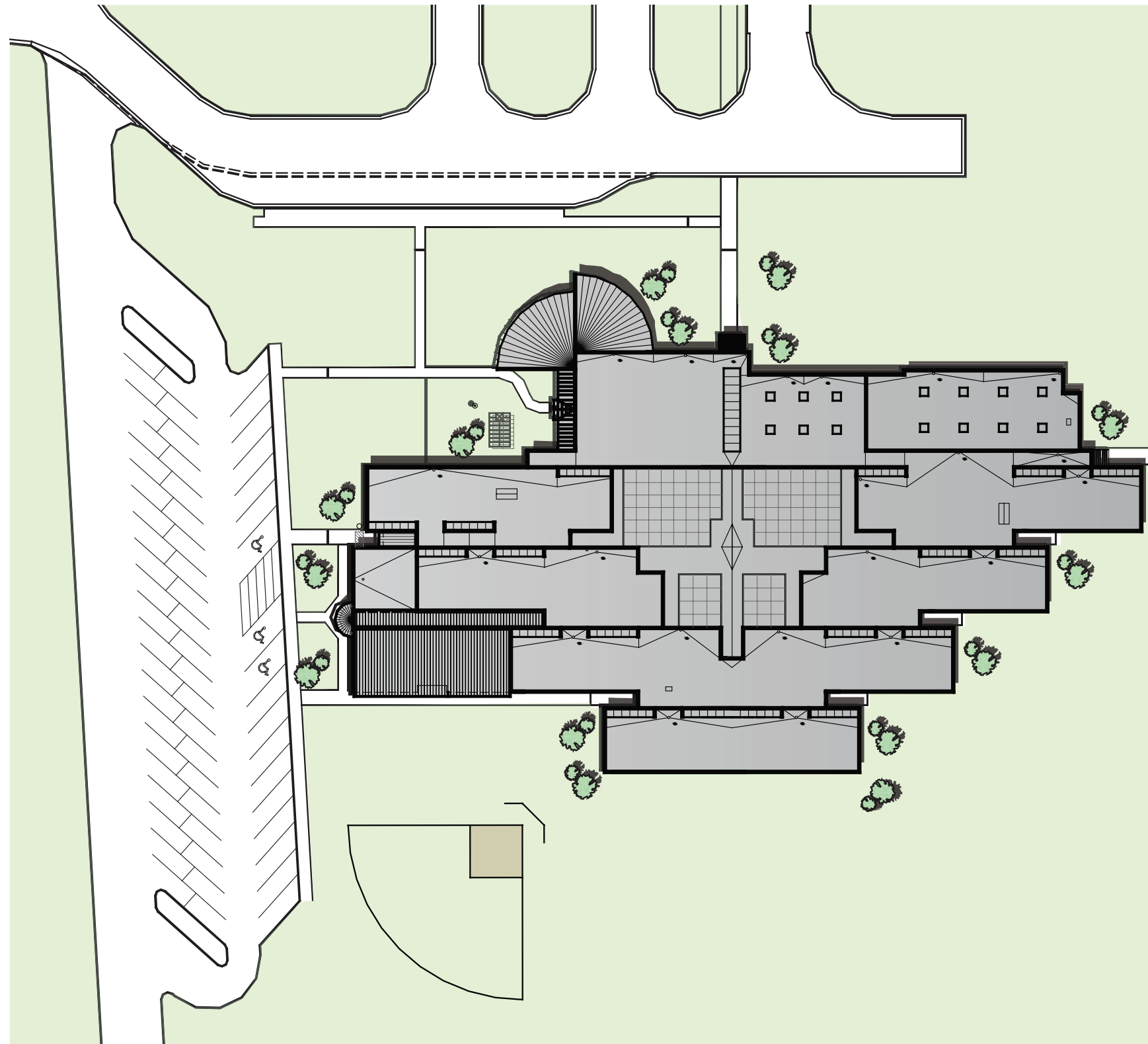
SECTION 4.0 - SUPPORT INFORMATION



Site Plan - Los Ninos Elementary
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools - Los Ninos Elementary Site Plan



SITE PLAN
LOS NINOS SCHOOL CAMPUS PLAN

Scale: 1" = 60'-0"



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Floor plans unavailable, please contact PSFA for assistance



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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Los Niño's Elementary	X					Reset all splashblocks to be above grade under downspouts. Set on gravel base course
Los Niño's Elementary	X					Repaint all driveway curbing
Los Niño's Elementary	X					Replace missing drainage trench cover at sidewalk on east side of building.
Los Niño's Elementary	X					Multiple roof leaks near wall joints and skylights - WARRANTY REPAIRS (Leak areas: cafeteria, indoor playground, library, office, front entrance, Head start #138, HS office and Room 129)
Los Niño's Elementary	X					Replace / Repair and reattach exhaust hood shroud that is lying on the roof next to mechanical unit.
Los Niño's Elementary	X					Test rusted rooftop gas lines for leaks and repair as required.
Los Niño's Elementary	X					Replace damaged/ stained ceiling tiles throughout - multiple locations
Los Niño's Elementary	X					Replace missing door closers at south door to indoor play area and east exit door next to room 181.
Los Niño's Elementary	X					Replace door hinges at hallway door to cafeteria
Los Niño's Elementary	X					Repair damaged ceiling next to classroom 181 and repaint
Los Niño's Elementary	X					Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts.
Los Niño's Elementary	X					Replace damaged chain-link fencing in front of the building
Los Niño's Elementary			X			Site drainage improvements needed to correct ponding, erosion and improve soil stabilization around the building and all playfield structures. The site is also plagued with weeds containing "goat heads" which the students frequently encounter - remediation is needed. May require installation of concrete apron around portions of the building, valley gutters and french drains.
Los Niño's Elementary			X			Repair cracks, potholes, resurface asphalt and restripe parking lots (south and west sides). Provide parking bumpers, ADA signage and paint curbs.
Los Niño's Elementary			X			Replace exterior site lighting - parking lot and campus. Some of the existing light poles have exposed concrete footings 12-18"
Los Niño's Elementary			X			Bus & Parent drop/pick up areas needs to be redesigned to improve traffic flow. (Partially shared with Sierra Vista)
Los Niño's Elementary			X			Improve site directional signage
Los Niño's Elementary			X			Replace spalled concrete at basketball court
Los Niño's Elementary			X			Construct trashbin enclosure for trash dumpster
Los Niño's Elementary			X			There are multiple areas where the soffit panels are deteriorated and damaged, and were NOT REPLACED as part of the previous roofing project (round classroom area). Repairs and replacement required.
Los Niño's Elementary			X			North covered walkway and sidewalk leading to Sierra Vista Elementary requires repairs to the covered structure, re-stuccoing, and reroofing. The walkway/ ramp is not ADA compliant, there are multiple areas of cracked sidewalk including around support columns which and need to be evaluated and the sidewalk replaced.
Los Niño's Elementary			X			Replace bridge over drainage swale near playground - needs to meet ADA requirements

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Los Niño's Elementary			X			Replace old deteriorated benches and tables near playground
Los Niño's Elementary			X			Upgrade indoor play area equipment and improve condition air flow to this area.
Los Niño's Elementary			X			Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Los Niño's Elementary			X			Clean and tuck-point CMU, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Los Niño's Elementary			X			Replace damaged sidewall exhaust vent
Los Niño's Elementary			X			Repair damaged EIFS and recolor coat
Los Niño's Elementary			X			Replace all exterior doors, frames and hardware. Multiple doors and frames are rusted, and deteriorated.
Los Niño's Elementary			X			Replace exterior window system in its entirety, including blinds. Replace glass block areas (which are all damaged/ broken) to be infilled with translucent wall panel system, some areas may require lintel replacement due to extensive water damage. Re-evaluate security bars on exterior windows with current egress requirements.
Los Niño's Elementary			X			Replace all skylights most have failed and are leaking - Install new translucent panel skylight system. (12) 18'x5', (8) 18'x3' sloped, (1) 30'x6' barrel & (14) 4'x4'
Los Niño's Elementary			X			Roofing replacement is still needed at the southwest end of the building (near the head start area)
Los Niño's Elementary			X			Replace all exterior building lighting - LED
Los Niño's Elementary			X			Building Security: Renovate/ reconfigure Administrative area for better functional use and improved building security, including nurse's office and restrooms for ADA compliance.
Los Niño's Elementary			X			Renovate Library: Flooring, lighting, interior finishes, and furnishings.
Los Niño's Elementary			X			Renovate & Expand Warming Kitchen - partial equipment replacement
Los Niño's Elementary			X			Repaint Entire Interior
Los Niño's Elementary			X			Remove VCT in the corridors, classrooms and restrooms, and polish concrete.
Los Niño's Elementary			X			Remove carpet in corridors and polish concrete
Los Niño's Elementary			X			Replace rubber flooring in Multi-Purpose
Los Niño's Elementary			X			Replace classroom casework
Los Niño's Elementary			X			Replace carpet with carpet tile in all offices, small group breakout seating areas and in Kindergarten classrooms
Los Niño's Elementary			X			Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Los Niño's Elementary			X			Remove ceramic tile (including all broken) and entry mats and replace with new recessed mats and polished concrete
Los Niño's Elementary			X			Replace chalkboards with marker boards & Smartboard
Los Niño's Elementary			X			Sand, prime and repaint interior door frames
Los Niño's Elementary			X			Replace interior doors and hardware
Los Niño's Elementary			X			Install corner guards throughout to protect from future damage

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Los Niño's Elementary			X			Renovate ALL restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations.
Los Niño's Elementary			X			Replace cooling system - Install new chiller
Los Niño's Elementary			X			Install new DDC system for HVAC, and test and balance ALL equipment.
Los Niño's Elementary			X			Replace Janitor mop sinks and surrounds in all custodial closets
Los Niño's Elementary			X			Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting including exit lighting
Los Niño's Elementary			X			Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Los Niño's Elementary			X			Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs: Los Ninos Elementary

The costs below are based on the needed facility upgrades and repairs, and are based on industry standard unit rates (based on 2016 costs) for budgeting purposes for the district.

Las Vegas City Schools		Rev 11-09-16	MACC	\$	6,636,284
Los Ninos Elementary	Building SF:	47,431	Soft Costs*	\$	2,844,122
Renovation/ Site Improvements	Total Cost/PSF:	\$ 139.91	Total Project Budget	\$	9,480,406

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 22,630.40	\$ 9,698.74	\$ 32,329.14	
B-2010	Exterior Control Joint Maintenance	\$ 14,976.00	\$ 6,418.29	\$ 21,394.29	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 52,416.00	\$ 22,464.00	\$ 74,880.00	
B-1025	Exterior insulation & finish system (EFIS) Repair & Color Coat	\$ 36,504.00	\$ 15,644.57	\$ 52,148.57	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 177,012.00	\$ 75,862.29	\$ 252,874.29	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 149,760.00	\$ 64,182.86	\$ 213,942.86	Partial Replacement
B-1020	Roofing Repairs (Inc. soffit, dnspt, flashing, coping replacement/ re	\$ 48,986.00	\$ 20,994.00	\$ 69,980.00	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 53,101.20	\$ 22,757.66	\$ 75,858.86	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 24,883.60	\$ 10,664.40	\$ 35,548.00	
B-2020	Insulated Translucent Wall Panels	\$ 30,350.00	\$ 13,007.14	\$ 43,357.14	
B-2020	Skylight Translucent Insulated Panels (Pyramid)	\$ 15,926.40	\$ 6,825.60	\$ 22,752.00	(14) 4'x4'
B-2020	Skylight Translucent Panel (Barrel)	\$ 20,736.00	\$ 8,886.86	\$ 29,622.86	(1) 30'x6'
B-2020	Skylight Translucent Panel (Shed)	\$ 119,901.60	\$ 51,386.40	\$ 171,288.00	(12) 18'x5' and (8) 18'x3
B-1012	General Classroom Addition	\$ 1,349,920.00	\$ 578,537.14	\$ 1,928,457.14	(4) Gen CR and (1) SPED CR
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$ 237,520.00	\$ 101,794.29	\$ 339,314.29	Inc Nurse Office
C-2000	Renovate Library & Replace Furnishing	\$ 216,678.00	\$ 92,862.00	\$ 309,540.00	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 269,010.00	\$ 115,290.00	\$ 384,300.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 80,703.00	\$ 34,587.00	\$ 115,290.00	
C-1030	Casework (classroom)	\$ 125,160.00	\$ 53,640.00	\$ 178,800.00	Replace all casework throughout
C-2000	Repaint Interior	\$ 136,364.13	\$ 58,441.77	\$ 194,805.89	
C-2000	Sand Blast, Primer & Paint Interior Metal Surfaces	\$ 12,285.00	\$ 5,265.00	\$ 17,550.00	
C-3010	Ceramic tile flooring	\$ 9,156.00	\$ 3,924.00	\$ 13,080.00	
B-2020	Interior Doors & hardware - replace	\$ 118,462.50	\$ 50,769.64	\$ 169,232.14	
C-3010	Corner Guards (Stainles Steel)	\$ 13,041.00	\$ 5,589.00	\$ 18,630.00	
C-2050	Entrance Mats (recessed)	\$ 15,257.00	\$ 6,538.71	\$ 21,795.71	
C-3010	Resilient Floor Covering (impact bearing type)	\$ 46,074.53	\$ 19,746.23	\$ 65,820.75	Multi-Purpose/ Gym
C-2000	Partial Renovate Kitchen & Serving Area	\$ 79,500.00	\$ 34,071.43	\$ 113,571.43	Warming Kitchen
D-5030	Replace/ Add LED Exit signage	\$ 6,343.75	\$ 2,718.75	\$ 9,062.50	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 32,445.00	\$ 13,905.00	\$ 46,350.00	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	\$ 362,942.01	\$ 155,546.58	\$ 518,488.59	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 39,552.00	\$ 16,950.86	\$ 56,502.86	
D-5030	Emergency Back-up Lighting	\$ 35,020.00	\$ 15,008.57	\$ 50,028.57	
D-2010	New custodial sink	\$ 8,343.00	\$ 3,575.57	\$ 11,918.57	
D-3020	Cooling System - Install Chiller (add to existing boiler system)	\$ 500,752.78	\$ 214,608.34	\$ 715,361.12	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 87,581.34	\$ 37,534.86	\$ 125,116.20	
D-2010	Fire Sprinklers - Install New System	\$ 317,194.81	\$ 135,940.63	\$ 453,135.45	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 113,004.36	\$ 48,430.44	\$ 161,434.80	
D-2010	Inspect & Replace Water lines	\$ 36,935.80	\$ 15,829.63	\$ 52,765.43	

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Las Vegas City Schools		Rev 11-09-16	MACC	\$	6,636,284
Los Ninos Elementary	Building SF:	47,431	Soft Costs*	\$	2,844,122
Renovation/ Site Improvements	Total Cost/PSF:	\$ 139.91	Total Project Budget	\$	9,480,406

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
D-2010	Inspect & Replace Sewer lines	\$ 50,985.00	\$ 21,850.71	\$ 72,835.71	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 294,639.20	\$ 126,273.94	\$ 420,913.14	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 284,977.80	\$ 122,133.34	\$ 407,111.14	
D-2011	Renovate single occupant restroom & comply with ADA (Demo, new)	\$ 107,299.22	\$ 45,985.38	\$ 153,284.60	
E-1010	Promethian/Smart Board	\$ 136,500.00	\$ 58,500.00	\$ 195,000.00	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 141,750.00	\$ 60,750.00	\$ 202,500.00	West parking lot
G-2040	Install trash bin enclosure	\$ 3,360.00	\$ 1,440.00	\$ 4,800.00	
G-1040	Grading, Drainage & Landscaping (small site)	\$ 117,600.00	\$ 50,400.00	\$ 168,000.00	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 95,550.00	\$ 40,950.00	\$ 136,500.00	
G-1021	Concrete sidewalks & pads- replace	\$ 56,700.00	\$ 24,300.00	\$ 81,000.00	
G-2040	Site signage	\$ 6,825.00	\$ 2,925.00	\$ 9,750.00	
G-1040	Fencing (42" High - Chainlink)	\$ 2,091.60	\$ 896.40	\$ 2,988.00	
G-2020	New Play areas (hard and soft areas) Small School	\$ 145,140.18	\$ 62,202.93	\$ 207,343.11	
G-2030	Covered Walkways with Sidewalks	\$ 84,656.25	\$ 36,281.25	\$ 120,937.50	
G-1023	Exterior lighting (per pole)	\$ 91,780.92	\$ 39,334.68	\$ 131,115.60	
Total		\$ 6,636,284	\$ 2,844,122	\$ 9,480,406	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Los Ninos ES School ID: 069037

High Level Overview

General Information

Location: Las Vegas, NM 87701 Ed. Adequacy Model: Elementary School Educational Adequacy
 School Type: Elementary Ed. Adequacy CCI: 100.00%
 School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: ~~183~~ 164
 Growth Factor: 1.00
 Total Gross Square Feet: ~~57,275~~ 47,431
 Site Size (Acres): ~~26.77~~ 11.75
Shared site with Sierra Vista 11.75 Acres dedicated to Los Ninos

NMCI School Metrics

Replacement Cost:	\$9,347,900	Unweighted Repair Cost:	\$3,371,870
Weighted Repair Cost:	\$3,219,939	Unweighted Educational Adequacy Cost:	\$18,548
Weighted Educational Adequacy Cost:	\$55,645	Total Unweighted Cost:	\$3,390,418
Total Weighted Cost:	\$3,275,584	Unweighted NMCI Score:	36.27
Weighted NMCI Score:	35.04		

NMCI Facility History

Last Assessment Date: 09-06-2012 Previous Award, Yes or No, Year if Yes: No
 Closed: No

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: **Las Vegas City** School: **Los Ninos ES** School ID: **069037**

Facility Description

Los Ninos Elementary School is located in Las Vegas, NM, on Legion Avenue and falls within the Las Vegas City School District. It is a one-story campus that houses Kindergarten through 5th grade students and has a staff of approx 35. Originally constructed in 1990, there has been one addition. There are no portable facilities on site. To most accurately capture repair costs the school is made up of two building assessments.

Site: The immediate site is approximately 26.77 acres and includes an athletic field, playground, and hard surface play area. The parking capacity of 60 (3 are handicap spaces) is insufficient and all paved areas require no improvements. Concrete sidewalks are adequate. Landscaped areas include grass and gravel and these areas are not irrigated. Site drainage is inadequate.

Structural/Exterior Closure: The building rests on spread footing foundations that are showing no signs of damage or settlement. The building structural system uses block and steel. The facade includes 1980's style features, which are not architecturally significant. The modified bitumen roof is original and is leaking. The exterior doors are hollow metal and windows are fixed and operable, double-pane units with aluminum frames.

Interiors: Partition wall types vary, where 80% are painted CMU and 20% are painted drywall. The facility was last painted in 1990. Most ceilings are 2 x 4 lay-in tile with drywall ceilings in corridors. Flooring in high use areas is carpet, while rooms/suites have vinyl composition tile. Interior doors are solid wood.

Mechanical/Plumbing: Heating for the building is supplied by a gas-fired boiler at Sierra Vista Elementary (next door) and variable air volume units in each classroom. The heating/cooling distribution system is 2-pipe and air is supplied by air handlers and fan-coil units. Fresh air is supplied through windows and doors. Exhaust fans are plentiful and bathroom ventilation is generally adequate. The plumbing fixtures (toilets/urinals/sinks) are original and the piping is copper.

Electrical: The electrical system is fed from a 150 KVA transformer that delivers 277/480 V., 3-ph, 4-wire power via an 800 amp main panel. Branch circuits within rooms are 120/208 V. Lighting is fluorescent and illumination is adequate. Emergency exit signs and lighting (with battery back-up) are in corridors and exit signs are typically illuminated. The facility has no emergency generator for emergency lighting and critical system back-up.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of pull stations at exits and public address in rooms and horns and strobes in corridors and other public spaces. The system is centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire rated. The security system is comprised of cameras. The complex is generally handicap compliant.

Educational Adequacy: The facility generally meets the state general adequacy requirements. The gross square footage is adequate for the current enrollment. Adequacy deficiencies include missing kitchen equipment and an inadequate number of projection surfaces and marker boards. There is safe access, but inadequate parking when considering dirt areas. There is a two-way public address system, classrooms have data ports, but CATV is not provided throughout.

2003 Update

DCU 03-064: Fire alarms, Electrical and Intercom installation.

Direct Appropriations 03-1453: Replace the roof and construct dual language classrooms. \$40,000.

These upgrades were made to the main building.

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Los Ninos ES School ID: 069037

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Year Built	Repair Cost (Weighted)	Size	Type	Use
Main Building (1990)	Elementary School Building	\$2,858,490	1990	\$2,770,854	36,995	Building	Educational
Mechanical Room Addition (2011)	Elementary School Building	\$2,096	2011	\$524	370	Building	Non-Educational
Site	Elementary School Site	\$511,284	1990	\$448,561	67,275	Building	Site
Building Totals		\$3,371,870		\$3,219,939	47,431		
Educational Adequacy Need	Elementary School Educational Adequacy	\$18,548		\$55,645			
School Totals		\$3,390,418		\$3,275,584			

* Facility was originally constructed in 1989 per final Construction Docs

Classroom Addition (3 classrooms) constructed in 2002 - 4,100 SF

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: **Las Vegas City** School: **Los Ninos ES** School ID: **069037**

Asset Detail

Building Name: ¹⁹⁸⁹ Main Building (4999) Cost Model: Elementary School Building Size: 56,965 ^{42,961}

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1990	2010	100%	33.25%	\$191,410	2	1.5	\$287,115	...ans over the covered court yard in poor condition (4) units See Photos. In need of replacement and or repair.
Ceiling Finishes	\$5.58	30	110%	1990	2020	75%	33.25%	\$262,500	9	.25	\$65,625	...7-17-2014 DNS: Several ceiling tiles have water stains that need to be replaced. Estimated 30+ 2X4 drop in.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$81,480	2	1.5	\$122,219	...sis: no functioning callback feature, no surge protection. They want category override to #2, wait to verify.
Emergency Light and Power	\$0.43	20	90%	1990	2010	100%	33.25%	\$22,004	4	.25	\$5,501	
Exterior Doors and Windows	\$5.66	30	110%	1990	2020	75%	33.25%	\$265,968	2	1.5	\$398,951	... and out of square doors due to age and usage. Possible Type 1 if additional deterioration and jamming happens.
Exterior Walls	\$11.15	100	100%	1990	2090	7%	33.25%	\$42,876	2	1.5	\$64,314	...ication.??? 7-17-2014 DNS: Weeping water leaks to the interior of the building from the CMU block. See Photos
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$76,121	9	.25	\$19,030	Fire alarm installation. DCU 03-064.
Floor Finishes	\$5.83	12	110%	1990	2002	100%	33.25%	\$365,079	2	1.5	\$547,619	...d hall way has ripples and is a tripping hazard estimated S.F. 3978. Possible Type 1 in regard to the carpet.
Foundation/Slab/Structure	\$15.98	100	100%	1990	2090	7%	33.25%	\$61,488	9	.25	\$15,372	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$36,103	2	1.5	\$54,155	...n the classrooms via the teachers. Several controls showing faults with the system. See Photos. Classroom 190,
Interior Doors and Partitions	\$9.08	50	90%	1990	2040	27%	33.25%	\$125,728	9	.25	\$31,432	
Interior Walls	\$7.90	60	90%	1990	2050	19%	33.25%	\$75,968	9	.25	\$18,992	
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	33.25%	\$109,180	9	.25	\$27,295	Electrical upgrades. DCU 03-064. Update 7/31/13 per FMP Vendor: Vendor suggest replacing lighting.
Main Power/Emergency	\$1.33	30	90%	1990	2020	75%	33.25%	\$50,973	9	.25	\$12,743	

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Executive Summary Report

Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Other Equipment	\$6.59	60	1990	2050	19%	33.25%	\$77,476	9	.25	\$19,369	
Plumbing	\$15.49	30	1990	2020	75%	33.25%	\$662,070	2	1.5	\$993,105	7-17-2014 DNS: Drainage in the fixtures in the R/R on going problem, possible due to the age.
Roof	\$15.47	20	2006	2026	25%	33.25%	\$264,121	9	.25	\$66,030	Replaced in 2006 as standards based project. 7-17-2014 DNS: White TPO roof. See photos
Sprinklers and Standpipes	\$3.66	50	1990	2040	27%	33.25%	\$73,117	9	.25	\$18,279	
Wall Finishes	\$4.17	12	2013	2025	6%	33.25%	\$14,829	9	.25	\$3,707	7-17-2014 DNS: Interior of the school painted as needed. Custodian indicated that it was painted last year.
Total:							\$2,858,490			\$2,770,854	

All of the skylights are original and failing - In some areas are being used to cover and protect the building.

None of the restrooms meet ADA.

SECTION 4.0 - SUPPORT INFORMATION



District: **Las Vegas City** School: **Los Ninos ES** School ID: **069037**

Asset Detail

Building Name: **Mechanical Room Addition (2011)** Cost Model: **Elementary School Building** Size: **370**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	\$78	9	.25	\$19	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	\$63	9	.25	\$16	
Communications and Security	\$2.12	15	90%	2011	2026	11%	\$78	9	.25	\$20	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	\$9	9	.25	\$2	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	\$64	9	.25	\$16	
Exterior Walls	\$11.15	100	100%	2011	2111	0%	\$10	9	.25	\$3	
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	\$73	9	.25	\$18	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	\$412	9	.25	\$103	
Foundation/Slab/Structure	\$15.98	100	100%	2011	2111	0%	\$15	9	.25	\$4	
HVAC	\$22.84	30	100%	2011	2041	3%	\$235	9	.25	\$59	...update 10/26/11 AM. Per Plan Review Am. New boilers (2), new-cooling/air-handler units -to supply-entire school. <i>New chiller was never installed.</i>
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	\$30	9	.25	\$8	
Interior Walls	\$7.90	60	90%	2011	2071	1%	\$18	9	.25	\$5	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	\$105	9	.25	\$26	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	\$12	9	.25	\$3	
Other Equipment	\$6.59	60	110%	2011	2071	1%	\$19	9	.25	\$5	
Plumbing	\$15.49	30	100%	2011	2041	3%	\$159	9	.25	\$40	
Roof	\$15.47	20	120%	2011	2031	6%	\$429	9	.25	\$107	
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	\$18	9	.25	\$4	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	\$268	9	.25	\$67	
Total:							\$2,096				

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: **Las Vegas City** School: **Los Ninos ES** School ID: **069037**

Asset Detail

Building Name:	Site	Cost Model:	Elementary School Site	Size:							
				57,275							
Name	Cost SF	Renewal Life	Last Ren. Percent	Next Ren. Year	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1990	2090	7%	\$2,207	9	.25	\$552	Update 7/31/13 per FMP Vendor. Needs site fencing. 7-17-2014 DNS: Open campus in several areas. See Photos
Parking Lots	\$4.07	20	110%	1990	2010	100%	\$256,592	2	1.5	\$384,888	7-17-2014 DNS: Paving areas have developed cracks, pot holes and deterioration of the surface area. See Photos
Playground Equipment	\$1.45	15	80%	2005	2020	54%	\$35,729	9	.25	\$8,932	...g. backstop, dugout at baseball field, PSFA #030-06. 7-17-2014 DNS: Newer and older style equipment on site.
Site Lighting	\$2.79	40	100%	1990	2030	42%	\$67,514	9	.25	\$16,879	
Site Specialties	\$0.29	40	100%	1990	2030	42%	\$7,018	9	.25	\$1,754	
Site Utilities	\$2.17	50	120%	1990	2040	27%	\$40,267	9	.25	\$10,067	
Walkways	\$2.15	30	110%	1990	2020	75%	\$101,957	9	.25	\$25,489	
Total:							\$511,284			\$448,561	

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Los Ninos ES School ID: 069037

Educational Adequacy Detail

Population

Growth Factor: 1
 Number of Staff: ~~27~~ 25
 Number of Students: ~~489~~ 164
 Number of Special Education Students: ~~16~~ 22

Number of Kindergarten Students: ~~38~~ 32
 Number of 1-5 Students: ~~445~~ 132
 Number of 6-8 Students: 0
 Number of 9-12 Students: 0

Square Footage

Permanent GSF: ~~67,275~~ 47,431
 Portable GSF: 0
 Admin NSF: 2,890 2,146
 Art/Music NSF: ~~2,014~~ 1,750
 Assembly NSF: ~~2,880~~ 0
 Career Ed NSF: 0
 Computer Lab NSF: 2,622 1,702
 Faculty Work Area NSF: ~~377~~ 445
 Food Service NSF: (~~understated~~ ~~parking~~ ~~lot~~ ~~lot~~) ~~3,097~~ 3,220
 General Classroom NSF: ~~43,140~~ 13,238

General Storage NSF: ~~396~~ 440
 Maintenance or Janitorial Space NSF: ~~272~~ 375
 Media Center NSF: ~~4,950~~ 1,924
 Parent Work Space NSF: 96
 Physical Ed NSF: ~~4,940~~ 2,831
 Science Classroom NSF: 0
 Science Storage NSF: 0
 Special Education Classroom NSF: ~~4,834~~ 740
 Student Health NSF: ~~96~~ 210

Classrooms

Number of Classrooms: ~~28~~ 21

Number of Special Education Classrooms: ~~2~~ 1

Parking

Number of Paved Parking Spaces: ~~58~~ 52
 Number of Handicap Parking Spaces: 3
 Number of Gravel Parking Spaces: 0

Number of Bus Drop Offs: 1
 Number of Student Drop Offs: 1

Miscellaneous

Number of Chemical Storage Rooms: 1
 Playground Equipment: Yes

Number of Multi-Use Playgrounds: 1

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: **Las Vegas City** School: **Los Ninos ES** School ID: **069037**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Student Health Square Footage	96	183	\$80	\$80.00	\$9,274	7	3	\$27,823
Insufficient Parent Work Space	96	183	\$80	\$80.00	\$9,274	7	3	\$27,823
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	56	41	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	1,834	930	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,940	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,956	549	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	272	92	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	396	183	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	13,110	6,540	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	3,097	1,915	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	377	183	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	2,622	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	2,890	425	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	2,014	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	3	3	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$18,548			\$55,645

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Facility Maintenance Assessment Report

2015 LAS VEGAS CITY

069037 Los Ninos ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 9/9/2015 Weather: Sunny & Clear

PSFA Reps: Dennis Schneider Tillotson, Larry

District Reps: Chris Archuleta

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies						
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score			
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74			
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45			
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18			
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-1.89	1.5	-22.68			
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78			
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67			
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51			
	Walls/Finishes	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	0	0	0.00			
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-1.89	0	-13.23			
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35			
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51			
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67			
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67			
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56			
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-1.89	3.5	-19.84			
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18			
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35			
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67			
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35			
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23			
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78			
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34			
Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.5			
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81			
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45			
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45			
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00			
	Facilities Mater Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85			
Total Performance Deficiencies:										-329.77	Total Score:		670.23	Overall Rating:		67.02%

SECTION 4.0 - SUPPORT INFORMATION**Comments Section****Roadway/Parking**

Parking area in need of stripping. Cracks and weeds starting to develop in the parking area. ADA ramp in place. Signage in place along with fire lanes clear and accessible. No direction arrows in place.

Site Utilities

Site utilities are locked and secure. No weeds or trash around ground units.

Playgrounds/Athletic Fields

Newer style playground equipment in place in fair to good condition. Impact surface material is pea gravel with weeds and goat heads needing to be removed. Surface impact area under the swings need to be filled in. Borders in place in the area next to the building, border area around playground equipment is either missing or buried.

Site Drainage

Several down spouts splash blocks missing, need to be replaced, leveled and raised to move water away from the building. Drain grates in place and secure.

Sidewalks

Sidewalks in good condition with no tripping hazards found. ADA ramp in place along with handrails. No safety or hazards found.

Grounds

Grass and weeds being removed during the site survey. Goat heads in the playground area also needing removal. Grass and weeds need to be removed from the playground area. Fenced in place in good condition. Semi-open campus.

Windows/Caulking

Windows are a combination of fixed frame and operational. Screens in place with window opening and closing along with latching lock in place. Exterior frames caulked and sealed. Glass block windows damaged with broken units needing replacement.

Walls/Finishes

Exterior CMU block in good to fair condition. Minor hard water spots. No cracks or holes needing repair. Overhangs are covered with metal siding and secure.

Entry/Exterior Doors

Entry doors have panic bars in place along with door seals. Closures working as designed. Several showing deterioration from age on the doors and frames. No broken glass panels.

Roof/Flashing/Gutters

Pitched metal and flat TPO in place. Roof drains blocked needing debris removal. One broken skylight needing to be replaced (district has filed insurance claim). RTU covers need to be reattached to prevent damage to the TPO roof. Roof drain covers need to be reattached.

Walls/Floors/Ceilings/Stairs

Interior walls are a mix of CMU block and sheetrock. Several areas of the sheetrock have water ripples from past roof leaks needing repair. Overall interior walls clean and painted. Carpet in several classroom needing to be stretched to prevent tripping hazards. This is a single story building. Floors are a mix of VCT and carpet.

Interior Doors

Interior doors secure with latching and closures in place and working as designed. No broken glass panels, door seals in place. No safety or risk hazards found during the survey.

Restrooms

Restrooms are clean and maintained with hot water to hand wash sinks. Fixtures tested for proper operation. Light fixtures in place with all in working order. Hand towel dispensers in place along with toiletries. Stall partitions in place in good condition along with hardware working as designed.

Housekeeping

The interior of the school is clean and maintained. Equipment available to the custodians for floor waxing along with additional equipment for maintaining the interior of the building. MSDS books in place and updated. Storage lockers in place for hazardous chemicals. R/R clean and maintained along with the interior

SECTION 4.0 - SUPPORT INFORMATION

of the classrooms.

Electrical Distribution

One electrical panel missing blanking plate allowing direct access to buss bar (district correcting this during the site survey). Overall electrical panels labeled and secure. Several storage items need to be removed from the electrical rooms to provide 3 ft. clearance.

Lighting

Lighting in several areas needing to have bulbs replaced. Overall lighting both on the exterior and interior in place and working as designed. No broken lens found. Emergency lights in place and several tested for proper operation. Light fixtures in the mechanical rooms working as designed.

Fire Protection Systems

The main fire panel during the site survey was in fault mode. Emergency lights, exit signs in place and several tested for proper operation. Drop box's in place along with strobe ligts. Panic bars on main exit doors. Fire extinguishers have current inspection date. Kitchen area is warming kitchen only.

Equipment Rooms

Equipment rooms needing some cleanup to remove storage items. North side equipment room clean and maintained. Mechanical rooms and equipment accessible.

Heating/Cooling/Ventilation

Newer boilers installed on the North side of the school. Air handlers starting to show deterioration, one unit had broken belt (repaired during the site visit). RTU's have missing covers needing replacement, debris removed and belts and bearings replaced.

Air Filters

Air filters in the air handlers needing to be re-installed and inspected.

Kitchen Equipment/Refrig

Warming kitchen only, food cooked at lower ES and brought over to Los Ninos ES and served to students. One refrigerator operating with proper temp.

Plumbing/Water Heaters

Hot water heater in place supplying hot water to hand wash sinks in the R/R and kitchen. No eye wash station in this ES. Drinking fountains in place and operational.

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4.1.4 – Mike M. Sena Elementary

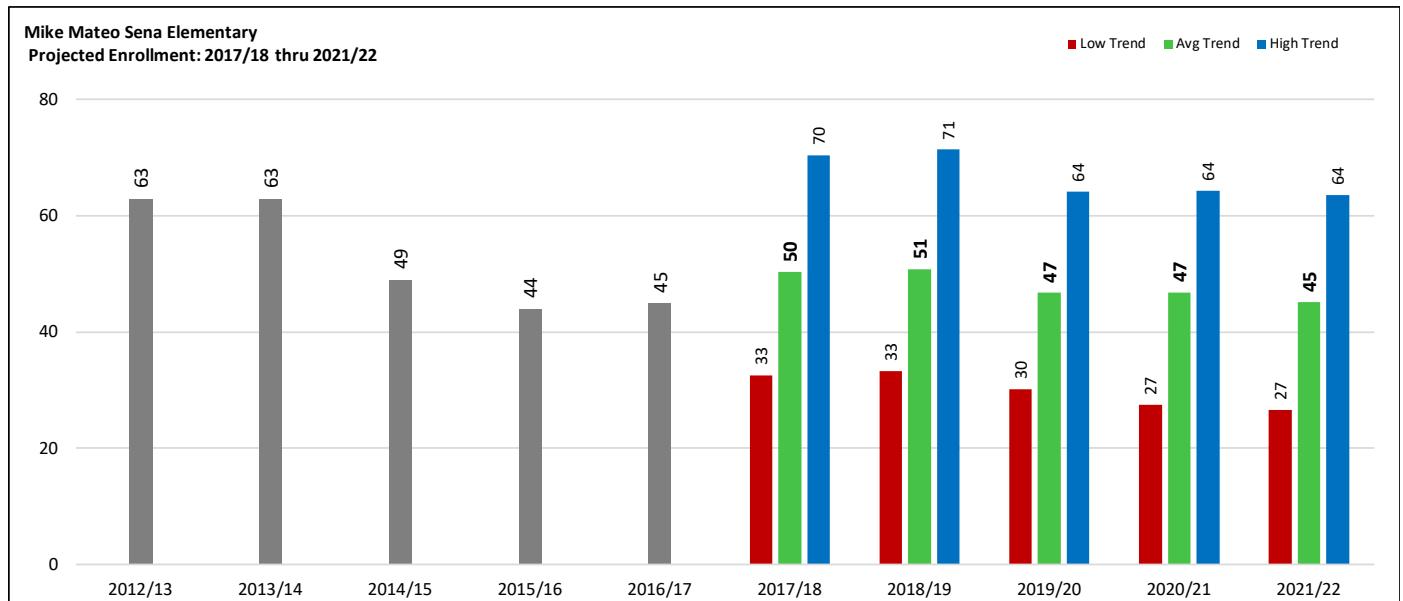
Site Acreage:..... 10.00
 Constructed:..... 1953 (1995)
 Permanent SF: 16,449
 Portable Building Qty: 1,792
 NMCI: 28.77%
 PSCOC Ranking:..... 97 (2017/18)
 Serves Grades:..... K-5th
 2016/17 Enrollment: 45
 2021/22 Projected Enrollment: 39
 Functional Capacity: 86
 Utilization: 95%

*Under current grade configuration



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Mike M. Sena Elementary										
Kindergarten	8	8	11	8	8	11	5	8	7	9
First	13	9	8	10	11	10	12	3	7	5
Second	8	12	11	9	11	15	8	11	3	7
Third	12	9	12	8	8	10	13	7	9	5
Fourth	5	12	8	11	10	8	12	12	7	12
Fifth	7	3	10	7	6	9	13	8	11	7
%Change		0%	13%	-11.7%	1.9%	16.7%	0.0%	-22.2%	-10.2%	2.3%
Total	53	53	60	53	54	63	63	49	44	45

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year Mike Mateo Sena Elementary School will begin its transition as a K-6th Elementary. Current year (2016/17) 5th graders will transition to the 6th grade at this location.



SECTION 4.0 - SUPPORT INFORMATION

Facility Notes and Comments:

As LVCS's only rural elementary school, Mike Mateo Sena is located northwest of the City of Las Vegas in the community of Sapello at the intersection of NM HWY 94 and County Road A1. The school was originally constructed in 1953 and has had only one addition in 1995 when the multi-purpose gym was constructed. The school facility consists of 16,449 SF of permanent space and there is one double portable on site consisting of an additional 1,792 SF for a total of 18,241 SF. As part of the district's approved "right sizing" plan, the district intends to expand the grade levels this facility effective the 2017/18 school year and go from K-5th grade and include 6th grade. This facility needs renovation and facility improvements throughout.

Site:

Halfway between Las Vegas and Mora, MM Sena Elementary can be found in the small rural village of Sapello. The school site is in a predominantly rural environment. There is minimal development east of the school and there are a few residential units located near the school, which accounts for the low to moderate traffic density along NM HWY 94. The site is bordered by natural vegetation, and has two parking lots that are connected via the main access road which is only partially paved. One of the parking lots is located to the west side of the main entrance, and one to the north of the Multi-Purpose addition, all of which need asphalt repairs and resurfacing. The bus drop-off/ pick-up area is located in the west parking lot, which is also used as one of the district's main pick-up areas for middle and high school students. The parent drop/pick-up is also located in this same area, however conflicts are kept to a minimum due to the school's low enrollment. Parking for visitors and administrative staff is located in the west parking lot and the remainder of the school staff parks in the north parking lot.

Access to the main entry is from the west parking lot via a steep ramp that is in poor condition, does not meet ADA requirements due to the slope and landings, and needs the handrails replaced. Sidewalks around the facility are in relatively poor condition with spalled surfaces and broken concrete. There is only minimal site fencing in place and additional is needed to help protect the site from wildlife and unwanted visitors. There is an outdoor basketball court area that has large areas of spalled concrete and needs to be replaced. The playground equipment was recently relocated in the spring of 2016 to help improve safety, however some equipment still needs to be replaced and ADA access provided.

Irrigation is via an agricultural type pipe system requiring labor intensive and inefficient hand assembly and disassembly. The site has a fairly significant slope along the western portion of the property and the drainage swale along the western side of the building needs to be improved as well as drainage improvements are needed along the north side of the Multi-Purpose addition.

Structural/Exterior Closure:

MM Sena Elementary School was originally constructed in 1953, with a concrete footings and a slab-on grade foundations that appear to be showing signs of minimal settlement (primarily due to the age of the facilities); exterior masonry walls, steel columns and joists and metal decking form the roof structure system.



All exterior walls need to be repainted



Install concrete apron around perimeter of building



Replace broken concrete stoop



Grading & drainage improvements needed



Replace metal wall panels

SECTION 4.0 - SUPPORT INFORMATION

The building is set into the hillside making a portion of the western wall act as a retaining wall. The exterior painted CMU walls have larger areas where the paint is peeling off or is no longer in place. Repainting is needed as well as joint maintenance and tuck-pointing. The exterior of the Multi-Purpose addition consists of metal wall panels and there is a large area of damaged panels along the north side that need to be replaced. The roof consists of a TPO single-ply membrane roof system that was replaced in 2010 over the main portion of the building and standing seam metal roofing with metal flashing/trim over the Multi-Purpose addition. While the roofing was replaced over the main building in 2011, the fascia and some of the soffit areas still need to be replaced along with downspouts, gutters and splash-blocks need to be installed.

While the exterior doors and frames are hollow metal, the exterior doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. Exterior doors are in fair to poor condition, and lack both vestibules and automatic door openers, which are needed at strategic locations to meet accessibility requirements and to improve the school's security. The exterior windows are a combination double-glazed aluminum fixed and single hung units and in the Multi-Purpose addition there are larger window units that allow excess heat to infiltrate the building. All exterior windows need to be replaced, consideration should be given to utilizing translucent wall panels in the Multi-Purpose addition to reduce heat gain.

Interiors:

The interior walls consist of a combination of painted CMU block, and wood/metal stud framing with gypsum board that is painted. The flooring throughout is a combination of carpet in some classrooms and the administrative area, and library; and aging vinyl composition tile in the remaining classrooms, restrooms, computer lab corridors and in the Multi-Purpose room. There were a couple areas observed that appear to have the original vinyl asbestos tile in place that needs to be remediated. The interior door frames are hollow metal with solid core wood doors; some have vision panels in the door and remainder are solid panel. Ceilings in the administrative areas, corridors and classrooms are a mixture 14"x24" glue-on tiles(that may contain asbestos), and painted plaster ceilings. There were several areas observed that have water damage from previous roof leaks that still need to be repaired. Classrooms throughout are dated, have worn finishes, poor lighting, and need major renovation. Acoustic performance is very poor throughout the school due to the lack of any sound absorbing surfaces. All restrooms are in need of minor upgrades/refurbishment.

The layout of the school is classical double loaded corridor design which allows for good supervision of corridors, however, the school does not have a secure entry as the administration office is very small and awkwardly arranged towards the middle of the building. The classrooms at Mike Mateo Sena Elementary School are all below the minimum adequacy standards for kindergarten and general classrooms at approximately 630 SF. However, due to the low enrollment of the school they are currently sufficient to meet the school's needs, unless the school experiences a significant increase in enrollment.



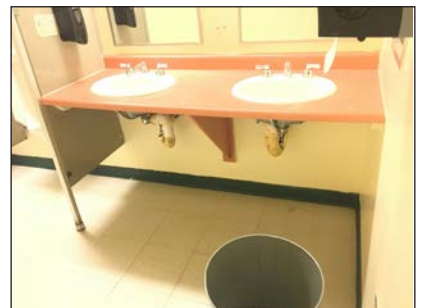
Upgrade lighting throughout



Replace water fountain



Replace VCT in multi-purpose room



Renovate NE restrooms & comply with ADA requirements



Clean all wall/ceiling joints & repaint

SECTION 4.0 - SUPPORT INFORMATION

Mechanical/Plumbing:

The facility has a several rooftop HVAC units that provide heating and refrigerated air for evaporative that were replaced in 2010. Even with this replacement, there is still a problem with air flow throughout the facility and the existing make-up air units still need to be replaced as they are more than 20 years old. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation. All of the water heaters are more than 20 years old and are in need of replacement as well as all of the water fountains throughout.

The school is connected to own well system to provide water for domestic and irrigation use, and septic/ leech field system for sewer treatment on site. The septic tank overflows at times, which may be symptomatic of clogging, sediment in the leach lines or saturated drain field soil due to the age of the school. Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed in the south classroom wing and finish upgrades in the locker rooms. The district has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a 300KVA pad-mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility and was upgraded in 2010 with the installation of the new HVAC equipment. The facility does need a secondary service upgrade as many classrooms have outlets that do not work or enough outlets available to meet current and future technology needs; teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluorescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from the 1950's. Lighting is in fair to poor condition and requires a complete upgrade including new wiring in many areas.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building and was upgraded in 2003. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects, and may require a booster pump due the location of the school. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.



Evaluate all conduit lines & remove all unused conduit



Plumbing upgrades needed



Existing furnace system

SECTION 4.0 - SUPPORT INFORMATION

FMAR's

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. All major findings have been combined with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan. The minor findings in several areas have already been addressed and items that were not were also listed as maintenance repair needs were given to the LVCS Maintenance Department to be entered into School Dude and will become summer work projects.



Grading & drainage improvements needed



Resurface parking lot



Replace metal railings, repaint curbs & install parking bumpers



Replace access sidewalk with ADA compliant ramp



Improve drainage around portables



Replace dormer windows with insulated translucent panels to reduce heat



Replace lighting & ceiling system



Renovate kitchen to NMAS & remove hazardous materials



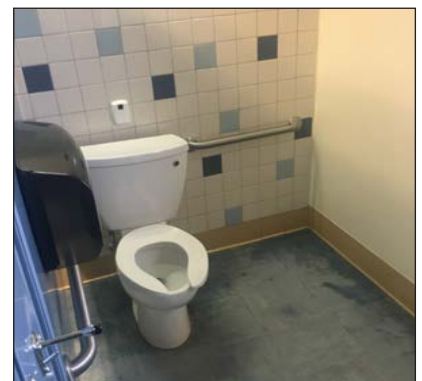
Replace exterior windows



Repair damaged walls in Multi-Purpose room



Replace original school clock system



Replace floor finishes and update grab bars

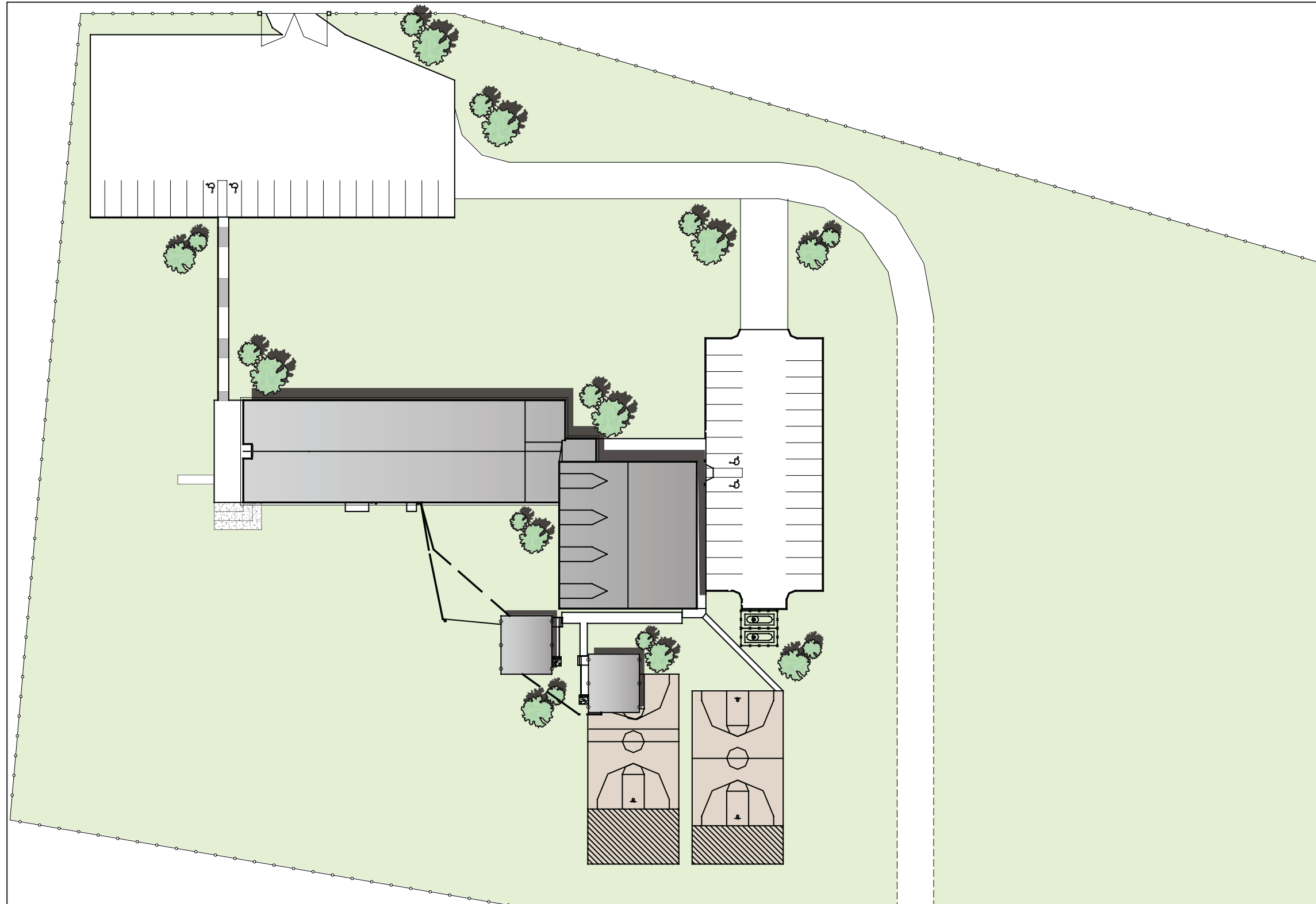
SECTION 4.0 - SUPPORT INFORMATION



Site Plan - Mike Mateo Sena Elementary
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools- Mike M. Sena Elementary Site Plan



SITE PLAN
MIKE MATEO SCHOOL CAMPUS PLAN

Scale: 1"= 40'-0"



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Floor plans unavailable, please contact PSFA for assistance



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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Mike M. Sena Elementary	X					Replace inoperable exit sign on south entry doors to classroom wing and install new sign at north entry doors.
Mike M. Sena Elementary	X					Replace rooftop access ladder to HVAC System
Mike M. Sena Elementary	X					Repair damaged east wall in the multipurpose/gym
Mike M. Sena Elementary	X					Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Mike M. Sena Elementary		X				Site drainage improvements needed to correct ponding, erosion and improve soil stabilization around the west and north sides of the Classroom Wing and Multipurpose/Gym. The site is plagued with weeds containing "goat heads" which the students frequently encounter - extensive remediation is needed.
Mike M. Sena Elementary					X	The Multipurpose/Gym building has issues with snow build-up along the north side of the building, which has damaged the exterior metal wall panels. Regrade the north end of the parking lot in this area to reduce snow build-up, repair exterior wall by constructing 42" concrete/ CMU retaining wall to prevent further damage.
Mike M. Sena Elementary					X	Repair cracks and resurface site access road and upper and lower parking lots, restripe, install parking bumpers and provide ADA signage. Regrade access road from upper parking lot to lower lot, compact and add additional gravel.
Mike M. Sena Elementary		X				Replace spalled concrete at the main entry and replace concrete ramp from parking lot to building to meet ADA compliance. Replace spalled concrete sidewalks on the north side of the building and replace broken stoop at south exit doors from classroom wing.
Mike M. Sena Elementary		X				Replace fencing around existing propane tank to be more secure and provide access gate.
Mike M. Sena Elementary		X				Replace playground equipment and provide ADA access
Mike M. Sena Elementary		X				Regrade drainage swale along the north side of the classroom wing
Mike M. Sena Elementary					X	Replace spalled concrete at outdoor basketball courts and replace broken goal posts.
Mike M. Sena Elementary					X	Reset all splashblocks to be above grade under downspouts. Set on gravel base course
Mike M. Sena Elementary					X	Remove existing exterior paint (peeling), reseal and paint exterior CMU and trim.
Mike M. Sena Elementary					X	Re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Mike M. Sena Elementary					X	Replace exterior windows in the main classroom wing including blinds
Mike M. Sena Elementary					X	Replace dormer windows in Multi-Purpose with insulated translucent window panel system.
Mike M. Sena Elementary					X	Replace all exterior doors, frames and hardware
Mike M. Sena Elementary					X	Replace all exterior building lighting - LED
Mike M. Sena Elementary					X	Construct secure entry vestibule at south end of the building to improve overall facility security.
Mike M. Sena Elementary					X	Replace casework in all classrooms, administration office and teachers lounge - original in place
Mike M. Sena Elementary					X	Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Mike M. Sena Elementary					X	Repaint entire interior.
Mike M. Sena Elementary				X		Replace classroom chalkboards with Smart-Boards
Mike M. Sena Elementary					X	Remove VCT in the classrooms, corridors, portion of the multipurpose/ gym and restrooms, repair areas of damage and polish concrete.
Mike M. Sena Elementary					X	Replace carpet with carpet tile in all offices and in Kindergarten classroom.
Mike M. Sena Elementary					X	Install acoustic wall panels in Multi-Purpose for sound control
Mike M. Sena Elementary					X	Replace rubber flooring in Multi-Purpose
Mike M. Sena Elementary					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Mike M. Sena Elementary					X	Install new suspended ceiling system in all classrooms
Mike M. Sena Elementary					X	Renovate Kitchen in it's entirety: reconfigure for efficiency and replace all equipment including plumbing and appropriate ventilation hoods. Inspect water/ sewer lines and replace as part of kitchen renovation as required.
Mike M. Sena Elementary					X	Renovate restrooms near Multi-Purpose/ Gym in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations. In the restrooms located the classroom wing remove VCT flooring and polish concrete and replace countertops and sinks.
Mike M. Sena Elementary					X	Replace Janitor mop sinks and surrounds in all custodial closets
Mike M. Sena Elementary					X	Replace intercom system throughout
Mike M. Sena Elementary					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Mike M. Sena Elementary					X	Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements. May require booster pump and storage tank
Mike M. Sena Elementary					X	Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs: Mike Mateo Sena Elementary

The costs below are based on the needed facility upgrades and repairs, and are based on industry standard unit rates (based on 2016 costs) for budgeting purposes for the district.

Las Vegas City Schools		Rev 11-09-16	MACC	\$	1,743,653
MM Sena Elementary	Building SF:	16,449	Soft Costs*	\$	747,280
Renovation/ Site Improvements	Total Cost/PSF:	\$ 106.00	Total Project Budget	\$	2,490,933

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 17,680.00	\$ 7,577.14	\$ 25,257.14	Entire Building
B-2010	Exterior Control Joint Maintenance	\$ 3,328.00	\$ 1,426.29	\$ 4,754.29	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 6,988.80	\$ 2,995.20	\$ 9,984.00	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 19,106.88	\$ 8,188.66	\$ 27,295.54	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 75,096.00	\$ 32,184.00	\$ 107,280.00	
B-2010	Exterior Painting	\$ 70,720.00	\$ 30,308.57	\$ 101,028.57	
B-1011	New Secured Entry Area	\$ 31,200.00	\$ 13,371.43	\$ 44,571.43	200 SF Secure Vestibule
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 5,189.60	\$ 2,224.11	\$ 7,413.71	
B-2020	Window Replacement with Translucent Insul Panels	\$ 7,384.00	\$ 3,164.57	\$ 10,548.57	Multi-Purpose Dormers
B-2020	Install magnetic door lock devices - inc panic hardware	\$ 1,508.00	\$ 646.29	\$ 2,154.29	
B-2010	Metal Wall/ Soffit Panels	\$ 5,574.40	\$ 2,389.03	\$ 7,963.43	
C-2050	Kitchen / Serving Renovation & Equipment Replacement	\$ 96,600.00	\$ 41,400.00	\$ 138,000.00	
C-2000	Repaint Interior	\$ 43,178.63	\$ 18,505.13	\$ 61,683.75	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 64,050.00	\$ 27,450.00	\$ 91,500.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 10,376.10	\$ 4,446.90	\$ 14,823.00	
C-4010	Acoustical wall panels	\$ 17,272.50	\$ 7,402.50	\$ 24,675.00	Repair/ Replace in MP
C-3010	Ceiling - suspended 2x4 Lay-in acoustical panels (dbl for teglar)	\$ 48,510.00	\$ 20,790.00	\$ 69,300.00	
C-1030	Casework (classroom)	\$ 35,201.25	\$ 15,086.25	\$ 50,287.50	Inc Admin and T. Lounge
C-3010	Resilient Floor Covering (impact bearing type)	\$ 39,060.00	\$ 16,740.00	\$ 55,800.00	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 42,709.83	\$ 18,304.21	\$ 61,014.04	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 9,733.50	\$ 4,171.50	\$ 13,905.00	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	\$ 142,316.75	\$ 60,992.89	\$ 203,309.64	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 13,184.00	\$ 5,650.29	\$ 18,834.29	
D-5030	Emergency Back-up Lighting	\$ 10,506.00	\$ 4,502.57	\$ 15,008.57	
D-2010	New custodial sink	\$ 2,085.75	\$ 893.89	\$ 2,979.64	
D-5030	Intercom/Clock system w-Console	\$ 59,143.50	\$ 25,347.21	\$ 84,490.71	
D-2010	Fire sprinklers inc. booster/ storage tank	\$ 186,290.25	\$ 79,838.68	\$ 266,128.93	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 46,591.79	\$ 19,967.91	\$ 66,559.70	
D-2010	Inspect & Replace Water lines	\$ 10,073.40	\$ 4,317.17	\$ 14,390.57	
D-2010	Inspect & Replace Sewer lines	\$ 13,905.00	\$ 5,959.29	\$ 19,864.29	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 54,927.84	\$ 23,540.50	\$ 78,468.34	Next to Multi-Purpose
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 52,995.56	\$ 22,712.38	\$ 75,707.94	Next to Multi-Purpose
D-2011	Replace existing lavatory	\$ 15,491.20	\$ 6,639.09	\$ 22,130.29	In restrooms near classrooms
E-1010	Promethian/Smart Board	\$ 36,750.00	\$ 15,750.00	\$ 52,500.00	
F-1030	Test & Repair Gas Lines	\$ 2,600.00	\$ 1,114.29	\$ 3,714.29	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 17,587.50	\$ 7,537.50	\$ 25,125.00	
G-2040	Install trash bin enclosure	\$ 3,360.00	\$ 1,440.00	\$ 4,800.00	
G-1040	Grading & Drainage (Minor)	\$ 52,920.00	\$ 22,680.00	\$ 75,600.00	

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Las Vegas City Schools		Rev 11-09-16	MACC	\$	1,743,653
MM Sena Elementary	Building SF:	16,449	Soft Costs*	\$	747,280
Renovation/ Site Improvements	Total Cost/PSF:	\$ 106.00	Total Project Budget	\$	2,490,933

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
G-1023	Clean and crack fill asphalt, seal coat and restripe parking	\$ 108,202.50	\$ 46,372.50	\$ 154,575.00	Inc gravel for drive area
G-1021	Concrete sidewalks - replace	\$ 68,460.00	\$ 29,340.00	\$ 97,800.00	
G-1040	Fencing (6' high - Chainlink)	\$ 4,807.95	\$ 2,060.55	\$ 6,868.50	
G-1021	Expansion Joint & Sealant	\$ 2,469.60	\$ 1,058.40	\$ 3,528.00	Building Perimeter
G-2020	New Play areas (hard and soft areas) Small School	\$ 145,140.18	\$ 62,202.93	\$ 207,343.11	
G-2020	ES Basketball Courts concrete	\$ 43,376.81	\$ 18,590.06	\$ 61,966.87	Inc. demo of existing
Total		\$ 1,743,653	\$ 747,280	\$ 2,490,933	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

High Level Overview

General Information

Location:	Las Vegas, NM 87701	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	44	Number of Buildings:	2
Growth Factor:	1.00	Number of Portables:	1
Total Gross Square Feet:	18,241 ✓	Building Square Feet:	16,449 ✓
Site Size (Acres):	10.00	Portable Square Feet:	1,792 ✓

NMCI School Metrics

Replacement Cost:	\$2,796,737	Unweighted Repair Cost:	\$1,041,883
Weighted Repair Cost:	\$651,758	Unweighted Educational Adequacy Cost:	\$51,039
Weighted Educational Adequacy Cost:	\$152,736	Total Unweighted Cost:	\$1,092,922
Total Weighted Cost:	\$804,494	Unweighted NMCI Score:	39.08

NMCI Facility History

Last Assessment Date:	-	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Facility Description

Mike Mateo Sena Elementary School is located on Route 518 in Las Vegas, New Mexico, and falls within the Las Vegas City School District. It is a 1-story campus that houses kindergarten through 5th grade students and a staff of approx 16. The campus is made up of one building. Originally constructed in 1956, there has been one addition. There are two portable facilities on site. To accurately capture repair costs, the complex is split into two assessments (1956 Building and 1995 Addition).

Site: The site is approximately 10 acres and includes a playground and a hard surface play area. The school has a parking capacity of 26 (3 are handicap spaces). Paved areas require surface improvements. Concrete sidewalks are in fair condition. Landscaped areas include grass and are not irrigated. Site drainage is inadequate with signs of standing water.

Structural/ Exterior Closure: The building rests on spread footing foundations that are showing no signs of damage or settlement. The structural system uses CMU and wood trusses. Roofs are modified bitumen and metal and they are not leaking. The exterior doors are metal and windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types include painted CMU and painted drywall. Interior wall finishes are generally in good condition. Ceilings include painted drywall and fiberboard. Flooring in high use areas is vinyl composition tile, while rooms have carpet. Interior doors are solid wood.

Mechanical/Plumbing: Heating for the building is supplied by gas-fired furnaces. The school does not have a cooling system. The heating distribution system is by underground ducts. Fresh air is supplied through windows. Exhaust fans are present, but bathroom ventilation is generally inadequate. The plumbing fixtures and piping are original.

Electrical: The electrical system is fed from a transformer that delivers 120/208 V., 1-phase, 4-wire power via a 200 amp main panel. Branch circuits within rooms are 120/208 V. Lighting is fluorescent and illumination is inadequate due to fixture spacing. Emergency lighting with battery back-up is in corridors and emergency exit signs are typically illuminated. The facility does not have an emergency generator.

Fire Protection/Life Safety Systems/ Accessibility: The fire alarm system consists of annunciators in corridors and other public spaces. The system is activated by pull stations, and it is not centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation, but interior doors on escape corridors are not fire rated. The security system is comprised of motion detectors. The complex is not handicap compliant. Requirements include hardware upgrades and ramps.

Educational Adequacy: Mike Mateo Sena Elementary School generally meets the state general adequacy requirements. The gross square footage is adequate for the current enrollment. Adequacy deficiencies include no separate bus and student drop-off areas and missing kitchen equipment. Access is not safe due to a lack of dedicated drop-off areas; parking is adequate when considering dirt areas. The school does not have a two-way public address system; classrooms do have data ports, but classrooms do not have CATV.

2003 Update: Mike Mateo Sena ES completed a \$185,925 project, on district wide DCU project 03-199, to upgrade fire alarms, intercom, windows, and HVAC systems.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Addition (1995)	Elementary School Building	\$373,033	\$94,246	1995	6,431 Building	Educational
Original (1956)	Elementary School Building	\$494,255	\$203,903	1956	10,018 Building	Educational
Portables (2010) 2	Elementary School Portable	\$14,154	\$3,539	2010	1,792 Building	Educational
Site	Elementary School Site	\$160,440	\$350,070	1956	18,241 Building	Site
Building Totals		\$1,041,883	\$651,758			
Educational Adequacy Need	Elementary School Educational Adequacy	\$51,039	\$152,736			
School Totals		\$1,092,922	\$804,494			

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SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Asset Detail

Building Name:	Addition (1995)	Cost Model:	Elementary School Building	Size: 6,431							
Name	Cost SF	Renewal Life	Percent	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1995	100%	33.25%	\$21,632	4	.25	\$5,408	
Ceiling Finishes	\$5.58	30	110%	1995	49%	33.25%	\$19,353	9	.25	\$4,838	
Communications and Security	\$2.12	15	90%	2003	75%	33.25%	\$9,208	9	.25	\$2,302	...fly??? 4-10-2014 DNS: System in operational mode during survey. Low battery on several drop down stations.,
Emergency Light and Power	\$0.43	20	90%	1995	100%	33.25%	\$2,487	4	.25	\$622	
Exterior Doors and Windows	\$5.66	30	110%	2003	19%	33.25%	\$7,514	9	.25	\$1,879	District-funded project. Doors & hardware need replacement
Exterior Walls	\$8.26	100	100%	1995	4%	33.25%	\$2,342	9	.25	\$585	...ide of the building. See Photos 8/29/2014 CJA Split system 7/5/25 Good/Bad for above. This is the GOOD portion.
Exterior Walls	\$2.79	100	100%	1995	4%	33.25%	\$790	2	1.5	\$1,185	...side of the building: See Photos 8/29/2014 CJA Split system 7/5/25 Good/Bad for above. This is the BAD portion.
Fire Detection/Alarm	\$1.98	15	90%	2003	75%	33.25%	\$8,603	9	.25	\$2,151	DCU funded project.
Floor Finishes	\$5.83	12	110%	1995	100%	33.25%	\$41,259	4	.25	\$10,315	VGT Broken & damaged
Foundation/Slab/Structure	\$15.98	100	100%	1995	4%	33.25%	\$4,533	9	.25	\$1,133	
HVAC	\$22.84	30	100%	2011	3%	33.25%	\$4,080	9	.25	\$1,020	Update 8/18/11 Per Plan review AM. Replace HVAC RTU ✓
Interior Doors and Partitions	\$9.08	50	90%	2003	7%	33.25%	\$3,552	9	.25	\$888	District funded project.
Interior Walls	\$7.90	60	90%	1995	12%	33.25%	\$5,601	9	.25	\$1,400	
Lighting/Branch Circuits	\$11.35	30	90%	1995	49%	33.25%	\$32,198	9	.25	\$8,049	
Main Power/Emergency	\$1.33	30	90%	1995	49%	33.25%	\$3,758	9	.25	\$940	
Other Equipment	\$6.59	60	110%	1995	12%	33.25%	\$5,712	9	.25	\$1,428	
Plumbing	\$15.49	30	100%	1995	49%	33.25%	\$48,812	9	.25	\$12,203	Restrooms need complete renovation photos ✓
Roof	\$15.47	20	120%	1995	100%	33.25%	\$119,396	4	.25	\$29,849	4-10-2014 DNS: Metal pitched roof. See photos ✓
Sprinklers and Standpipes	\$3.66	50	130%	1995	18%	33.25%	\$5,391	9	.25	\$1,348	Not required by UBC
Wall Finishes	\$4.17	12	100%	1995	100%	33.25%	\$26,813	4	.25	\$6,703	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Total:						\$373,033			\$94,246	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Asset Detail

Building Name: Original (1956) Cost Model: Elementary School Building Size: 10,018

Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2012	2032	4%	33.25%	\$1,348	
Ceiling Finishes	\$5.58	30	110%	2003	2033	19%	33.25%	\$11,553	Drop ceiling in place estimated time frame 2003 installation.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$14,344	DCU funded project.
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	\$3,874	Upgraded 1996
Exterior Doors and Windows	\$5.66	30	110%	2003	2033	19%	33.25%	\$11,706	District-funded project. Exterior doors original
Exterior Walls	\$11.15	100	100%	1956	2056	36%	33.25%	\$40,197	DCU funded project. Exterior doors original
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$13,401	peeling off of the exterior walls: See Photos
Floor Finishes	\$5.83	12	110%	2003	2015	100%	33.25%	\$64,271	DCU funded project.
Foundation/Slab/Structure	\$15.98	100	100%	1956	2056	36%	33.25%	\$57,647	...area: See photos. Also, several missing floor tile causing tripping hazards in need of replacement: See photos ✓
HVAC	\$22.84	30	100%	2012	2042	2%	33.25%	\$4,068	DCU funded project.
Interior Doors and Partitions	\$9.08	50	90%	2003	2053	7%	33.25%	\$5,534	District-funded project. Interior doors still
Interior Walls	\$7.90	60	90%	1956	2016	100%	33.25%	\$71,223	Need replacement
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	33.25%	\$19,221	
Main Power/Emergency	\$1.33	30	90%	2012	2042	2%	33.25%	\$212	\$53 4-10-2014 DNS: New electrical service for the RTU along with standby generator on site. ✓
Other Equipment	\$6.59	60	110%	1956	2016	100%	33.25%	\$72,636	
Plumbing	\$15.49	30	100%	2010	2040	4%	33.25%	\$6,207	replaced-estimated time-frame-2010- replacement
Roof	\$15.47	20	120%	2012	2032	4%	33.25%	\$7,440	District funded project. 4-10-2014 DNS: White TPO roof.
Sprinklers and Standpipes	\$3.66	50	130%	1956	2006	100%	33.25%	\$47,604	Not required by UBC 4-10-2014 DNS: Only in the custodian area: See photos
Wall Finishes	\$4.17	12	100%	2003	2015	100%	33.25%	\$41,769	4-10-2014 DNS: Clean and painted, estimated time frame 2003 ✓

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Total:						\$494,255			\$203,903	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: **Las Vegas City** School: **Mike Mateo Sena ES** School ID: **069150**

Asset Detail

Building Name:	Portables (2010) 2	Cost Model:	Elementary School Portable	Size:	1,792						
Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2010	2025	16%	33.25%	\$14,154	9	\$3,539	
Total:								\$14,154		\$3,539	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Asset Detail

Building Name:	Site	Cost Model:	Elementary School Site	Size:								
				18,241								
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1995	2095	4%	33.25%	\$459	9	.25	\$115	4-10-2014 DNS: Estimated time frame on fence is 1995. See photos
Parking Lots	\$4.07	20	110%	1995	2015	100%	33.25%	\$81,720	3	2	\$163,439	...king area surface in poor condition along with pot holes developing in need of repair and striping: See Photos
Playground Equipment	\$1.45	15	80%	2000	2015	100%	33.25%	\$21,160	2	1.5	\$31,739	...tion from cracked concrete and lifting edges. 9/15/2014 CJA Split system for above. This is the BAD portion.
Site Lighting	\$2.79	40	100%	2003	2043	11%	33.25%	\$5,376	9	.25	\$1,344	4-10-2014 DNS: Estimated time frame on newer exterior lighting 2003.
Site Specialties	\$0.29	40	100%	1956	1996	100%	33.25%	\$5,290	4	.25	\$802	...014 DNS: Well pump house on site along with emergency generator for stand by power, estimated time frame 2003.
Site Utilities	\$2.17	50	120%	2003	2053	7%	33.25%	\$3,206	9	.25	\$151,309	...ting edges causing tripping hazards, crack and lifting slabs in need of repair to prevent tripping: See Photos
Walkways	\$2.15	30	110%	1956	1986	100%	33.25%	\$43,231	1	3.5	\$151,309	...ting edges causing tripping hazards, crack and lifting slabs in need of repair to prevent tripping: See Photos
Total:								\$160,440			\$350,070	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Mike Mateo Sena ES School ID: 069150

Educational Adequacy Detail

Population

Growth Factor: 1
 Number of Staff: 16
 Number of Students: ~~44~~ 45
 Number of Special Education Students: 0

Number of Kindergarten Students: ~~19~~ 19
 Number of 1-5 Students: ~~31~~ 36
 Number of 6-8 Students: 0
 Number of 9-12 Students: 0

Square Footage

Permanent GSF: 18,241
 Portable GSF: 1,792
 Admin NSF: ~~272~~ 932
 Art/Music NSF: ~~626~~ 0
 Assembly NSF: ~~5,694~~ 0
 Career Ed NSF: 0
 Computer Lab NSF: ~~375~~ 582
 Faculty Work Area NSF: 183
 Food Service NSF: ~~400~~ 659
 General Classroom NSF: ~~2,702~~ 2,520

General Storage NSF: ~~1,074~~ 842
 Maintenance or Janitorial Space NSF: ~~112~~ 0
 Media Center NSF: ~~372~~ 636
 Parent Work Space NSF: 0
 Physical Ed NSF: ~~5,694~~ 5,295
 Science Classroom NSF: 0
 Science Storage NSF: 0
 Special Education Classroom NSF: ~~664~~ 630
 Student Health NSF: ~~235~~ 231

Classrooms

Number of Classrooms: ~~8~~ 4

Number of Special Education Classrooms: 1 ✓

Parking

Number of Paved Parking Spaces: ~~39~~ 41
 Number of Handicap Parking Spaces: ~~1~~ 2
 Number of Gravel Parking Spaces: 0

Number of Bus Drop Offs: 1
 Number of Student Drop Offs: 1

Miscellaneous

Number of Chemical Storage Rooms: ~~1~~ 0
 Playground Equipment: Yes ✓

Number of Multi-Use Playgrounds: 1

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: **Las Vegas City** School: **Mike Mateo Sena ES** School ID: **069150**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CC1 Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Computer Lab Square Footage	373	700	\$80	\$80.00	\$34,858	7	3	\$104,575
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Inadequate Number of Handicap Spaces	1	2	\$144	\$143.52	\$191	6	1	\$191
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	39	24	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	225	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	664	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,694	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	672	132	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	112	22	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	1,374	44	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	2,702	1,534	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	1,607	1,220	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	183	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	272	216	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	626	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$51,039			\$152,736

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2016 LAS VEGAS CITY

069150 Mike Mateo Sena ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 2/17/2016 Weather: Sunny and Cool

PSFA Reps: Dennis Schneider Tillotson, Larry

District Reps :

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-1.89	3.5	-33.08
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-1.89	1.5	-22.68
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-2.83	0	-5.66
	Grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-2.83	3.5	-19.81
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	7	-1.89	3.5	-46.31
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	4	-1.89	1.5	-11.34
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.50
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	6	-1.89	1.5	-17.01
Maintenance Management	PM Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				10	-3.77		-37.7
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maint. Contractor Oversight	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Facilities Mater Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				3	-3.77		-11.31
Total Performance Deficiencies:		-463.57		Total Score:		536.43		Overall Rating:		53.64%			

SECTION 4.0 - SUPPORT INFORMATION**Comments Section****Roadway/Parking**

Parking area in need of restriping and repairs, top surface showing cracks and deterioration. Limited signage in place with no Handicap signage in place. One faded handicap parking place on the top parking lot. Ramp from parking lot to main entrance has tripping hazards due to raised concrete edges. This is used for handicap access.

Site Utilities

Propane storage tanks have fence barrier in place and secure. Upright electrical box on the West side of the building needs to be reattached, possible safety hazard. East side utilities have fence barrier in place.

Playgrounds/Athletic Fields

Impact surface/material in place (pea gravel). Newer style playground equipment in place and in fair to good condition. District has scheduled for the entire playground complex to be reworked with new edging, impact material and consolidation of equipment. Walkways to be installed at this time. Current conditions show missing edging, poor impact surface areas and possible safety issue from semi-buried railroad ties being used for edging.

Site Drainage

Roof Drip edge in place but water is not being moved away from the East side of the building due to blocked drainage pipe running under the main entrance ramp. The East side of the building has natural down slope contour moving water away from the building. No gutters, down spouts being used due to pitched roof design.

Sidewalks

Major safety concern due to raised edges/missing concrete on the main entrance ramp from the parking lot, heavy spalling on the concrete walkways at both entrances to the building along with pitting and cracks. Major Drop off from entrance/exit ramps to ground level possible safety issue (tripping/falling).

Grounds

The grounds are a mix of trees, grass, weeds. Spring cleanup is scheduled by the district. No trash or graffiti found during the site survey. Fences (5 strain barbed wire) and gates in place. No graffiti or vandalism found.

Windows/Caulking

Newer windows in place with screens. No damaged window seals or broken window panes. Several windows around the campus do not open or have damaged tracks needing repair or replacement to allow proper operation. Locking hardware in place.

Walls/Finishes

The main building is CMU block that is painted and in poor condition due to peeling paint. The gym has metal siding with pitched metal roof. The lower sections of the gym building are starting to show deterioration and rusting due to water not being moved away from the building.

Entry/Exterior Doors

The main entry/exit doors have panic bars in place along with door seals. No broken or missing glass panels. Security device in place and working as designed. A major safety concern regarding double exit doors chained shut along with a major drop off from the exit ramp in this area.

Roof/Flashing/Gutters

The roof on the main building is pitched white TPO with walk mats in place. The roof on the gym is pitched metal. No gutters in place on either building. Flashing in place and secure. No damaged ceiling tile on the interior of the building.

Walls/Floors/Ceilings/Stairs

The interior of the building is clean and maintained. Walls are painted, ceiling tile in place with no water damage. VCT in the hallways needing waxing (scheduled for summer break). Several VCT floor tile missing in the main gym and kitchen area needing to be replaced. Carpet cleaned and maintained. No stairs in this building.

Interior Doors

Interior doors in place with all hardware, locking and latching working as designed. Door seals in place. No broken glass panels found during the survey.

SECTION 4.0 - SUPPORT INFORMATION

Restrooms

Overall condition of the restrooms are clean and maintained. Trash cans in place along with toiletry devices. No hot water in the hand wash sinks in the R/R. Several of the sink fixtures not working in the Boys & Girls R/R. Stalls in fair to good conditions with all hardware in place and working. One overhead light not working in the girls R/R. Fixtures tested for proper operation.

Housekeeping

Equipment available to the custodian for carpet cleaning and VCT floor waxing. Trash cans in place both on the interior/exterior of the school. Interior dusting needed on the window sills. Chemical storage cabinet in place. Custodian area organized and maintained. No MSDS books available. R/R clean and maintained.

Electrical Distribution

Electrical panels locked and secure with hazard labels in place. Storage items need to be moved to allow access to several electrical panels in the equipment room. Exterior electrical distribution panels locked and secure with fence barrier in place.

Lighting

Interior/exterior lighting in place. Newer LED lights on the exterior of the building. Interior light fixtures in place with several fixtures needing bulbs replaced in the main gym, girls R/R near the kitchen area and in the storage room. Emergency lights in place and several tested for proper operation.

Fire Protection Systems

The main fire panel found in normal status. Drop boxes in place along with emergency lights and exit signs. One major concern is the double exit doors on the East side being chained shut. Doors were open during the site survey but safety concern with the concrete pad drop off. Fire suppression system in the kitchen area with current cert. Fire extinguishers in place with current certification date. Fire lane open and clear.

Equipment Rooms

Equipment rooms needing to be reorganized and removal of equipment from around the electrical panels.

Heating/Cooling/Ventilation

RTU in place supplying heat into the building and wall mounted A/C units in the interior of the building. Exhaust fans working in the R/R and in the kitchen area. Filters on the interior wall mounted units need to be cleaned. Walking pads in place on the main building around the RTU.

Air Filters

Filters on the interior wall units dirty in need of cleaning due to buildup of material on the filter screens.

Kitchen Equipment/Refrig

The kitchen area is clean and maintained. Fire suppression system in place with current inspection date. Storage items organized and maintained. Refrigerators and Upright freezer working at proper temp.

Plumbing/Water Heaters

Hot water heater in place. No hot water to the hand wash sinks in the Boys/Girls restroom. Plumbing labeled and secure. No eye wash station at this ES.

SECTION 4.0 - SUPPORT INFORMATION

4.1.5 – Paul D. Henry Elementary

Site Acreage: 3.17
 Constructed: 1954 (1996)
 Permanent SF: 30,442
 Portable Building Qty: 0
 NMCI: 31.08%
 PSCOC Ranking: 53 (2017/18)
 Serves Grades: 1st-5th
 2016/17 Enrollment: 139
 2021/22 Projected Enrollment: 124
 Functional Capacity: 293
 Utilization: 68%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Paul D. Henry Elementary										
First	46	43	43	45	41	41	51	24	25	20
Second	42	44	47	43	47	41	36	39	25	25
Third	35	41	39	46	43	45	41	32	28	29
Fourth	30	37	39	45	52	43	43	34	35	28
Fifth	31	27	33	41	46	46	46	45	33	37
%Change		4%	5%	9.5%	4.1%	-5.7%	0.5%	-19.8%	-16.1%	-4.8
Total	184	192	201	220	229	217	174	146	137	139

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year Paul D Henry Elementary will be closed and all 1st-5th grade students will be split according to grade level between Los Ninos and Sierra Vista Elementary Schools. All existing 5th graders (2016/17) will transition to 6th grade at Sierra Vista Elementary and not to the middle school. ***This facility has been identified for decommissioning and demolition.***

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Facility Notes and Comments:

Paul D. Henry Elementary is located just southeast of Robertson High School at 1104 3rd Street and serves grades 1st-5th grade. The school was originally constructed in 1954 with additions in 1968, 1969, 1970 and 1996 that have resulted in 30,442 SF of permanent space. The facility layout is a classic L-shape design with double-loaded corridors and due to the extensive structural issues is in need of replacement. As part of the district’s approved “right sizing” plan, the district intends to close this facility effective the 2017/18 school year and relocate students to either Los Ninos or Sierra Vista Elementary Schools. This facility has been identified for demolition and the property will be retained by the school district and re-purposed for use by the high school.



NEEDS TEXT!

Site:

The 3.17-acre site is located at the corner of 3rd Street and Baca Avenue. Across from the school on Baca Avenue and 2nd Street are residential properties and bordering the site, Robertson High School Football Stadium is located to the north of the site, and Calvary Baptist Church is located directly across the street from the school to the west. Traffic is light to moderate along Baca Avenue; however it gets congested as it is used prior to the start of school and at dismissal by parents for drop off and pick up of students. The bus drop-off/ pick up lane located to the east along 2nd Street. Parking for staff and visitors is very limited as there are only 8 parking spaces available along Baca Avenue, which requires vehicles to back-out into traffic. The Calvary Baptist Church shares its parking area with the school during school hours, as there is no other parking on site available.



Replace all broken/spalled concrete

The existing facility sits below street level and is accessed via concrete steps or a concrete ramp that have hand and guard rails that are not code compliant. The concrete steps and sidewalks throughout the campus are spalled and cracked in multiple locations creating tripping hazards. Along the south side of the site is a concrete retaining wall that extends from east to west which is in very poor condition and in some areas it is completely coming apart and the exposed concrete behind the brick veneer is also deteriorating.



Grading & drainage improvements needed

Overall site drainage is poor and needs to be corrected, however part of the site drainage issues that Paul D. Henry Elementary is experiencing are off-site drainage problems along Baca Avenue and 3rd Street that need to be corrected by the City of Las Vegas as well as surrounding sidewalks. The site is fenced and has areas that need to be replaced along the north and west sides. The playground equipment is in good to fair condition, with most of it having been replaced within the past 10 years. The play-fields along the north and east side are in need of weed treatment as there is a problem with “goat-heads” injuring students.



Replace retaining wall

Structural/Exterior Closure:

Paul D. Henry Elementary was originally constructed in 1954, the foundation is a slab on grade and continuous footings with spread footings at concentrated load areas. There is a pipe trench originally constructed that is located along outside walls and down corridors that currently does not appear to be in service. The building is experiencing severe settlement in several areas and the district recently had Chavez-Grievess Consulting Engineers complete a structural



Rework drainage to move water away from building

SECTION 4.0 - SUPPORT INFORMATION

assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation, to the exterior walls and to the roof diaphragm. The remainder of the structure consists of steel columns and joists and metal decking form the roof structure system. The exterior walls consist of CMU with brick veneer, which is in need of repairs as there are many areas of severe deterioration or where bricks are missing, joint maintenance and tuck-pointing. Below the window units are concrete walls that have been painted, which are also deteriorating. The roof consists of a single-ply TPO membrane roof system that was replaced about 10 years ago and metal standing seam roof system over the library that is the original roof from 1996 that needs to be replaced. There continues to be active leaks throughout the facility during wet weather events. The roof soffits and flashings are deteriorated in several areas, and need to be replaced along with new gutters, downspouts and splash-blocks need to be installed.

Exterior doors and frames are hollow metal; doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. Exterior doors are in fair to poor condition and lack both vestibules and automatic door openers, which are needed at strategic locations to meet accessibility requirements and to improve the school's security. The exterior window system is combination of aluminum double paned, operable, and fixed window systems which are also in need of replacement as many of the seals are broken throughout.

Interiors:

The interior walls consist of a combination of painted CMU block and wood stud framing with gypsum board that is painted. There are multiple areas where the structural settlement has damaged the interior floor slab, walls, and ceilings that need to be repaired as part of any renovation effort. The flooring throughout is a combination of carpet or vinyl composition tile in offices, classrooms and the library, which is in poor condition with areas where the seams are coming apart or the carpet is coming unglued. The gym flooring is rubber solid surface and is in fair condition. The interior doors are solid core wood and some have vision panels in the door, with hollow metal door frames are. Ceilings in classrooms, corridors and offices are a mixture of standard 2x4 lay-in acoustical tile and 12" x12", that may contain asbestos.

The layout of the school is disjointed and does not allow for good supervision of corridors, which is a security concern. Classrooms throughout are dated, have worn finishes, poor lighting, and need major renovation. All restrooms are in need of major replacement/renovation and ADA improvements. Staff and faculty areas are inadequate in size, and the nurse's office is too small to meet the needs of the current enrollment. The school does not have a secure entry as the administration office is very small and awkwardly arranged near the main entrance.

Mechanical/Plumbing:

Heating for the facility is provided through a boiler system that was last replaced in 1995, and has problems being able to maintain a consistent temperature throughout and requires constant maintenance. There are two air handlers in



Replace VCT flooring



Settlement cracks at NE classroom wing



Replace water fountains



Renovate all classrooms



Structural repairs needed in multi-purpose

SECTION 4.0 - SUPPORT INFORMATION

place to help deliver fresh air to the facility that are inadequate. The boiler is connected to a direct digital control system that is monitored by maintenance. The facility does not have a cooling system in place, and during the late spring and summer months it can get very hot in the classrooms. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation, sewer smells were present in the restrooms next to the Multi-Purpose Room and the restrooms in the library are no longer working because of sewer problems. All of the water heaters are more than 15 years old and are in need of replacement.

Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed. District has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a 167KVA pole mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. If the facility undergoes a major renovation, it will require upgrading to support a facility replacement, the facility is also in need of a secondary service upgrade throughout as there are several areas that have the original electrical panels with glass fuses. In one of the mechanical room there is a sump pump with standing water that is covered with a metal grate and is directly below a an electrical panel near the library. Many classrooms have outlets that do not work or enough available to meet technology needs, and teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluourescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from the 1950's. Lighting is in fair to poor condition and requires a complete upgrade including new wiring in many areas. Emergency lighting and exit signage has been provided with backup systems, there were several exit signs that appeared to be inoperable and need to be replaced.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, with security cameras in strategic areas to be installed to better monitor the building. Overall, the facility only meets the minimal ADA requirements and requires improved access to the facility, interior door hardware upgrades, access, restroom renovations, and additional access/ accommodation in public areas.



Replace boiler system



Upgrade & use to new code requirements



Electrical systems upgrade needed and to be secured

SECTION 4.0 - SUPPORT INFORMATION

FMAR's:

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. As this school site has been identified for closure at the end of the 2016/17 school year, all major findings unless related to immediate life, health, safety corrections will not be completed. As for the minor findings, only items that have a direct mission critical impact will be corrected.



Clean drainage channel



Remove loose paint at concrete panels, reseal & repaint



Replace metal roofing/ flashings



Replace all damaged brick & tuck point masonry



Install missing splash blocks



Structural settlement - various locations



Replace carpet



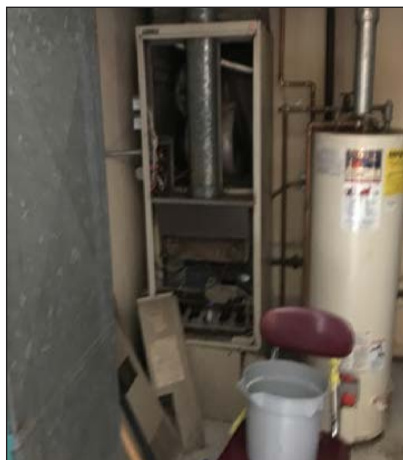
Stabilize & repair structural cracks



Upgrade lighting



Structural repairs in corridors

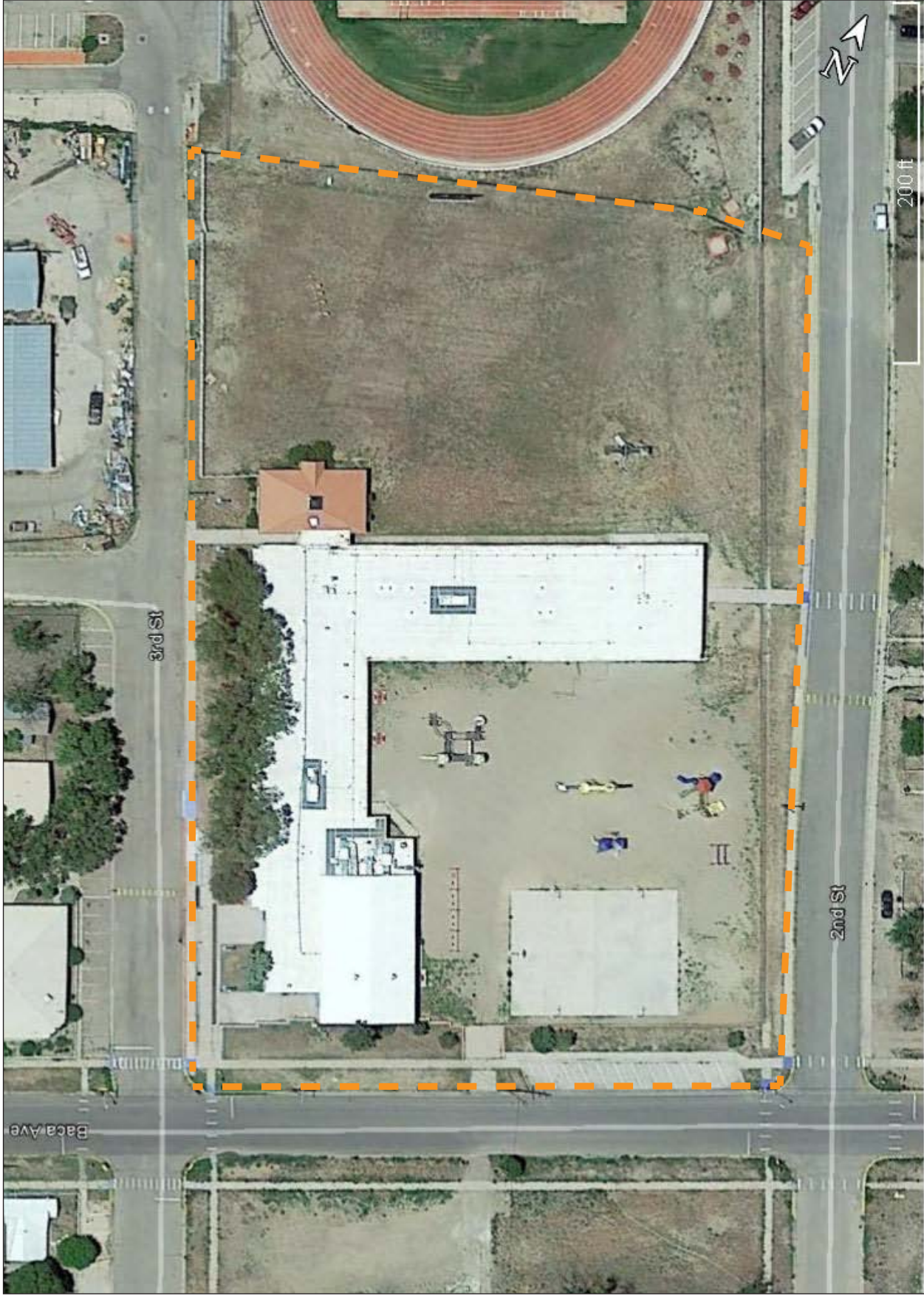


Replace furnace & water heater



Extensive wall cracks in gym

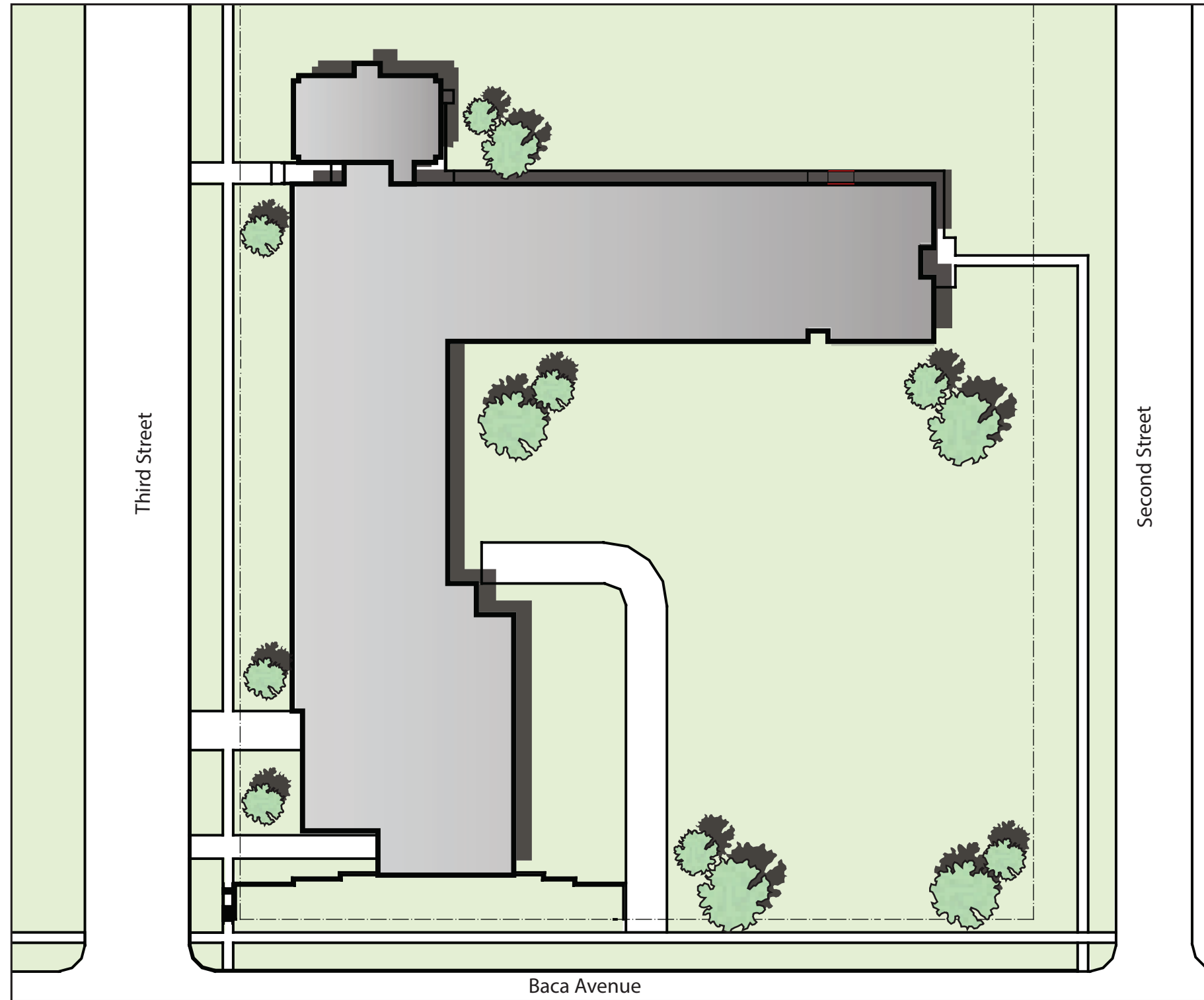
SECTION 4.0 - SUPPORT INFORMATION




Site Plan - Paul D. Henry Elementary
Las Vegas City Schools

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Las Vegas City Schools - Paul D. Henry Elementary Site Plan



SITE PLAN
PAUL D. HENRY SCHOOL CAMPUS PLAN

Scale: 1"= 100'-0" 

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Floor plans unavailable, please contact PSFA for assistance



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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Paul D. Henry Elementary			X			FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Paul D. Henry Elementary	Completed					Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas are experiencing significant visible settlement.
Paul D. Henry Elementary	X					Replace broken glass at exterior window in girls restroom
Paul D. Henry Elementary	X					Provide additional cooling for storage room containing IT Server
Paul D. Henry Elementary	X					Replace non-working exit sign at corridor exterior exit from kitchen and at north exit near 2-classroom addition. Install exit sign at northeast library door to exterior.
Paul D. Henry Elementary						SIGNIFICANT STRUCTURAL REPAIRS NEEDED OR REPLACEMENT OF FACILITY. Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Paul D. Henry Elementary						Replace portion of damaged retaining wall and steps on west and south sides of building and replace handrails.
Paul D. Henry Elementary						Replace broken/ spalled concrete sidewalks around building and at entry ways. - Multiple locations - extensive work required.
Paul D. Henry Elementary						Grading and drainage improvements needed to provide positive drainage away from the building and reduce undermining of adjacent sidewalks. (Whole perimeter - may require installation of french drain and other remediation options) The site is plagued with weeds containing "goat heads" which the students frequently encounter - extensive remediation is needed.
Paul D. Henry Elementary						Insufficient parking on site: visitors and some staff have use church parking area across the street. Need to consider usage of the east portion of the existing site for potential parent drop/ pick-up area and additional on site parking.
Paul D. Henry Elementary						Repair existing cracks, resurface and restripe existing parking area on south side of the building.
Paul D. Henry Elementary						Playground improvements include equipment, outdoor play areas and shade structure.
Paul D. Henry Elementary						Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations. Replace areas of damaged/ crumbling brick - multiple areas.
Paul D. Henry Elementary						Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Paul D. Henry Elementary						Remove existing paint on concrete above and below all exterior windows, reseal and paint.
Paul D. Henry Elementary						Roofing: Replace TPO roofing system including all fascia, flashing, copings, gutters, downspouts with splashblocks. <i>(Roof was replaced -10 years ago and may still be covered under warranty - Verify with Chris)</i>
Paul D. Henry Elementary						Replace all exterior doors, frames and hardware
Paul D. Henry Elementary						Replace exterior windows including clerestory windows in gym and blinds.
Paul D. Henry Elementary						Replace all exterior building lighting - LED
Paul D. Henry Elementary						Upgrade primary and secondary electrical service.
Paul D. Henry Elementary						Existing exterior electrical service has been vandalized and box needs repairs.

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Paul D. Henry Elementary						Relocate electrical panels and shut-off boxes in mechanical room that are located over open trench containing drainage water.
Paul D. Henry Elementary						Remove northeast classroom addition in it's entirety, and restore existing exit-way from corridor and install new doors, frames and hardware
Paul D. Henry Elementary						Replace casework in all classrooms - original in place
Paul D. Henry Elementary						Test for hazardous materials: Possible ACM (flooring, wall base, ceilings, insulation, mastic, etc.) and lead paint.
Paul D. Henry Elementary						Renovate restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations.
Paul D. Henry Elementary						Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
Paul D. Henry Elementary						Replace interior doors, frames and hardware
Paul D. Henry Elementary						Repaint entire interior.
Paul D. Henry Elementary						Replace classroom chalkboards with Smart-Board
Paul D. Henry Elementary						Remove VCT in the classrooms, corridor and restrooms, repair areas of damage and polish concrete.
Paul D. Henry Elementary						Replace rubber flooring in the Multi-Purpose/ Gym
Paul D. Henry Elementary						Replace mop-sink and water heater in mechanical room
Paul D. Henry Elementary						Replace HVAC System in its entirety - Air flow throughout is very poor.
Paul D. Henry Elementary						Install new DDC system for HVAC, and test and balance ALL equipment.
Paul D. Henry Elementary						Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Paul D. Henry Elementary						Building Security: Reconfigure administrative office including adequate nurse's office to meet NMAS at main entry lobby and install secondary set of doors to classroom corridor with magnetic locks.
Paul D. Henry Elementary						Renovate Warming Kitchen in it's entirety: reconfigure for efficiency and replace all equipment including plumbing and appropriate ventilation hoods. Inspect water/ sewer lines and replace as part of kitchen renovation as required.
Paul D. Henry Elementary						Renovate Multipurpose Gym: Flooring, lighting, interior finishes, acoustical wall treatment for sound and furnishings to meet programmatic need. Provide additional egress as required by NMIEBC requirements.
Paul D. Henry Elementary						Renovate Library: Flooring, lighting, interior finishes, and furnishings.
Paul D. Henry Elementary						Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Paul D. Henry Elementary						Install security camera system (interior/exterior) and connect to central monitoring system.

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Capital Improvement Costs:

The costs below are for demolition of this facility based on the approved Board of Education's "Right Sizing Plan" that will consolidate the students from this facility into other schools that have excess capacity in the district. The costs that have been identified on the following page identify the costs for facility improvements needed if this facility were to be retained for educational purposes for budgeting purposes.

Las Vegas City Schools		Revised 2-16-17	MACC	\$	637,704
Paul D. Henry Elementary	Building SF:	30,442	Soft Costs*	\$	190,483
Facility Closure & Demolition	Total Cost/PSF:	\$ 20.95	Total Project Budget	\$	828,187

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2010	Demolition - Building & Site	\$ 585,704	\$ 174,951	\$ 760,655	Demolish Entire Facility
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 52,000	\$ 15,532	\$ 67,532	
Total		\$ 637,704	\$ 190,483	\$ 828,187	

Soft Costs for this project include: Contingency - 8.0%, A/E Fee's 6.2%, Surveys and Soils Tests - 1.5% and NMGRT 7.3%. **TOTAL SOFT COSTS: ~23.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	6,628,103
Paul D. Henry Elementary	Building SF:	30,442	Soft Costs*	\$	2,575,498
Renovation/ Site Improvements	Total Cost/PSF:	\$ 217.73	Total Project Budget	\$	9,203,601

TPB does not include IAQ Improvements

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 38,896.00	\$ 16,669.71	\$ 55,565.71	
B-2010	Exterior Control Joint Maintenance	\$ 9,152.00	\$ 3,922.29	\$ 13,074.29	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 39,312.00	\$ 16,848.00	\$ 56,160.00	
B-2010	Exterior Brick Repair / Replacement	\$ 51,040.00	\$ 21,874.29	\$ 72,914.29	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 157,040.00	\$ 67,302.86	\$ 224,342.86	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 569,874.24	\$ 244,231.82	\$ 814,106.06	
B-2020	Insulated Translucent Wall Panels	\$ 49,760.00	\$ 21,325.71	\$ 71,085.71	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 11,179.20	\$ 4,791.09	\$ 15,970.29	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 34,837.04	\$ 14,930.16	\$ 49,767.20	
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$ 133,605.00	\$ 57,259.29	\$ 190,864.29	Inc Nurse Office
C-2000	Renovate Multi-Purpose Room	\$ 221,334.00	\$ 94,857.43	\$ 316,191.43	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 140,910.00	\$ 60,390.00	\$ 201,300.00	
C-2000	Renovate Library & Replace Furnishing	\$ 231,000.00	\$ 99,000.00	\$ 330,000.00	
C-1030	Casework (classroom)	\$ 62,580.00	\$ 26,820.00	\$ 89,400.00	
C-2000	Repaint Interior	\$ 102,741.75	\$ 44,032.18	\$ 146,773.93	
C-2000	Renovate Entire Kitchen & Serving Area (inc. equipment)	\$ 132,300.00	\$ 56,700.00	\$ 189,000.00	Warming Kitchen
C-4010	Acoustical wall panels	\$ 24,181.50	\$ 10,363.50	\$ 34,545.00	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	\$ 117,181.05	\$ 50,220.45	\$ 167,401.50	
C-3010	Corner Guards (Stainles Steel)	\$ 1,159.20	\$ 496.80	\$ 1,656.00	
D-5030	Replace/ Add LED Exit signage	\$ 3,262.50	\$ 1,398.21	\$ 4,660.71	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 12,978.00	\$ 5,562.00	\$ 18,540.00	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	\$ 248,163.18	\$ 106,355.65	\$ 354,518.83	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 29,004.80	\$ 12,430.63	\$ 41,435.43	
D-5030	Emergency Back-up Lighting	\$ 21,012.00	\$ 9,005.14	\$ 30,017.14	
D-2010	New custodial sink	\$ 4,171.50	\$ 1,787.79	\$ 5,959.29	
D-3020	Heating /Cooling system replacement - Boiler/chiller system	\$ 804,277.64	\$ 344,690.42	\$ 1,148,968.06	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 56,211.15	\$ 24,090.49	\$ 80,301.65	
D-2010	Fire Sprinklers - Install New System	\$ 206,625.08	\$ 88,553.60	\$ 295,178.68	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 72,528.07	\$ 31,083.46	\$ 103,611.52	
D-2010	Inspect & Replace Water lines	\$ 47,009.20	\$ 20,146.80	\$ 67,156.00	
D-2010	Inspect & Replace Sewer lines	\$ 64,890.00	\$ 27,810.00	\$ 92,700.00	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 117,855.68	\$ 50,509.58	\$ 168,365.26	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 113,991.12	\$ 48,853.34	\$ 162,844.46	
D-2011	Renovate single occupant restroom & comply with ADA (Demo, new finishes & fixtures)	\$ 61,313.84	\$ 26,277.36	\$ 87,591.20	
E-1010	Promethian/Smart Board	\$ 94,500.00	\$ 40,500.00	\$ 135,000.00	
E-2010	Classroom Marker Boards (4'x12')	\$ 12,096.00	\$ 5,184.00	\$ 17,280.00	
F-1020	Structural Stabilization of Existing Facilities - Major	\$ 1,484,656.34	\$ 371,164.09	\$ 1,855,820.43	Siesmic Upgrade (Roof Structure) and Major Foundation Stabilization

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Las Vegas City Schools		Rev 11-09-16	MACC	\$ 6,628,103
Paul D. Henry Elementary	Building SF:	30,442	Soft Costs*	\$ 2,575,498
Renovation/ Site Improvements	Total Cost/PSF:	\$ 217.73	Total Project Budget	\$ 9,203,601

TPB does not include IAQ Improvements

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2010	Demolition - Building & Site	\$ 40,420.80	\$ 17,323.20	\$ 57,744.00	Demolish 2-NE Classroom Addition
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 57,200.00	\$ 24,514.29	\$ 81,714.29	
F-1020	Stabilize/Patch/Repair Structure @ Demo'd Building Connection	\$ 11,440.00	\$ 4,902.86	\$ 16,342.86	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 23,625.00	\$ 10,125.00	\$ 33,750.00	South parking lot
G-1021	Concrete sidewalks & pads- replace	\$ 75,600.00	\$ 32,400.00	\$ 108,000.00	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 52,140.00	\$ 22,345.71	\$ 74,485.71	
G-1021	Exterior stair construction - Inc demo	\$ 20,820.00	\$ 8,922.86	\$ 29,742.86	
G-1040	Grading, Drainage & Landscaping (small site)	\$ 201,600.00	\$ 86,400.00	\$ 288,000.00	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 257,250.00	\$ 110,250.00	\$ 367,500.00	
G-1023	Paving, curbs, striping	\$ 126,427.50	\$ 54,183.21	\$ 180,610.71	
G-2020	New Play areas (hard and soft areas) Small School	\$ 145,140.18	\$ 62,202.93	\$ 207,343.11	
G-2020	Playground Shade Structures 24'x18'	\$ 33,810.00	\$ 14,490.00	\$ 48,300.00	
Total		\$ 6,628,103	\$ 2,575,498	\$ 9,203,601	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Paul D. Henry ES School ID: 069058

High Level Overview

General Information

Location:	Las Vegas, NM 87701	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	146 139	Number of Buildings:	2
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	30,442 ✓	Building Square Feet:	30,442 ✓
Site Size (Acres):	3.17 ✓	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$5,136,428	Unweighted Repair Cost:	\$1,800,340
Weighted Repair Cost:	\$1,504,569	Unweighted Educational Adequacy Cost:	\$75,748
Weighted Educational Adequacy Cost:	\$128,622	Total Unweighted Cost:	\$1,876,088
Total Weighted Cost:	\$1,633,191	Unweighted NMCI Score:	36.53
Weighted NMCI Score:	31.80		

NMCI Facility History

Last Assessment Date:	08-17-2015	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Paul D. Henry ES School ID: 069058

Facility Description

Paul D. Henry Elementary School is located in Las Vegas City, New Mexico on 1104 3rd Street and falls within the Las Vegas City Public Schools District. The 1-story campus contains 32,591 SF of permanent buildings. Occupancy is 179 kindergarten through fifth grade students and a staff of 34. The campus is made up of 1 building. Originally constructed in 1964, there has been one addition. To accurately capture repair costs, the complex was assessed as two permanent buildings.

Site: The site is 3.17 acres and includes an athletic field (with no grass) and playground area. The school has a parking capacity of 58 (6 are handicap spaces). All paved areas are in fair condition and require minor improvements. Concrete sidewalks are in fair to poor condition and pose some hazard. Landscape areas include partial grass and trees that are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on spread footing and slab-on-grade foundations that are showing signs of settlement and damage. The built-up, single-ply roof was replaced in 1996 and is not leaking. Exterior doors are steel, and windows are operable, double-pane units with aluminum frames.

Interior: Partition wall types are painted concrete block, plaster, and drywall. The facility was last painted in 1996. Most ceilings are original 12'x12" glue-on-tile; some locations have recent 2'x4' lay-in acoustical ceiling tile. Flooring in high use areas is vinyl composite tile. Most other flooring is carpet. Interior doors are solid wood.

Mechanical/Plumbing: Heating is supplied by natural gas-fired boiler and supplemental rooftop corridor heaters. There is no cooling in classrooms or offices except for evaporative cooling in the gym and kitchen. The heating distribution system is 2-pipe and ductwork for ventilation/heating. Fresh air is supplied by exterior wall venting and rooftop air intake. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are mostly original.

Electrical: The electrical system is fed from a 167 kVA pole-mounted transformer that delivers 120/240V, 3-phase, 4-wire power via a 600 amp main panel. Lighting is fluorescent and illumination is adequate. Emergency lighting (with battery back-up) is in corridors and emergency exit signs are typically illuminated. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual enunciators in corridors, classrooms, and restrooms. The system is activated by pull stations, and is not centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire-rated. The security system is not monitored. The complex is not handicap compliant.

2003 Update

DCU 03-199: Fire Alarm/Intercom, HVAC Electrical, & other improvements.

SEE REVISED EXECUTIVE SUMMARY

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Paul D. Henry ES School ID: 069058

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Library Addition (1996)	Elementary School Building	\$91,628	\$33,130	1996	1,980 Building	Educational
Original Building (1954)	Elementary School Building	\$1,317,335	\$908,289	1954	28,462 Building	Educational
Site	Elementary School Site	\$391,377	\$563,150	1954	30,442 Building	Site
Building Totals		\$1,800,340	\$1,504,569			
Educational Adequacy Need	Elementary School Educational Adequacy	\$75,748	\$128,622			
School Totals		\$1,876,088	\$1,633,191			

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Paul D. Henry ES School ID: 069058

Asset Detail

Name	Cost SF	Renewal Life	Percent	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	6%	\$416	.25	\$104	Update 8/18/11 Per Plan Review AM. New exhaust fans 8-18-2015 DNS: Exhaust fan not working in R/R
Ceiling Finishes	\$5.58	30	110%	1996	44%	\$5,405	.25	\$1,351	8-18-2015 DNS: (4) damage ceiling tile from pass roof leaks needing replacement
Communications and Security	\$2.12	15	90%	2003	75%	\$2,835	.25	\$709	DCU 03-199. 8-18-2015 DNS: WI-FI in this area
Emergency Light and Power	\$0.43	20	90%	1996	100%	\$766	.25	\$191	8-18-2015 DNS: No emergency lights in this area. Possible Type 1
Exterior Doors and Windows	\$5.66	30	110%	1996	44%	\$5,476	.25	\$1,369	8-18-2015 DNS: Windows are a fixed frame units.
Exterior Walls	\$11.15	100	100%	1996	4%	\$883	.25	\$221	...mer of building gets flooded reported by Irina 1-17-07 ml 8-18-2015 DNS: Brick façade and stucco type finish. <i>Brick is eroding! Significant</i>
Fire Detection/Alarm	\$1.98	15	90%	2003	75%	\$2,649	.25	\$662	DCU 03-199.
Floor Finishes	\$5.83	12	110%	1996	100%	\$12,703	.25	\$3,176	...ing a structural engineer's evaluation of the problem. 8-18-2015 DNS: Carpet showing some wear and heavy usage
Foundation/Slab/Structure	\$15.98	100	100%	1996	4%	\$1,266	.25	\$316	
HVAC	\$22.84	30	100%	2011	3%	\$1,256	.25	\$314	Update 8/18/11 Per Plan Review AM. HVAC system serviced in 2011. <i>School does Not Have cooling</i>
Interior Doors and Partitions	\$9.08	50	90%	1996	16%	\$2,589	.25	\$647	8-18-2015 DNS: Fire rated doors. One main exit door.
Interior Walls	\$7.90	60	90%	1996	11%	\$1,564	.25	\$391	...imated time frame of repainting 2006 8/18/2015 CJA Clean and Painted, estimated time frame of repainted 2006.
Lighting/Branch Circuits	\$11.35	30	90%	1996	44%	\$6,991	.25	\$2,248	
Main Power/Emergency	\$1.33	30	90%	1996	44%	\$1,049	.25	\$262	
Other Equipment	\$6.59	60	110%	1996	11%	\$1,595	.25	\$399	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

Name	Cost SF	Renewal Percent	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Plumbing	\$15.48	100%	1996	44%	33.25%	\$13,631	6	1	\$13,631	...egory 6. 8-18-2015 DNS: Two restrooms in this area, the men's R/R toilet does not flush and in need of repair.
Plumbing	\$15.48	100%	1996	44%	33.25%	\$13,631	9	.25	\$3,408	...the building. This is a split system based on above note. System split 50/50. This is the portion that is ok.
Roof	\$15.47	120%	2006	25%	33.25%	\$9,190	9	.25	\$2,298	Replaced as a standards based project. 8-18-2015 DNS: Pitched-metal roof with gutter-in-place. <i>Replaced with NOT METAL</i>
Sprinklers and Standpipes	\$3.66	130%	2016	0%	33.25%	\$0	0	0	\$0	Not required per UBC 8-18-2015 DNS: No fire sprinkler system in this area
Wall Finishes	\$4.17	100%	2006	69%	33.25%	\$5,733	9	.25	\$1,433	8-18-2015 DNS: Walls have been repainted estimated time frame 2006
Total:						\$91,628			\$33,130	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Paul D. Henry ES School ID: 069058

Asset Detail

Building Name:	Original Building (1954)	Cost Model:	Elementary School Building	Size:								
				28,462								
Name	Cost SF	Renewal Life	Percent	Next Last	Degrade	Adj. Factor	Repair Cost (Unweighted)	Category Number	Weight	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$5,984	9	.25	\$1,496	Update 8/18/11 Per Plan Review AM. New Exhaust Fans
Ceiling Finishes	\$5.58	30	110%	1954	1984	100%	33.25%	\$174,799	2	1.5	\$262,199	...ion 2011. 8/15/2015 CJA. Drop ceiling in several classrooms 2888 SF. Estimated time frame of installation 2011.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$40,753	9	.25	\$10,188	DCU 03-199. Intercom installation.
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	\$11,006	4	.25	\$2,751	Replaced in 1996
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	33.25%	\$78,715	2	1.5	\$118,072	...ce of tracks. Units are a mixed of fixed frame center with two operable side windows. Set Category 2/Degraded.
Exterior Walls	\$11.15	100	100%	1954	2054	38%	33.25%	\$121,945	4	.25	\$30,486	... Brick has damaged. 8-18-2015 DNS: Brick Façade and CMU Block showing cracks along with surface paint peeling. <i>Brick is deteriorating</i>
Fire Detection/Alarm	\$1.98	15	90%	1996	2011	100%	33.25%	\$50,689	4	.25	\$12,672	System replaced in 1996. 8/18/2015 CJA Normal status indicator on the main panel.
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$182,600	2	1.5	\$273,901	...Main entrance floor tile cracking along with cracks in the floor tile in the Southeast wing, estimated 300 SF.
Foundation/Slab/Structure	\$15.98	100	100%	1954	2054	38%	33.25%	\$174,880	9	.25	\$43,720	... District needs to complete the structural engineer study to see what the damage is caused by. Possible Type 3
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$18,058	9	.25	\$4,514	Update 8/18/11 Per Plan Review AM. New HVAC system <i>Boyer 1995 No Cooling</i>
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	33.25%	\$37,210	9	.25	\$9,303	Doors replaced in 1996 8-18-2015 DNS: Interior doors in good condition.
Interior Walls	\$7.90	60	90%	1996	2056	11%	33.25%	\$22,483	4	.25	\$5,621	... to develop vertical cracks in the CMU block. Structural engineer study needed to determine extent of problem.
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	33.25%	\$54,608	9	.25	\$13,652	DCU 03-199.
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	33.25%	\$15,086	9	.25	\$3,771	Replaced 1996

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Oct 18, 2016

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Executive Summary Report

Name	Cost SF	Renewal Life	Last Ren.	Next Ren.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Other Equipment	\$6.59	60	1996	2056	11%	33.25%	\$22,930	9	.25	\$5,732	Replaced in 1996
Plumbing	\$15.49	30	2010	2040	4%	33.25%	\$17,635	9	.25	\$4,409	... estimated time frame 2010. Newer fixtures in this area. R/R in the Sped ED classrooms are non-ADA compliant.
Roof	\$15.47	20	2006	2026	25%	33.25%	\$132,104	9	.25	\$33,026	... standard based project. 8/18/2015 DNS; White TPO roof installed in 2006. Gutters in place but full of debris.
Sprinklers and Standpipes	\$3.66	50	1954	2004	100%	33.25%	\$135,248	5	.5	\$67,624	8-18-2015 DNS; No Fire Sprinkler system in this area
Wall Finishes	\$4.17	12	2011	2023	17%	33.25%	\$20,602	9	.25	\$5,151	...nd clean, estimated time frame 2011 8/18/2015 C/JA Interior walls painted and clean, estimated time frame 2011.
Total:							\$1,317,335			\$908,289	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Paul D. Henry ES

School ID: 069058

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	25 16	Number of 1-5 Students:	446 139
Number of Students:	146 139	Number of 6-8 Students:	0
Number of Special Education Students:	44 9	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	20,442 30,442	General Storage NSF:	432 360
Portable GSF:	0	Maintenance or Janitorial Space NSF:	90 110
Admin NSF:	1,165	Media Center NSF:	1,676 1,680
Art/Music NSF:	0 1,910	Parent Work Space NSF:	0
Assembly NSF:	4,900 0	Physical Ed NSF:	4,000 3,988
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	937 760	Science Storage NSF:	0
Faculty Work Area NSF:	228 353	Special Education Classroom NSF:	2,078 3,456
Food Service NSF: (Remaining Kitchen)	1,900 510	Student Health NSF:	52 54
General Classroom NSF:	10,732 7,729		

Classrooms

Number of Classrooms:	17	Number of Special Education Classrooms:	8 5
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Parking

Number of Paved Parking Spaces:	10 8	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	2 1	Number of Student Drop Offs:	0 CITY STREET (BACA AVENUE IS USED)
Number of Gravel Parking Spaces:	0		

Miscellaneous

Number of Chemical Storage Rooms:	0	Number of Multi-Use Playgrounds:	1
Playground Equipment:	Yes		

SECTION 4.0 - SUPPORT INFORMATION



District: **Las Vegas City** School: **Paul D. Henry ES** School ID: **069058**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Total Parking	10	38	\$1,322	\$1,321.66	\$49,311	6	1	\$49,311
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Student Health Square Footage	52	150	\$80	\$80.00	\$10,447	7	3	\$31,340
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,078	1,395	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,000	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,670	438	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	90	73	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	432	146	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	10,732	4,672	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	1,900	1,730	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	220	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	937	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,165	369	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	2	1	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$75,748			\$125,622

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2015 LAS VEGAS CITY

069058 Paul D. Henry ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 8/17/2015 Weather: Sunny and warm

PSFA Reps: Dennis Schneider Tillotson, Larry

District Reps: Chris Archuleta

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies						
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score			
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	8.51			
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23			
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-2.83	0	-14.15			
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-2.83	1.5	-33.96			
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-2.83	3.5	-19.81			
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67			
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67			
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18			
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	7	-2.83	1.5	-29.72			
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35			
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67			
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67			
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51			
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56			
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.50			
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18			
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90			
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78			
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90			
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18			
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67			
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34			
1/9/2017 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.5			
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81			
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45			
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45			
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00			
	Facilities Mater Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85			
Total Performance Deficiencies:										-338.13	Total Score:		661.87	Overall Rating:		66.19%

SECTION 4.0 - SUPPORT INFORMATION**Comments Section****Roadway/Parking**

Very small area for parking. Top surface with heavy spalling. Stripping and signage needed in this area. Not sure if this is maintained by the city of Las Vegas. Recommend review.

Site Utilities

Site utilities in place with barriers. One disconnect box needing to be secured on the South side of the school. Natural gas utilities on the East side of the building needing some type of barrier to prevent access to unit.

Playgrounds/Athletic Fields

Playground area using pea gravel for impact material. Weeds need to be removed. Drainage problem caused by heavy rains and blocked grates. Equipment is being maintained (Newer style).

Site Drainage

Problem with site drainage on the East side of the school entrance to the hallway/kitchen. District is working with the city to ID the drainage piping in this area. No splash blocks in place and gutters blocked needing removal of debris.

Sidewalks

Walkways have heavy spalling due to the top concrete surface deterioration. ADA ramp in place with handrails. Exterior steps starting to show deterioration with possible tripping hazards.

Grounds

Grounds are a mix of grass, trees and shrubs. Weeds needing to be removed along with trimming of shrubs around the library addition. Fence and gates in place and maintained. No graffiti found.

Windows/Caulking

Windows are a mix of fixed and operational windows. Windows do not seal. Several have broken window seals along with one window damaged with broken glass on the South side of the building. Windows hard to open and keep open.

Walls/Finishes

The exterior of the building is brick façade starting to develop cracks. CMU block on the interior walls showing settlement cracks. Suggest that the district conduct structural engineer study.

Entry/Exterior Doors

Several exterior doors showing deterioration of the frames to age and rust. Newer door locks not working in need of repair. Exit doors have panic bars in place.

Roof/Flashing/Gutters

The roof is flat white TPO and pitched metal room on the library. Gutters are blocked with debris and weeds needing removal. Several areas need to be reattached and sealed on the gutter seams. Down spouts in place.

Walls/Floors/Ceilings/Stairs

The interior floors are a mix of VCT and carpet. Several classroom with carpet need to be stretched to prevent tripping hazard. Ceiling are a mix of 12 X 12 and 2 X 4 ceiling tiles. VCT areas have been waxed, several areas have cracks and missing edges in the kitchen and main hallways.

Interior Doors

Interior doors replaced in 1996. No broken glass and hardware working as designed. All doors are fire rated. Door seals in place.

Restrooms

Restrooms have been remodeled with new fixtures. Partitions in place in good condition. Power hand dryers not working in the girls R/R. Light fixtures in place. Water in the Boy's main R/R needs to be turned on to provide water for hand washing. Fixtures tested for proper operation. R/R in Sped Classrooms not ADA compliant.

Housekeeping

Custodial closet maintained with storage items in place and organized. Equipment available for Custodian along with MSDS folders in place. Interior of the school is clean and maintained. Trashcans available both on the interior and exterior of the school campus.

Electrical Distribution

SECTION 4.0 - SUPPORT INFORMATION

Electrical panels in place and labeled. One panel needing lower cover to prevent access. Switches, general outlets in place and working. No storage items around the electrical panels.

Lighting

Exterior/Interior light fixtures in place. One outside unit damaged with broken lens. Emergency lights in place except in the Library (?). No damage panels found.

Fire Protection Systems

The main fire panel showing normal status. Drop boxes in place along with fire extinguishers having current inspection date. Fire suppression system in the kitchen area. Sprinkler system only in the custodian area. Kitchen hood has current inspection sticker posted.

Equipment Rooms

One equipment room with water heater. Clean with no storage items around the water heater.

Heating/Cooling/Ventilation

Heating and cooling is provide by 3 RTU's replaced in 2011. District maintains this equipment. Appears to be working as designed. Long runs for heat to classrooms. Could not gain access on one area to view heating equipment near the library.

Air Filters

Two forced air units located on the Southeast side of the classroom wing. Units needing covers replaced. Filters needed.

Kitchen Equipment/Refrig

Kitchen equipment clean and maintained. Small area but being used as designed. Fire suppression in place. Ref. running at proper temp. Stove hood has current inspection posted. Hand wash sink has hot water.

Plumbing/Water Heaters

Hot water heaters providing hot water to hand wash sinks. Interior piping has arrow direction posted. No eye wash station in this school. Drinking fountains operational.

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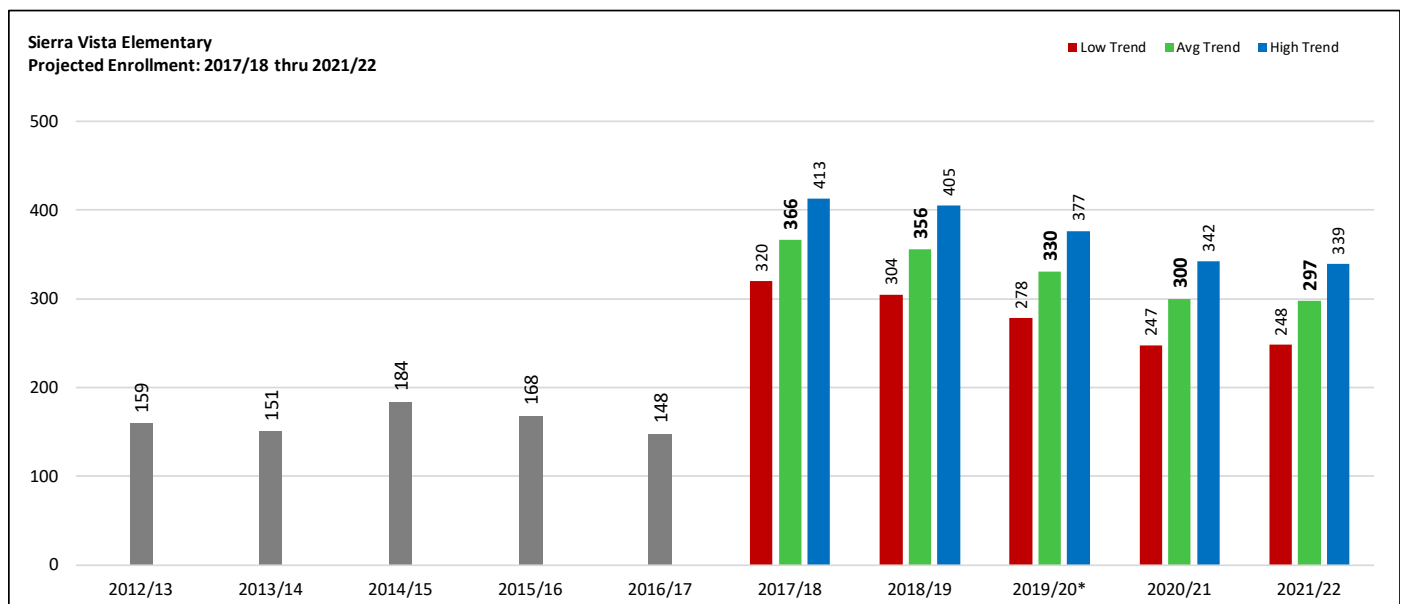
4.1.6 – Sierra Vista Elementary

Site Acreage:..... 26.77 (Shared w/ Los Ninos ES)
 Constructed:..... 1986
 Permanent SF: 49,848
 Portable Building Qty: 0
 NMCI: 30.87%
 PSCOC Ranking:..... 68 (2017/18)
 Serves Grades:..... 1st-5th
 2016/17 Enrollment: 148
 2021/22 Projected Enrollment: 119
 Functional Capacity: 386
 Utilization: 65%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Sierra Vista Elementary										
First	43	42	34	27	39	34	31	50	23	29
Second	52	43	42	32	24	34	35	29	47	25
Third	42	50	44	34	33	21	33	39	26	40
Fourth	39	38	48	45	36	35	25	41	39	22
Fifth	50	43	36	52	50	35	27	25	33	32
%Change		-4%	-6%	-6.9%	-4.2%	-12.6%	-5.0%	21.9%	-8.7%	-11.9
Total	226	216	204	190	182	159	151	184	168	148

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year Sierra Vista Elementary School will begin its transition as a 4th-6th grade Elementary. All current 5th graders with the exception of MM Sena Elementary students will attend 6th grade at this location.



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Facility Notes and Comments:

Sierra Vista Elementary is located in the north side of Las Vegas at 475 East Legion Drive. The school was originally constructed in 1986 and has not had any additions. The school facility consists of 49,848 SF of permanent space. This facility was originally constructed as an intermediate school to serve incoming students from the immediately adjacent primary school – Los Niños Elementary but within a few years was converted into a “traditional” elementary school that currently serves grades 1st-5th. As part of the district’s approved “right sizing” plan, the district intends to re-purpose this facility effective the 2017/18 school year as the district’s “main” intermediate school serving grades 4th-6th. This facility needs major renovation and facility improvements.

Site:

The school site is located northeastern part of the city, west of I-25 and consists of 26.77 acres that is also shared with the adjacent Los Niños Elementary. Based on the current facility locations, Sierra Vista Elementary utilizes approximately 15.02 acres of the north side of the site. The bus drop-off and pick-up access areas are shared by both schools, with each school having their own dedicated area. The site is located in a residential area that is bordered by public streets on three sides with adjacent open space areas. The site is easily accessed from either Mountain View or Legion Drives, both parking areas are limited in size and compete with the parent drop-off and pick-up areas. As part of the re-purposing of both schools on site, additional parking and new parent drop-off and pick-up areas will be needed, as well as a new bus loop.

All paved areas are in fair condition and the main parking lot needs crack repairs and resealing. Concrete sidewalks around the building and on the north side of the site have several areas of spalled surfaces, settlement, and cracks due to tree roots and erosion that need to be replaced to prevent tripping. Site drainage around the building perimeter and overall site needs to be improved to help get water away from the building and reduce site erosion, as well as around the playground areas. Landscaped areas include grass areas and xeriscaping around the school, these areas are irrigated on a controlled sprinkler system where available or manually watered. The existing fencing around the complete site is in need of replacement. There are play fields on the northeastern portion of the site that are partially grassed but need reseeding and weed control/ prevention. The playground equipment is age appropriate and is in fair to good condition, needing only partial replacement; a shade structure over the main playground is also needed.

Structural/Exterior Closure:

Sierra Vista Elementary was originally constructed in 1986, with concrete footings and a slab-on grade foundation that appear to be showing signs of minimal settlement (primarily due to the age of the facilities); exterior concrete masonry walls, steel columns and joists and metal decking form the roof structure system. The exterior walls consist of a dark reddish CMU, which is in need of repairs, joint maintenance and tuck-pointing. The roof consists of a TPO single-ply membrane roof system that was replaced in 2005 and few small areas of standing seam metal roofing with metal soffit panels. There is a covered walk-way that connects this school to Los Niños Elementary on the south side



Concrete apron needed around building perimeter



Provide better signage at main entrance



Rework drainage to keep away from building



Trim landscaping away from building exterior



Replace roofing at covered walkway-East side

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of the building that still has its original asphalt roofing installed and is in poor condition. The roof over the years has experienced multiple leaks, many of which have been coming from the facility’s original skylights as well as areas that have had poor flashing maintenance on the roof. The facility has several large and small skylights that need replacement as they are also original and have had multiple issues with leaking.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. There are several door frames that are experiencing rust and deterioration of frames along the north side of the building. Exterior doors are in fair to poor condition and lack both vestibules and automatic door openers, which are needed at strategic locations to meet accessibility requirements and to improve the school’s security. Exterior windows are a combination of insulated casement type of operable units and non-operable units all of which need replacement. There are several windows that have metal security grating on them, a security evaluation is needed to determine if these grates would be needed in the future when the windows are replaced as they detract from the overall look of the school. In several locations glass block was installed to provide additional daylighting in several areas, in many places the glass block is either broken or are cracked, and needs replacement with an alternative type of translucent wall panel system to help maintain security.

Interiors:

The interior of the facility is a continuation of the reddish CMU block walls throughout with areas of and metal stud framing with gypsum board that is painted. The layout of the school is disjointed and does not allow for good supervision of corridors from a central location, which is a security concern. Classroom finishes and built-in casework are in fair condition as majority of the classrooms have the original casework from the original construction and is very worn. The interior door frames are hollow metal with solid wood doors, all classroom doors have vision panels located in the center.

The ceilings throughout are a combination of 2’x4’ suspended acoustical panels and painted gypsum board are in fair to good condition. There are many areas throughout the building that need replacement ceiling tiles in areas that have had roof leaks and there are also multiple places where the gypsum board ceilings have been also damaged by leaks and needing repairs, especially around some of the skylights

Floor finishes throughout need replacement except for the school based health clinic on the northeast side of the building. Carpeting that is in fair to poor condition can be found in the corridors, administrative areas, group breakout areas, library, and classrooms; and vinyl composition tile (VCT) in some classrooms. The multi-purpose room has rubber flooring with play-court markings, and the kitchen and restrooms have ceramic tile floors and a 4’ to 9’ high wainscoting.

The main entrance to the school is not clearly identified and combined with the



Replace glass block windows



Roof maintenance needed



Remove debris from roof drains



Replace all skylights. Many are broken



Regrade area near playground to eliminate drop-off

SECTION 4.0 - SUPPORT INFORMATION

fact that the administrative offices are not located adjacent to the main entry is a security issue for the school. There is a bell/ camera system to allow entry to the building during school hours, however it does not prevent visitors from wandering off and not checking into the office. During the master plan process, it was identified that the existing administrative offices need be reconfigured to improve security and provide a secure entrance to the school.

All restrooms need major upgrades and renovation, as they are still in their original configuration, many fixtures are not operable, and are not ADA compliant. Restrooms located in the administration suite also do not meet ADA requirements and the doors cannot open fully due to the placement of the toilets. The kitchen is in fair condition and meets all NMAS requirements, however repairs/ upgrades are needed.

Mechanical/Plumbing:

The facility has a combination of a gas fired boiler system that was replaced in 2011, and roof top make-up air and evaporative cooling units all of which need replacement. While a temperature control system is in place to try and maintain a consistent temperature throughout, it is difficult to maintain proper cooling temperatures with the old equipment and humidity is often a problem. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation. All of the water heaters are between 15 and 20 years old and are also in need of replacement. Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed in every restroom. District has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a 300k VA pad mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. While the primary service appears to be sufficient, as part of any renovation effort this will need to be re-evaluated and may require a possible upgrade. The facility is in need of a secondary service upgrade throughout. Many classrooms have outlets that do not work or enough available to meet technology needs, and teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluorescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from the 1980's. Lighting is in poor condition (interior/exterior), requires a complete upgrade, and may need to include new wiring in some areas, including in the interior courtyard area.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators throughout the building and needs to be replaced. The system is activated by pull stations, and is centrally monitored in the administrative office. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3



Repair & resurface parking lot



Renovate all restrooms & comply with ADA



Replace casework throughout



Replace damaged/stained ceiling tiles



Remove all carpeting

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Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is the original equipment and installed sporadic in terms of placement of emergency back-up wall packs and light fixtures, all of the equipment needs to be upgraded.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors. There are several exterior security cameras located in strategic areas but many of these are inoperable or broken. A complete new security camera system needs to be installed. Overall, the facility only meets the minimal ADA requirements and requires improved access to the facility, several interior door hardware upgrades, facility access, restroom renovations, and additional access/accommodation in public areas.

FMAR's:

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. All major findings have been combined with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan. The minor findings in several areas have already been addressed and items that were not were also listed as maintenance repair needs were given to the LVCS Maintenance Department to be entered into School Dude and will become summer work projects.



Replace flooring & casework in all restrooms



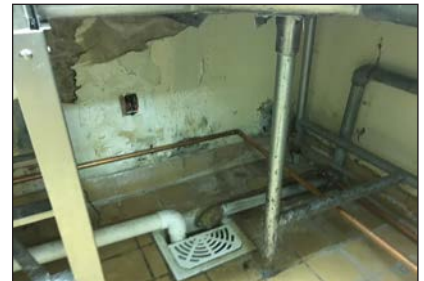
Replace tile & install corner guards



Air handlers need to be upgraded



Replace cooling system



Repair sink & kitchen dishwasher & install j-box cover

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Repair water damage at all walls & soffits



Install caulking at turn seams



Patch & repair & paint damaged soffit at entrance



Reseal building perimeter at sidewalks



Replace all skylights



Repair water damage at all skylight wells



Replace all damaged wall tiles in kitchen



Fix locks/latches to kitchen panels



Repair ceilings in all restrooms

SECTION 4.0 - SUPPORT INFORMATION



Site Plan - Sierra Vista Elementary
Las Vegas City Schools

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Las Vegas City Schools - Sierra Vista Elementary Site Plan



SITE PLAN
SIERRA VISTA SCHOOL CAMPUS PLAN

Scale: 1"= 40'-0"



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Floor plans unavailable, please contact PSFA for assistance



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Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Sierra Vista Elementary	X					Reset all splashblocks to be above grade under downspouts. Set on gravel base course
Sierra Vista Elementary	X					Clean debris out of the storm drain at the kitchen loading dock area
Sierra Vista Elementary	X					Repair damaged soffits at main entry areas and repaint.
Sierra Vista Elementary	X					Multiple roof leaks near wall joints and skylights - WARRANTY REPAIRS (Leak areas include: near main entry, east vestibule and at skylights)
Sierra Vista Elementary	X					Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts.
Sierra Vista Elementary	X					Replace damaged/ stained ceiling tiles throughout - multiple locations
Sierra Vista Elementary	X					Patch, repair and paint ceiling in girls restroom on south side of Library and in corridor in south classroom wing
Sierra Vista Elementary	X					Repair damage to walls underneath the dishwasher in the kitchen, repaint and install cover over open outlet box.
Sierra Vista Elementary	X					Repair locks to electrical panels in the kitchen
Sierra Vista Elementary	X					Replace broken wall tiles in the kitchen - multiple areas
Sierra Vista Elementary	X					Install exit signage in the library.
Sierra Vista Elementary			X			Site drainage improvements needed to correct ponding, erosion and improve soil stabilization around the entire building and all playground structures. The site is also plagued with weeds containing "goat heads" which the students frequently encounter - remediation is needed. Add additional fill on the east side of the building between the concrete sidewalk and playground areas where there is a 8-12" drop off.
Sierra Vista Elementary			X			Repair cracks, potholes, resurface asphalt and restripe parking lot including parent and bus drop lanes. Provide parking bumpers, ADA signage and paint curbs
Sierra Vista Elementary			X			Bus & Parent drop/pick up areas needs to be redesigned to improve traffic flow. (Partially shared with Los Niño's)
Sierra Vista Elementary			X			Replace exterior site lighting - parking lot and campus
Sierra Vista Elementary			X			Extend roof drains to get water away from the building, may require sidewalk trenches.
Sierra Vista Elementary			X			Improve site directional signage
Sierra Vista Elementary			X			Replace playground equipment and provide shade structure.
Sierra Vista Elementary			X			Replace damaged basketball goal posts at playground area
Sierra Vista Elementary			X			Replace heaving/ damaged sidewalk and ADA ramp at the northwest parking area/ entrance to the building.
Sierra Vista Elementary			X			Replace spalled concrete sidewalks around the building - multiple locations.
Sierra Vista Elementary			X			Construct trashbin enclosure for trash dumpster
Sierra Vista Elementary			X			The covered walkway between the two classroom wings needs to be repaired and re-roofed as it was not included in the previous roof project. There is also a small portion of the mechanical room (eastside) that was also not re-roofed.

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Sierra Vista Elementary			X			South covered walkway and sidewalk leading to Los Nino's Elementary requires repairs to the covered structure, re-stuccoing, and reroofing. The walkway/ ramp is not ADA compliant, there are multiple areas of cracked sidewalk including around support columns which and need to be evaluated and the sidewalk replaced.
Sierra Vista Elementary			X			Replace old deteriorated benches and tables near playground
Sierra Vista Elementary			X			Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Sierra Vista Elementary			X			Clean and tuck-point CMU, re-caulk all vertical joints, around wall openings and misc. wall penetrations. Repair/ replace broken CMU.
Sierra Vista Elementary			X			Repair damaged EIFS and recolor coat (multiple areas around building)
Sierra Vista Elementary			X			Replace all exterior doors, frames and hardware. Multiple doors and frames are rusted, and deteriorated.
Sierra Vista Elementary			X			Replace exterior window system in its entirety, including blinds. Replace glass block areas (which are all damaged/ broken) to be infilled with translucent wall panel system. Re-evaluate security bars on exterior windows with current egress requirements.
Sierra Vista Elementary			X			Replace all skylights most have failed and are leaking - Install new translucent panel skylight system. 4x4 (16) 5x10 (12) and (1) 30'x6' barrel
Sierra Vista Elementary			X			Replace all exterior building lighting - LED
Sierra Vista Elementary			X			Building Security: Renovate/ reconfigure Administrative area for better functional use and improved building security, including nurse's office and restrooms for ADA compliance.
Sierra Vista Elementary			X			Renovate kitchen: Reconfigure for efficiency and replace all equipment including plumbing and grease trap. Inspect water/ sewer lines and replace as part of kitchen renovation as required.
Sierra Vista Elementary			X			Renovate Library: Flooring, lighting, interior finishes, and furnishings.
Sierra Vista Elementary			X			Remove VCT in the classrooms and carpet in the corridors, polish concrete.
Sierra Vista Elementary			X			Repaint entire interior (Except SBHC area N206, N208 & N210)
Sierra Vista Elementary			X			Replace casework in all classrooms
Sierra Vista Elementary			X			Replace carpet with carpet tile in all offices, small group breakout classrooms and specialty classroom spaces (Except SBHC area N206, N208 & N210)
Sierra Vista Elementary			X			Renovate art classroom (S-111), provide hand wash and art sink and storage casework for art materials/ supplies.
Sierra Vista Elementary			X			Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Sierra Vista Elementary			X			Replace rubber flooring in Multi-Purpose
Sierra Vista Elementary			X			Remove ceramic tile (including all broken) and entry mats and replace with new recessed mats and polished concrete - All entry areas
Sierra Vista Elementary			X			Replace chalkboards with marker boards & Smartboards
Sierra Vista Elementary			X			Sand, prime and repaint interior door frames, replace interior doors, hardware, and install new signage
Sierra Vista Elementary			X			Install corner guards throughout to protect from future damage

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Sierra Vista Elementary			X			Renovate ALL restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations.
Sierra Vista Elementary			X			Replace cooling system -Install new chiller or VRF system
Sierra Vista Elementary			X			Install new DDC system for HVAC, and test and balance ALL equipment.
Sierra Vista Elementary			X			Replace Janitor mop sinks and surrounds in all custodial closets
Sierra Vista Elementary			X			Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Sierra Vista Elementary			X			Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Sierra Vista Elementary			X			Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs: Sierra Vista Elementary

The costs below are based on the needed facility upgrades and repairs, and are based on industry standard unit rates (based on 2016 costs) for budgeting purposes for the district.

Las Vegas City Schools		Rev 11-09-16	MACC	\$	5,047,134
Sierra Vista Elementary	Building SF:	49,848	Soft Costs*	\$	2,163,057
Renovation/ Site Improvements	Total Cost/PSF:	\$ 101.25	Total Project Budget	\$	7,210,191

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 22,630.40	\$ 9,698.74	\$ 32,329.14	
B-2010	Exterior Control Joint Maintenance	\$ 14,976.00	\$ 6,418.29	\$ 21,394.29	
B-2010	Exterior Tuck Point / Masonry Cleaning	\$ 39,312.00	\$ 16,848.00	\$ 56,160.00	
B-1025	Exterior insulation & finish system (EFIS) Repair & Color Coat	\$ 39,546.00	\$ 16,948.29	\$ 56,494.29	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 169,860.00	\$ 72,797.14	\$ 242,657.14	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 14,976.00	\$ 6,418.29	\$ 21,394.29	Partial Replacement
B-1020	Roofing Repairs (Inc. soffit, dnspt, flashing, coping replacement/ re	\$ 50,385.60	\$ 21,593.83	\$ 71,979.43	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 19,563.60	\$ 8,384.40	\$ 27,948.00	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 69,674.08	\$ 29,860.32	\$ 99,534.40	
B-2020	Insulated Translucent Wall Panels	\$ 39,455.00	\$ 16,909.29	\$ 56,364.29	
B-2020	Skylight Translucent Insulated Panels (Pyramid)	\$ 21,045.60	\$ 9,019.54	\$ 30,065.14	(16) 4'x4'
B-2020	Skylight Translucent Panel (Barrel)	\$ 20,736.00	\$ 8,886.86	\$ 29,622.86	(1) 30'x6'
B-2020	Skylight Translucent Insulated Panels (Rectangle)	\$ 51,802.40	\$ 22,201.03	\$ 74,003.43	(12) 10'x5'
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$ 284,280.00	\$ 121,834.29	\$ 406,114.29	Inc Nurse Office
C-2000	Renovate Library & Replace Furnishing	\$ 155,837.50	\$ 66,787.50	\$ 222,625.00	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 204,960.00	\$ 87,840.00	\$ 292,800.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 63,409.50	\$ 27,175.50	\$ 90,585.00	
C-1030	Casework (classroom)	\$ 105,603.75	\$ 45,258.75	\$ 150,862.50	Repair/ Replace throughout
C-2000	Repaint Interior	\$ 129,375.00	\$ 55,446.43	\$ 184,821.43	
C-2000	Sand Blast, Primer & Paint Interior Metal Surfaces	\$ 9,828.00	\$ 4,212.00	\$ 14,040.00	
C-3010	Ceramic tile flooring	\$ 7,782.60	\$ 3,335.40	\$ 11,118.00	Entry Ways
B-2020	Interior Doors & hardware - replace	\$ 126,360.00	\$ 54,154.29	\$ 180,514.29	
C-3010	Corner Guards (Stainles Steel)	\$ 8,549.10	\$ 3,663.90	\$ 12,213.00	
C-2050	Entrance Mats (recessed)	\$ 11,096.00	\$ 4,755.43	\$ 15,851.43	
C-3010	Resilient Floor Covering (impact bearing type)	\$ 65,100.00	\$ 27,900.00	\$ 93,000.00	Multi-Purpose/ Gym
C-2000	Renovate Entire Kitchen & Serving Area (inc. equipment)	\$ 235,200.00	\$ 100,800.00	\$ 336,000.00	Full Kitchen & Serving
D-5030	Replace/ Add LED Exit signage	\$ 5,075.00	\$ 2,175.00	\$ 7,250.00	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 19,467.00	\$ 8,343.00	\$ 27,810.00	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	\$ 381,436.90	\$ 163,472.96	\$ 544,909.85	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 42,188.80	\$ 18,080.91	\$ 60,269.71	
D-5030	Emergency Back-up Lighting	\$ 31,518.00	\$ 13,507.71	\$ 45,025.71	
D-2010	New custodial sink	\$ 10,428.75	\$ 4,469.46	\$ 14,898.21	
D-3020	Cooling System - Install Chiller (add to existing boiler system)	\$ 526,270.26	\$ 225,544.40	\$ 751,814.66	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 92,044.33	\$ 39,447.57	\$ 131,491.90	
D-2010	Fire Sprinklers - Install New System	\$ 333,358.50	\$ 142,867.93	\$ 476,226.43	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 118,762.86	\$ 50,898.37	\$ 169,661.23	
D-2010	Inspect & Replace Water lines	\$ 47,009.20	\$ 20,146.80	\$ 67,156.00	
D-2010	Inspect & Replace Sewer lines	\$ 64,890.00	\$ 27,810.00	\$ 92,700.00	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 147,319.60	\$ 63,136.97	\$ 210,456.57	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 142,488.90	\$ 61,066.67	\$ 203,555.57	

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Las Vegas City Schools		Rev 11-09-16	MACC	\$	5,047,134
Sierra Vista Elementary	Building SF:	49,848	Soft Costs*	\$	2,163,057
Renovation/ Site Improvements	Total Cost/PSF:	\$ 101.25	Total Project Budget	\$	7,210,191

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
D-2011	Renovate single occupant restroom & comply with ADA (Demo, new)	\$ 91,970.76	\$ 39,416.04	\$ 131,386.80	
E-1010	Promethian/Smart Board	\$ 141,750.00	\$ 60,750.00	\$ 202,500.00	
F-1030	Test & Repair Gas Lines	\$ 2,860.00	\$ 1,225.71	\$ 4,085.71	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 198,450.00	\$ 85,050.00	\$ 283,500.00	West & North parking lots
G-2040	Install trash bin enclosure	\$ 3,360.00	\$ 1,440.00	\$ 4,800.00	
G-1040	Grading, Drainage & Landscaping (small site)	\$ 142,800.00	\$ 61,200.00	\$ 204,000.00	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 114,660.00	\$ 49,140.00	\$ 163,800.00	
G-1021	Concrete sidewalks & pads- replace	\$ 69,930.00	\$ 29,970.00	\$ 99,900.00	
G-2040	Site signage	\$ 6,825.00	\$ 2,925.00	\$ 9,750.00	
G-1040	Fencing (42" High - Chainlink)	\$ 2,091.60	\$ 896.40	\$ 2,988.00	
G-2020	New Play areas (hard and soft areas) Small School	\$ 152,397.19	\$ 65,313.08	\$ 217,710.27	
G-2030	Covered Walkways with Sidewalks	\$ 84,656.25	\$ 36,281.25	\$ 120,937.50	
G-1023	Exterior lighting (per pole)	\$ 91,780.92	\$ 39,334.68	\$ 131,115.60	
Total		\$ 5,047,134	\$ 2,163,057	\$ 7,210,191	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Sierra Vista ES School ID: 069054

High Level Overview

General Information

Location: Las Vegas, NM 87701
 School Type: Elementary
 School Category: Traditional
 Ecl. Adequacy Model: Elementary School Educational Adequacy
 Ecl. Adequacy CCI: 100.00%
 School CCI City: RSMEANS2016:US_NM_ALBUQUERO, UE

NMCI Statistics

Number of Students: ~~168~~ 148
 Growth Factor: 1.00
 Total Gross Square Feet: ~~42,484~~ 45,358
 Site Size (Acres): ~~26.77~~ Shared site w/ Los Niños
 15.02 Dedicated SVES
 Number of Buildings: 1
 Number of Portables: 0
 Building Square Feet: ~~42,484~~ 45,358 SF
 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$8,002,322
 Weighted Repair Cost: \$2,394,497
 Weighted Educational Adequacy Cost: \$76,112
 Total Weighted Cost: \$2,470,610
 Weighted NMCI Score: 30.87
 Unweighted Repair Cost: \$3,449,360
 Unweighted Educational Adequacy Cost: \$25,371
 Total Unweighted Cost: \$3,474,731
 Unweighted NMCI Score: 43.42

NMCI Facility History

Last Assessment Date: 07-02-2016
 Closed: No
 Previous Award, Yes or No, Year if Yes: No

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: **Las Vegas City** School: **Sierra Vista ES** School ID: **069054**

Facility Description

Sierra Vista Elementary School is located in Las Vegas City, NM, at 475 Legion Drive, and falls within the Las Vegas City Public Schools District. The one-story campus contains permanent buildings and no portables. Occupancy is Kindergarten through fifth grade students and a staff of approx. 30. District offices occupy 5 classrooms. NOTE: The space occupied by the district offices is not included in either the Campus' gross square footage or EA space. Originally constructed in 1988, there have been no additions. One permanent building assessment was conducted.

Site: The immediate site is 26.77 acres and includes an athletic field, playground, and hard surface play area. The school has a parking capacity of 93 (8 are handicap spaces). All paved areas require no improvements. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and trees and these areas are irrigated. Site drainage is adequate but there is a history of flooding.

Structural/Exterior Closure: The building rests on spread footing and slab-on-grade foundations that are showing no signs of damage or settlement. The building structural system uses concrete block, brick veneer, and steel structure. The modified bitumen roof is original and has minor leaks. The exterior doors and windows are operable, double-pane units with aluminum frames.

Interior: Partition wall types included painted concrete block and painted drywall. The facility was last painted in 2000. Most ceilings have the original lay-in tile. Flooring in high use areas is vinyl composition tile, while classrooms have carpet and vinyl composition tile. Interior doors are solid wood.

Mechanical/Plumbing: Heating and cooling for the building is supplied by a natural gas-fired boiler and rooftop evaporative coolers. The heating distribution system is a 2-pipe system and cooling is supplied through variable air volume boxes. Fresh air is supplied through outside air intakes and exterior windows. Exhaust fans are operable and bathroom ventilation is generally adequate. The plumbing fixtures and piping are original.

Electrical: The electrical system is fed from a 300 KVA transformer that delivers 208 V., 3-phase, 4-wire power via a 1200 amp main panel. Branch circuits within rooms and corridors are original. Lighting is original fluorescent fixtures and luminaires is adequate. Emergency exit signs and lighting (with battery back-up) are in corridors and exit signs are typically illuminated. The facility has no emergency generator for emergency lighting and critical system backup.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other public places. The system is activated by manual pull stations and smoke detectors and is not centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire rated. There is a security system comprised of motion sensors, which is linked to the local police department. The complex is handicap compliant.

2003 Update

No major work and/or renovations have been performed since the last assessment.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report

District: Las Vegas City School: Sierra Vista ES School ID: 069054

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Main Building (1988) District Used Portion Removed From GSF and EA	Elementary School Building	\$2,952,709	\$1,916,752	1988 1986	42,484 Building	Educational
Site	Elementary School Site	\$496,651	\$477,745	1988 1986	45,358 Building	Site
Building Totals		\$3,449,360	\$2,394,497			
Educational Adequacy Need	Elementary School Educational Adequacy	\$25,371	\$76,112			
School Totals		\$3,474,731	\$2,470,610			

*Building was actually constructed in 1986 per original const. drawings.
 Original Building SF is 49,848 SF
 Less District Technology - 4,490 SF
 & School Based Health 45,358 SF School Education Use Clinic*

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Sierra Vista ES School ID: 069054

Asset Detail

Main-Building (1988)-District
Used Portion Removed From
GSF and EA

Constructed 1986

Cost Model: Elementary School Building Size: 42,484 45,358

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1988	2008	100%	33.25%	\$142,902	3	2	\$285,804	... 3/15/2012 CJA Vendor states: vent not working in toilet rooms, potential mold? Suggest change to Category 3.
Ceiling Finishes	\$5.58	30	110%	1988	2018	87%	33.25%	\$227,286	2	1.5	\$340,929	... to show the ceiling is still mostly terrible. Category 3 is inappropriate, but I am overriding to 2:degraded.
Communications and Security	\$2.12	15	90%	2013	2028	4%	33.25%	\$3,240	9	.25	\$810	... ET cost models, Technology doesn't exist for elementary schools. I'm capturing the computers and network here.
Emergency Light and Power	\$0.43	20	90%	2013	2033	2%	33.25%	\$370	9	.25	\$92	7-11-2018 DNS: Newer style LED emergency lights in place estimated time frame 2013
Exterior Doors and Windows	\$5.66	30	110%	1988	2018	87%	33.25%	\$230,289	2	1.5	\$345,433	... cl has security bars on emergency exit windows. See photo P7130117. Suggest district review their egress plan.
Exterior Walls	\$11.15	100	100%	1988	2088	8%	33.25%	\$37,124	9	.25	\$9,281	7-11-2016 DNS: CMU Block (see photos)
Fire Detection/Alarm	\$1.98	15	90%	2013	2028	4%	33.25%	\$3,026	9	.25	\$757	7/15/2016 CJA Photos show a completely modern system. Estimate date of install: to match uniformat d5030.
Floor Finishes	\$5.83	12	110%	1990	2002	100%	33.25%	\$272,560	2	1.5	\$408,840	... acks, damage (1837 S.F.) See photos. 7/15/2016 CJA The entire system is in Degraded by both age and condition.
Foundation/Slab/Structure	\$15.98	100	100%	1988	2088	8%	33.25%	\$53,239	9	.25	\$13,310	... ility? There are building components that appear older (door closers & main electrical panel, for example)
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$26,954	9	.25	\$6,738	... with remainder units dated 1988 (see photos) 7/15/2016 CJA Split system for above. This is the NEWER portion.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
HVAC	\$22.84	30	100%	1988	2018	87%	\$845,270	9	.25	\$211,317	...th remainder units dated 1988 (see photos) 7/15/2016 CJA Split system for above. This is the ORIGINAL portion.
Interior Doors and Partitions	\$9.08	50	90%	1988	2038	31%	\$108,862	9	.25	\$27,216	...2/5/09) 7-2-2012 DNS: Roof leaks repaired with new TPO roof in 2010. 7/9/2012 CJA Removed Category override.
Interior Walls	\$7.90	60	90%	1988	2048	22%	\$65,777	9	.25	\$16,444	
Lighting/Branch Circuits	\$11.35	30	90%	1988	2018	87%	\$378,136	9	.25	\$94,534	Update 7/31/13 per FMP Vendor: Lighting is old/yellowed.
Main Power/Emergency	\$1.33	30	90%	1988	2018	87%	\$44,135	9	.25	\$11,034	... this can be rectified by snapping in some new ones. 7-11-2016 DNS: Did not find this problem as noted above.
Other Equipment	\$6.59	60	110%	1988	2048	22%	\$67,083	9	.25	\$16,771	
Plumbing	\$7.74	30	100%	1988	2018	87%	\$286,628	9	.25	\$71,657	...ove note. This is the OLD portion. 7-11-2016 DNS: Original fixtures, floor & wall tile and lighting 1988.
Plumbing	\$7.74	30	100%	2012	2042	2%	\$5,850	9	.25	\$1,462	...g with new water heater. See Photos 7/9/2012 CJA Split system to reflect above note. This is the NEW portion.
Roof	\$15.47	20	120%	2010	2030	9%	\$70,987	9	.25	\$17,747	...id Martinez that a new roof was installed this summer. Set year installed to 2010. Removed category override.
Sprinklers and Standpipes	\$3.66	50	130%	1988	2038	31%	\$63,309	5	.5	\$31,655	...>12,000); set to category 5. 7-11-2016 DNS: Only in the custodian areas as noted from the 7-9-2012 survey.
Wall Finishes	\$4.17	12	100%	2012	2024	11%	\$19,681	9	.25	\$4,920	...ed from past roof leaks. Repairs not major effort. 7/15/2016 CJA I'll capture the ceiling in uniformat C3030.
Total:							\$2,952,709			\$1,916,752	

All of the sky lights are in failure, multiple leaks, Broken glazing, etc.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Sierra Vista ES School ID: 069054

Asset Detail

Building Name:	Site	Cost Model:	Elementary School Site	Size:								
Sierra Vista ES				42,484								
Name	Cost SF	Renewal Life	Next Last	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments		
Fencing	\$0.63	100	90%	1988	2088	8%	33.25%	\$1,899	9	.25	\$475	7-11-2016 DNS: Semi-open campus with fencing in place in several areas (see photos)
Parking Lots	\$5.42	20	110%	1988	2008	100%	33.25%	\$253,629	2	1.5	\$380,444	7/15/2016 CJA Surface appears original and is very degraded. Set category override to 2:Degraded.
Playground Equipment	\$1.93	15	80%	2005	2020	54%	33.25%	\$35,413	9	.25	\$8,853	...NS: Newer and older style equipment on site (see photos). Possible 2005 install date on newer style equipment.
Site Lighting	\$2.79	40	100%	1988	2028	49%	33.25%	\$58,080	9	.25	\$14,520	...s inappropriate for this system. Dennis' survey had a category override to 9:normal, they are their by ageing.
Site Specialities	\$0.29	40	100%	1988	2028	49%	33.25%	\$6,037	9	.25	\$1,509	Poor drainage around the rear and South side of the school.
Site Utilities	\$2.17	50	120%	1988	2038	31%	33.25%	\$34,640	9	.25	\$8,660	...2016 CJA Fuel distribution belongs in uniformat G3060, which we currently don't use. Leaving date as original.
Walkways	\$1.91	30	110%	1988	2018	87%	33.25%	\$77,717	9	.25	\$19,429	...f repair 30% estimated. 7/19/2012 CJA Split system based on the above comments. This is the age based portion.
Walkways	\$0.72	30	110%	1988	2018	87%	33.25%	\$29,237	2	1.5	\$43,855	...category override portion. 7/15/2016 CJA The correct category override is 2:potential mission impact / Degraded.
Total:								\$496,651			\$477,745	

erosion near playground & sidewalk at east side of building

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Sierra Vista ES School ID: 069054

Educational Adequacy Detail

Population

Growth Factor: 1
 Number of Staff: ~~29~~ 26
 Number of Students: ~~168~~ 148
 Number of Special Education Students: ~~11~~ 26

Number of Kindergarten Students: 0
 Number of 1-5 Students: ~~168~~
 Number of 6-8 Students: 0
 Number of 9-12 Students: 0

Square Footage

Permanent GSF: ~~42,484~~ 45,358
 Portable GSF: 0
 Admin NSF: ~~1,728~~ 2,155
 Art/Music NSF: 900 ✓
 Assembly NSF: ~~4,857~~ 0
 Career Ed NSF: 0
 Computer Lab NSF: ~~690~~ 632
 Faculty Work Area NSF: ~~644~~
 Food Service NSF: ~~7,116~~ 2,126
 General Classroom NSF: ~~19,886~~ 12,663

General Storage NSF: ~~320~~ 1,132
 Maintenance or Janitorial Space NSF: ~~197~~
 Media Center NSF: 2,076
 Parent Work Space NSF: 0
 Physical Ed NSF: ~~4,857~~ 4,516
 Science Classroom NSF: 0
 Science Storage NSF: 0
 Special Education Classroom NSF: ~~4,866~~ 4,516
 Student Health NSF: ~~298~~ 290

Classrooms

Number of Classrooms: ~~20~~ 16

Number of Special Education Classrooms: ~~2~~

Parking

Number of Paved Parking Spaces: ~~93~~ 84
 Number of Handicap Parking Spaces: ~~3~~ 6
 Number of Gravel Parking Spaces: 0

Number of Bus Drop Offs: 1 ✓
 Number of Student Drop Offs: 1 ✓

Miscellaneous

Number of Chemical Storage Rooms: 0
 Playground Equipment: Yes
 Number of Multi-Use Playgrounds: 1

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report

District: **Las Vegas City** School: **Sierra Vista ES** School ID: **069054**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	168	\$80	\$80.00	\$17,909	7	3	\$53,726
Insufficient Computer Lab Square Footage	630	700	\$80	\$80.00	\$7,462	7	3	\$22,386
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	93	44	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	208	168	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	1,866	930	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,857	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,076	504	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	197	84	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	320	168	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	19,886	5,376	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	7,116	1,840	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	644	168	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,728	402	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	900	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	9	4	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total				\$25,371				\$76,112

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2015 LAS VEGAS CITY

069054 Sierra Vista ES

☉ Combined Id 1:
Schools Id 2:

FMAR_Date: 8/12/2015 Weather: Sunny & Warm

PSFA Reps: Dennis Schneider Tillotson, Larry

District Reps : None

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	○	●	○	●	○	○	3	-2.83	1.5	-12.74
	Site Utilities	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Playgrounds/Athletic Fields	○	○	○	●	○	●	○	○	5	-2.83	1.5	-21.23
	Site Drainage	○	○	●	○	○	○	○	●	8	-1.89	0	-15.12
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	○	●	○	○	●	○	○	2	-1.89	1.5	-5.67
Building Exterior	Windows/Calking	○	○	○	●	○	●	○	○	3	-2.83	1.5	-12.74
	Walls/Finishes	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Entry/Exterior Doors	○	○	●	○	○	○	○	●	7	-1.89	0	-13.23
	Roof/Flashing/Gutters	○	○	○	●	○	●	○	○	10	-2.83	1.5	-42.45
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	○	●	○	●	○	○	3	-2.83	1.5	-12.74
	Interior Doors	○	○	○	●	○	○	●	○	3	-2.83	3.5	-29.72
	Restrooms	○	○	●	○	○	●	○	○	3	-1.89	1.5	-8.51
	Housekeeping	○	○	●	○	○	○	○	●	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	○	○	●	○	○	●	○	○	3	-1.89	1.5	-8.50
	Lighting	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Fire Protection Systems	○	○	○	●	○	○	●	○	10	-2.83	3.5	-99.05
	Equipment Rooms	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Air Filters	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	●	○	○	○	●	○	6	-1.89	3.5	-39.69
1/9/2017 Maintenance Management	PM Plan	○	●	○	○	○				10	-0.95		-9.5
	FIMS and Equipment Data	○	○	○	●	○				7	-2.83		-19.81
	Staff Development	○	○	●	○	○				5	-1.89		-9.45
	Maintenance Safety	○	○	●	○	○				5	-1.89		-9.45
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00
	Facilities Mater Plan (Renewal)	○	●	○	○	○				3	-0.95		-2.85
Total Performance Deficiencies:		-462.20		Total Score:		537.80		Overall Rating:		53.78%			

SECTION 4.0 - SUPPORT INFORMATION**Comments Section****Roadway/Parking**

Top surface starting to develop cracks. Some repairs have been made but cracks with weeds have developed. Yellow Paint peeling off of curb area. Signage in place along with ADA access ramp.

Site Utilities

Utilities locked and secure at the rear of the North wing along with power utilities locked and secure on the South side of the Cafeteria. The enclosure for the emergency generator is unlocked and needs to be secured.

Playgrounds/Athletic Fields

Playground impact material is pea gravel. Weeds have developed in this area needing to be removed. Impact material needed around the base fo the swing set and slides. Equipment secure. No edging around the playground equipment. Suggest that the impact material be replaced.

Site Drainage

Splash blocks in place along with grates. Water directed away from the building. North side wing has had water barrier installed on the CMU block below ground to prevent water from entry into the building.

Sidewalks

Some spalling on the West side of the main entrance to the school. One damage area at the courtyard entrance North side of the classroom wing. No tripping hazards or raised edges.

Grounds

Grounds have grass, trees and shrubs in place. Heavy weeds due to the afternoon rains the last several weeks. Schools starts on Monday, August 17, 2015, behind schedule on weed removal. On basketball court with three baskets in place, some cracking of the concrete surface area.

Windows/Caulking

Exterior windows are a mix of fixed, operational and glass block inserts. The glass block inserts show heavy damage from vandalism needing replacement. Graffiti spray painted on one window on the North side of the South classroom wing. Hardware in place but screens are missing is several areas.

Walls/Finishes

CMU block construction with several areas needing holes filled in at the rear of the East classroom entrance areas where an outside water fountain has been removed.

Entry/Exterior Doors

Entry doors have door seals in place along with panic bars, locks, closers in place. No broken or damage glass found during the site survey.

Roof/Flashing/Gutters

The roof is white TPO and pitched metal roof in good condition. Roof drains need to have debris removed (PM in place per district). Damaged interior ceiling tile from either past or current leaks. Flashing in place and secure. Skylights secure and sealed, no broken lenses observed.

Walls/Floors/Ceilings/Stairs

Interior floors are a mix of VCT and carpet. The carpet in the main entrance leading to the gym/cafeteria needs to be stretched to remove tripping hazard. Damaged upper interior walls from roof leaks needing repair. VCT waxed and gym floor being waxed during the site survey.

Interior Doors

Several interior doors frames out of square causing doors not to close needing to be adjusted or frames replaced. Locks, latching and hardware in place and working as designed. Door seals in place.

Restrooms

Restrooms have toiletry in place along with trash cans both on the interior and exterior of the school. Fixtures tested for proper operation. Partitions in place and in good condition with hardware in place. Hot water to the North side R/R but not to the South side R/R. Light fixtures in place and working.

Housekeeping

Custodian closet organized and maintained. MSDS sheets available in one custodian closet. Equipment available for custodian usage and floors were being waxed during the site survey. Trash cans both on the interior and exterior of the school.

SECTION 4.0 - SUPPORT INFORMATION

Electrical Distribution

Electrical panels in place and labeled. One panel in the kitchen area in need of door lock on the Southwest area. Interior panels labeled and secure, clearance is being maintained around panels (3ft).

Lighting

The exterior lights on the South side of the kitchen left on during the day. Damaged lenses need to be replaced. Interior light bulbs needing replacement in several classrooms.

Fire Protection Systems

Main fire panel showing fault during the site survey needing to be reset and problem corrected. Fire Hydrant at the front of the school. Drop boxes in place and fire extinguishers have current inspection date. Fire suppression system in kitchen and fire blanket mounted on wall.

Equipment Rooms

The main mechanical room is clean and maintained. No storage items around equipment.

Heating/Cooling/Ventilation

RTU in place and maintained. One person maintains the systems in the district. Newer units installed in the lower mechanical room.

Air Filters

Not checked during the site survey.

Kitchen Equipment/Refrig

Kitchen area is clean and maintained. Fire suppression system in place and has current inspection date. Ref. & Freezer shut down and locked during summer break.

Plumbing/Water Heaters

Plumbing labeled and gages working. No eye wash stations at this school. No hot water to the sinks on the South side of the R/R. Hot water to the wash sinks in the kitchen. Hot water heaters in place and clear of storage items.

SECTION 4.0 - SUPPORT INFORMATION

4.1.7 – Memorial Middle School

Site Acreage:..... 35.4
 Constructed:..... 1970 (1994)
 Permanent SF: 99,447
 Portable Building Qty: 1,680
 NMCI: 19.03%
 PSCOC Ranking:..... 273 (2017/18)
 Serves Grades:..... 6th-8th
 2016/17 Enrollment: 382
 2021/22 Projected Enrollment: 317
 Functional Capacity: 768
 Utilization: 63%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Memorial Middle School										
Sixth	166	148	128	133	152	164	150	118	133	130
Seventh	140	162	141	123	122	152	143	145	116	127
Eighth	143	136	160	130	117	114	141	135	143	125
%Change	0%	-1%	-4%	-10.0%	1.3%	10.0%	0.9%	-8.3%	-1.5%	-2.6%
Total	449	446	429	386	391	430	434	398	392	382

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 school year this facility will be closed and all 7th and 8th graders will attend the new 7th/8th Grade Academy at Robertson High School. **The main building has been identified for decommissioning and demolition and the gym will remain in use until the district can construct a new auxiliary gym at the RHS campus, once complete the gym will also be demolished.**

SECTION 4.0 - SUPPORT INFORMATION

Facility Notes and Comments:

Memorial Middle School is located on the northwest side of Las Vegas at 947 Old National Road and serves 6th-8th grade. The school was originally constructed in 1970 with a single addition in 1994 that has resulted in 99,447 SF of permanent space. The school also utilizes one double-portable with 1,680 additional square feet for athletic storage and as a changing area. As part of the district’s approved “right sizing” plan, the district intends to close this facility effective the 2017/18 school year and relocate students incoming 7th and 8th grade students to the new 7th/8th Grade Academy at Robertson High School. The main building at this site has been identified for demolition, the gym will remain in use until an auxiliary gym is constructed at Robertson HS, and the property will be retained by the school district at this time.

Site:

The 35.4 -acre site is located along the north end of Old National Avenue in a primarily agricultural area with residential housing located to the east. The parent drop-off/ pick-up is accessed from Old National Avenue and loops around the school site. The bus drop-off/ pick-up is in front of the gym and is accessed from Legion Avenue through the main parking lot to the east. The main parking lot is in fair condition and is located on the southeast portion of the site and is large enough to accommodate the staff and visitors; overflow parking is located along the unimproved road edges of the parent pick-up lane or near the play-fields located west of the gym. Access to the main entry is from the east parking lot, the access ramp between the sidewalk and asphalt is in poor condition, does not meet ADA requirements due to its location and condition and needs replacement. Sidewalks around the facility are in fair to poor condition as there are several areas of spalled surfaces and broken concrete. There is only minimal site fencing in place and additional is needed to help secure the site.

Memorial MS has one partially developed play-field with an unpaved track on the northwest side of the school that are in poor condition and is plagued by gophers. The is a developed baseball/ softball field just west of the gym that needs maintenance. The outdoor basketball court located just south of the gym are also in need of improvements from the basketball goals to the concrete court surface that has areas of cracking and spalling. The site is fairly level with a several areas that have drainage problems particularly in the area between the north side of the gym and the main building, where the drainage swale does not appear to have enough slope and creates ice dams between the two buildings. There are also drainage issues and evidence of soil erosion along the north and west sides of the main building.

Structural/Exterior Closure:

Memorial Middle School including the gym was originally constructed in 1970 and the band/choir room and library additions were constructed in 1994. The facility consists of concrete footings and a slab-on grade foundations that appear to be showing several areas of settlement throughout both the main and gym buildings. A structural evaluation was conducted in the Fall of 2016 and has identified specific repairs in both buildings that need to be done as part of a major renovation. The exterior wall structure for both buildings consists of CMU and steel stud framing with a traditional stucco system that needs repairs,



ADA access to the main entrance needs improvement



Site drainage issues between main building & gym



Regrade site & replace sidewalk. Provide under sidewalk roof draining



Repair stucco & recolor coat



Repair /replace broken downspout

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new color coat and joint maintenance around all wall openings and along the building perimeter. There are three roof systems in place on both buildings – the original standing seam metal roofing at mechanical screens and façade areas, the original built-up asphalt roofing over the 1994 additions (31,982 SF) and a single-ply membrane roof system (TPO) that is mechanically attached that were replaced in 2005 (67,465 SF). Only the TPO roof system is in good condition and the remaining roof materials are in need of replacement. Both building roofs over the years have experienced multiple leaks, many of which have been coming from the facility’s original skylights as well as areas that have had poor flashing maintenance on the roof. Roof ladders are missing in several areas to assist in transitioning the multiple roof levels or are in poor condition. The facility has several skylights that need replacement as they are also original, some are broken and have had multiple issues with leaking. All of the roofs need to have regular annual maintenance in removing tree pine needles and debris from the roof drains, gutters, and downspouts

Exterior doors and frames are hollow metal or wood; doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. Exterior doors are in fair to poor condition and automatic door openers are needed at strategic locations to meet accessibility requirements and to improve the school’s security. During one of the school’s previous renovations, all of the exits doors were reduced from two doors down to one; not only reducing the path of egress but also creating security concerns as the vestibule areas are now difficult to monitor with the partition walls in place. The exterior windows are a combination of operable and fixed double pane window systems with insulated hollow aluminum frames that appear to be of residential grade at the main building, and the gym has the original hollow metal window system in place. All of the exterior windows need to be replaced with a commercial grade insulated window system.

Interiors:

The interior walls are a combination of painted CMU walls, and wood/ metal stud framed walls with painted gypsum board and are in fair condition; with many areas needing minor repairs and repainting, including installation of corner guards to reduce future damage. The interior hollow metal door frames need be repainted and the interior wood doors and hardware need to be replaced throughout out as many are damaged or do not meet ADA requirements.

The flooring throughout varies with a combination of vinyl composition tile or carpeting in the lobby area, corridors, and classrooms, and administrative offices. Both the carpeting and VCT flooring throughout needs to be replaced, consideration should be given to polished concrete flooring to help reduce overall building maintenance. The flooring in the restrooms is ceramic tile w/ ceramic tile wainscoting in the larger restrooms that needs to be replaced and sealed concrete in the mechanical/ janitor rooms. The gym has a wood floor surface with integral play-court markings that was recently replaced in 2016 for safety



Replace broken/cracked sidewalks



Roof maintenance needed



Rooftop metal panels need replacement



Reconnect gas lines & test for leaks-multiple locations



Settlement occurring-see structural report. Reseal wall base around perimeter

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reasons.

The ceilings throughout consist of two types: painted gypsum board, and multiple styles of either 2'x2' or 2'x4' suspended ceiling tile systems. Stained ceiling tiles throughout are all miss-matched and stained from multiple roof leaks, a complete ceiling system upgrade is needed in both the main building and a portion of the cafeteria/ gym building as part of a larger renovation. There are also areas of gypsum board ceilings that have been damaged over the years from the multiple roof leaks that are still in need of repair and repainting,

Classrooms are spread out about the facility due to the poor design of the school, which does not provide for easy supervision of corridors; additional security cameras are needed in strategic locations both interior and exterior to improve facility safety. All classrooms throughout the facility are dated including the administration suite and gym; have worn finishes, poor lighting, and need to be renovated including being repainted and have the chalkboards replaced with white-boards with storage casework and Smart Board Technology. Casework in the classrooms is in fair to poor condition and was only partially replaced in 2005, however the built-in computer stations in the technology labs require repairs. The auditorium also needs a complete renovation as many of the seats are broken, and the isle ways need hand rails due to the steepness of the slope, and landings to meet overall safety needs as well as ADA requirements.

The administrative offices are not located adjacent to the main entrance which is a security issue for the school as well as a priority of the district. There is a bell/ camera system to allow entry to the building during school hours, which often does not work and administrative staff have to go open the door to allow visitors in. However, when it is operational it does not prevent visitors from wandering off and not checking into the office thereby creating safety issues. During the master plan process, it was identified to relocate the administrative suite into the former Home Ec classroom which is located directly next to the main entrance. This would allow for a secure vestibule to be installed that would include doors with magnetic locks to be installed which would route visitors directly to the administrative office, and would correct this issue for the school.

Mechanical/Plumbing:

Both buildings have a combination of multiple rooftop HVAC units with refrigerated air and evaporative cooling that are in poor condition, as well as an aging furnace systems and air handlers that are needed to provide fresh air exchanges. All of these multiple types of systems which has resulted in a very inefficient system that is difficult to maintain Both the Main Building and Gym building needs a complete new HVAC system along with a new facility-wide central control system, and should include



Handrails * landings need to be provided for ADA. Repair/replace seating



Replace flooring & wall base



Replace piping insulation



Ductwork insulation needs to be repaired/ replaced



Remove debris & equipment on roof

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testing and balancing of all the HVAC units once complete. The roof top gas lines for the HVAC equipment are rusted and need to be tested for leaks. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation. Most of the existing water heaters are more than 20 years old and are in need of replacement.

The restrooms need complete renovation in both the main building and gym to include all plumbing including hot water supply, fixtures, partitions, ventilation, lighting, toilet accessories and wall/ floor finishes and ADA compliance. The locker rooms were last renovated in 2005 and appear to be in good condition, however they are in need of maintenance. The district has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

There are two separate electrical systems that feed each building, the main building is fed from a 300 KVA ground mounted transformer that delivers 120/208v 3-phase, 4-wire power, and the gym is fed from a 150KVA ground mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. If the facility undergoes a major renovation, the facility will be in need of a secondary service upgrade throughout as there is not sufficient capacity available. Many classrooms have outlets that do not work or enough available to meet technology needs, and teachers utilize power strips and extension cords to have power where they need it. Either surface mounted, pendent or 2X4 lay-in fluorescent light fixtures provide lighting throughout the facility, with many being the original light fixtures from the 1970's. Lighting is in fair to poor condition and requires a complete upgrade both exterior and interior including new wiring in many areas. Emergency lighting and exit signage has been provided with backup systems and appear in operable condition.

Fire Protection/ Life, Safety Systems/ ADA Compliance:

The fire alarm system consists of audible and visual annunciators throughout the building and was upgraded in 1994. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects, and may require a booster pump due the location



Drainage improvements on west side of gym needed



Repave drive lane on south side of gym



Reseal building perimeter



Replace evaporative cooler at kitchen



Renovate gym restrooms

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of the school. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

FMAR's:

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. As this school site has been identified for closure at the end of the 2016/17 school year, all major findings unless related to immediate life, health, safety corrections will not be completed. Only the gym will remain operational at this time, no major capital improvements other than mission critical items will be completed until the Board of Education determines whether the gym facility will remain or be demolished. As for the minor findings, only items that have a direct mission critical impact will be corrected for the main building and all other facility needs for the gym were given to the LVCS Maintenance Department to be entered into School Dude and will become summer work projects.



Renovate gym restrooms



Replace sinks & counter tops



Repair ADA shower & provide curtain



Replace bleachers & comply with ADA



Replace gym flooring

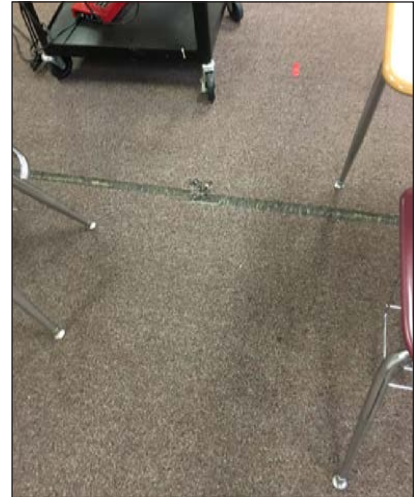
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Rooftop equipment needs to be replaced/ repaired



Telephone wiring/cabbling needs to be upgraded



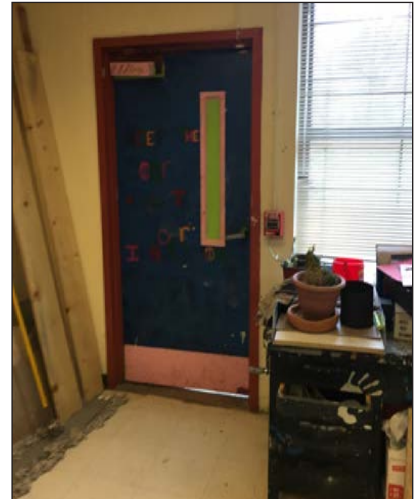
Replace carpet in all classrooms



Water heater needs replacement



Replace VCT & provide transition strip



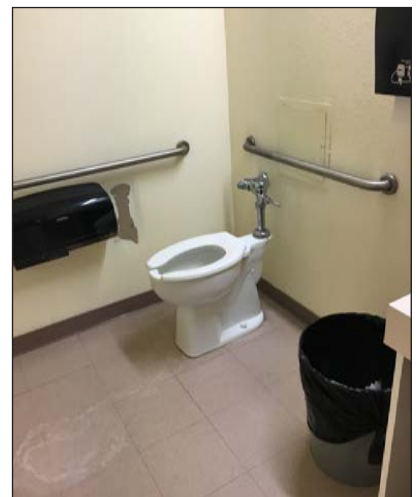
Replace door & hardware in the art room to meet egress requirements



Replace VCT throughout



Drainage gutter/culvert needs to be replaced for positive flow



Renovate all restrooms & comply with ADA

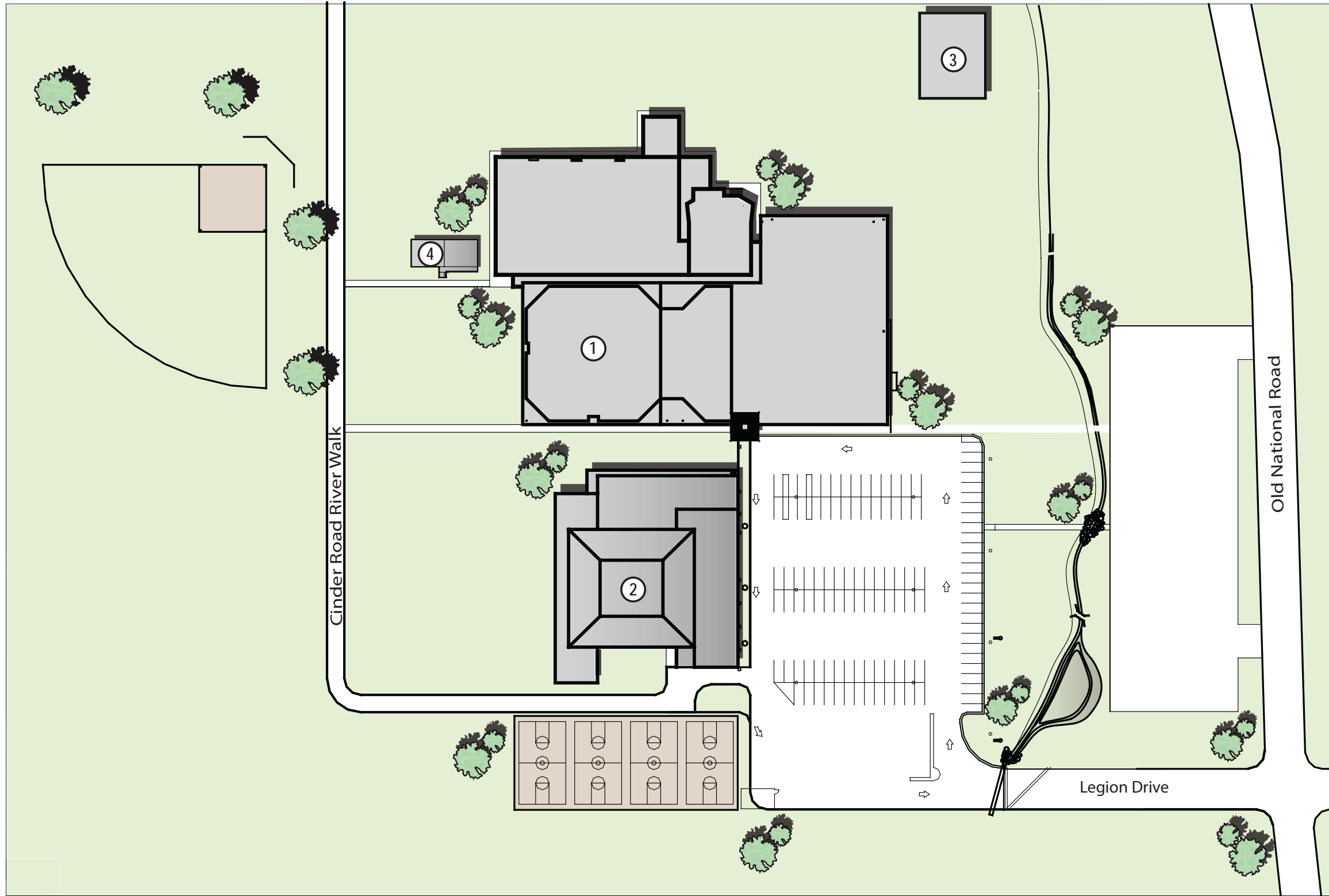
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Site Plan - Memorial Middle School
Las Vegas City Schools


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Las Vegas City Schools - Memorial Middle School Site Plan



- BUILDING LEGEND**
- 1. Main Academic Building
 - 2. Gymnasium
 - 3. Green House
 - 4. Portable

SITE PLAN
MEMORIAL MIDDLE SCHOOL CAMPUS PLAN

Scale: 1"=100'-0" 

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Floor plans unavailable, please contact PSFA for assistance



SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Memorial Middle School			X			FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Memorial Middle School - Site	X					Dirt track needs to be regraded - Long term the track should at least be asphalt paved at a minimum.
Memorial Middle School - Site	X					Clean and grub soccer field and reseed for grass. <i>Does this area need to be irrigated? Ask Chris</i>
Memorial Middle School - Site						Grading and drainage improvements along the north and west sides of both the main and gym buildings. Several existing drainage swales have overgrown plant material and culvert pipes around the campus have become clogged with debris. Other areas include where roof drains/ downspouts do not have proper splashblocks and have caused erosion and undermining of nearby sidewalks.
Memorial Middle School - Site						Concrete valley gutters between the main building and gym, and along the north side of the main building do not drain properly and needs to be reworked to reduce ice build-up and drain properly.
Memorial Middle School - Site						Repair cracks, correct ponding areas near the gym, resurface parent drop/pick-up, parking lot and re-stripe. Install compliant ADA signage and paint curbs. Current ADA parking spaces are not compliant (size and signage).
Memorial Middle School - Site						Replace broken/ damaged sidewalks along south side of the main building and between the gym, along the south and west sides of the gym and the perimeter of the main building. Improve ADA access to the main entrance and gym.
Memorial Middle School - Site						Regrade west side of the gym where several portables were previously located to reduce ponding - remove remaining portable.
Memorial Middle School - Site						Replace missing backboards and damaged goal posts at exterior basketball courts on the south side of the campus.
Memorial Middle School - Site						Replace deteriorated outdoor seating tables between the main building and gym
Memorial Middle School - Site						Improve site directional signage campus-wide
Memorial Middle School - Main Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required.
Memorial Middle School - Main Building	X					Replace broken windows at the north and west sides of the building.
Memorial Middle School - Main Building	X					Repair holes in stucco to reduce potential moisture damage - multiple locations around the building and at the damaged wall corner at the main entry.
Memorial Middle School - Main Building	X					Replace broken security camera's at the north and south west corner's of the building
Memorial Middle School - Main Building	X					Replace missing/ damaged roof downspouts at southeast corner of the building
Memorial Middle School - Main Building	X					Repair damaged roof flashing at the northwest corner of the building and multiple other locations on the upper roof area.
Memorial Middle School - Main Building	X					Replace broken exterior light at exit on the northeast side of the lecture hall
Memorial Middle School - Main Building	X					Reseal/caulk all existing skylights
Memorial Middle School - Main Building	X					Remove debris from the roof and clean all roof drains and downspouts

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Memorial Middle School - Main Building	X					Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains, gutters and downspouts. Including repairing damaged roof flashing at the northwest corner of the building and multiple other locations on the upper roof area. Repair/ Replace damaged downspouts and remove unused wires on roof
Memorial Middle School - Main Building	X					There are several open (8" dia.) raised penetrations on the roof that do not have covers or are connected to equipment. Suspected roof overflow drains - additional investigation is needed by maintenance to determine if these openings need to have roof drain covers installed or openings sealed to prevent water infiltration.
Memorial Middle School - Main Building	X					Repair all disconnected rooftop gas lines. Test all remaining rusted rooftop/ exterior gas lines for leaks & repair as required.
Memorial Middle School - Main Building	X					Replace missing rooftop exhaust fan shroud - SE corner of the building
Memorial Middle School - Main Building	X					Install exit light and panic hardware on exterior door in Art Room
Memorial Middle School - Main Building	X					Replace both corridor doors and hardware to the lecture hall. Doors sticking and door hardware is in poor condition.
Memorial Middle School - Main Building	X					Replace broken door hardware near girls restroom at NE corner of building.
Memorial Middle School - Main Building	X					Repair water damage to skylight wells in library and repaint
Memorial Middle School - Main Building	X					Install door stop, repair hole in exterior wall and replace exterior light fixture at southeast corridor exit
Memorial Middle School - Main Building	X					Replace damaged/ stained ceiling tiles throughout
Memorial Middle School - Main Building						Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Memorial Middle School - Main Building						Seal perimeter of the main building between adjacent sidewalk and building edge to reduce water infiltration and damage to stucco - multiple areas where there are gaps 1/2-1".
Memorial Middle School - Main Building						Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Memorial Middle School - Main Building						Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Memorial Middle School - Main Building						Replace damaged/ cracked stucco system and recolor coat entire building - the most severe damage is on the north side of the building. Repair damage to multiple areas including wall base, corners and all building addition connections.
Memorial Middle School - Main Building						Replace exterior doors, frames and hardware. Design Professional to review egress requirements for exiting at exit doors that have been reduced from two to single doors.
Memorial Middle School - Main Building						Replace exterior window system including blinds
Memorial Middle School - Main Building						Replace all exterior building lighting - LED
Memorial Middle School - Main Building						Roofing: Replace metal roof panel screens and partial TPO roofing (1994 library & classroom addition - 27,172 SF) systems including all fascia, flashing, copings, gutters, downspouts and provide new roof ladders.

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Memorial Middle School - Main Building						Replace skylights with translucent skylight system
Memorial Middle School - Main Building						Building Security Improvements: Renovate/ Relocate Administrative office adjacent to the front entry and provide secure entrance to the building. The existing layout is non-functional and needs improvement to meet the needs of the students and staff.
Memorial Middle School - Main Building						Improve security to Electrical Room at NE corner of building where main service entry is located. Infill window opening as part of exterior building envelope improvements. Install missing covers on some panels and relocate items stored in front of electrical panels.
Memorial Middle School - Main Building						Remove VCT throughout, repair areas of damaged concrete and polish concrete. Includes removal of carpet in corridors.
Memorial Middle School - Main Building						Replace carpet in offices, library, lecture hall and some classrooms with carpet tile.
Memorial Middle School - Main Building						Renovate Art Room, replace casework for storage of art materials and supplies, new sinks with clay traps, flooring, add additional power outlets, provide proper ventilation at Klin-install exhaust fan/ hood system that meets current IEBC requirements.
Memorial Middle School - Main Building						Replace Fire Alarm System - Inc. Gym
Memorial Middle School - Main Building						Replace Intercom/ Clock System - Inc. Gym
Memorial Middle School - Main Building						Renovate all restrooms in their entirety. (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations as required.
Memorial Middle School - Main Building						Replace remaining chalkboards throughout with marker boards and Smartboards
Memorial Middle School - Main Building						Lecture Hall Renovation: Improve acoustics through wall and ceiling acoustical panels, install Smartboard, replace broken/damaged seating, install handrails along perimeter walls and down center aisle. Due to the existing slope of floor, modifications may be required to provide landings, full code analysis of this area required for renovation.
Memorial Middle School - Main Building						Provide secondary egress from former Home Ec Classroom, exceeds 1000 nsf.
Memorial Middle School - Main Building						Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Memorial Middle School - Main Building						Replace all lockers in corridor - 350 to be provided
Memorial Middle School - Main Building						Replace casework in all classrooms
Memorial Middle School - Main Building						Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Memorial Middle School - Main Building						Renovate Science Labs including casework and eyewash/ shower.
Memorial Middle School - Main Building						Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Memorial Middle School - Main Building						Replace Janitor mop sinks and surrounds in all custodial closets
Memorial Middle School - Main Building						Upgrade HVAC System - Existing system is a mix of multiple systems that do not function well together
Memorial Middle School - Main Building						Install new DDC system for HVAC, and test and balance ALL equipment.

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Memorial Middle School - Main Building						Install security camera system (interior/exterior) and connect to central monitoring system.
Memorial Middle School - Main Building						ED PROGRAM: There are several unused classrooms including a science lab at the northwest corner of the building that are in need of renovation but are being used for storage. The existing FAC's classroom is being used as an overflow music classroom but is ideal due to its proximity to the main entry to be converted into administrative use as part of the area's reconfiguration. A complete review of the school's programs (ED SPEC) is recommended prior to renovation to insure maximum utilization of the facility.
Memorial Middle School - Gym	Completed					Structural Investigation: To determine extent of repairs and stabilization required.
Memorial Middle School - Gym	Completed					Replace wood flooring in the gym (repairs to sub-floor may be required)
Memorial Middle School - Gym	X					Roof Maintenance: Re-caulk all skylights, flashing and coping seams. Clean debris off of roof, from roof drains and downspouts. Repair/ Replace damaged downspouts at north side of the building
Memorial Middle School - Gym	X					Replace damaged/ stained ceiling tiles throughout
Memorial Middle School - Gym	X					Steam clean tile and grout in boy and girls shower area and kitchen
Memorial Middle School - Gym	X					Replace missing covers on electrical boxes and at bottom of water heater in mechanical room next to the gym
Memorial Middle School - Gym	X					Repair damage wall in girls locker room
Memorial Middle School - Gym	X					Repair damaged ceramic tile floor in cafeteria
Memorial Middle School - Gym	X					Reattach loose wall panels in the gym
Memorial Middle School - Gym	X					Repair damage to plaster ceiling in kitchen and water damage to corner of wall at sink next to dishwasher and install FRP to prevent further wall damage.
Memorial Middle School - Gym	X					Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Memorial Middle School - Gym						Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Memorial Middle School - Gym						Seal perimeter of the main building between adjacent sidewalk and building edge to reduce water infiltration and damage to stucco - multiple areas where there are gaps 1/2-1".
Memorial Middle School - Gym						Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Memorial Middle School - Gym						Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Memorial Middle School - Gym						Replace damaged/ cracked stucco system and recolor coat - the most severe damage is on the north side of the building. Repair damage to multiple areas including wall base, corners and all building addition connections.
Memorial Middle School - Gym						Replace exterior doors, frames and hardware.
Memorial Middle School - Gym						Replace exterior window system including blinds

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Memorial Middle School - Gym						Roofing: Replace all metal roof panel screens and partial TPO roofing (1994 Band/ Choir addition - 4,810 SF) systems including all fascia, flashing, copings, gutters, downspouts and provide new roof ladders.
Memorial Middle School - Gym						Replace skylights with insulated translucent skylight system.
Memorial Middle School - Gym						Replace all exterior building lighting - LED
Memorial Middle School - Gym						Repair areas of interior wall damage, repaint interior including locker rooms (except band and choir rooms) and install corner guards throughout to prevent future damage.
Memorial Middle School - Gym						Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Memorial Middle School - Gym						Replace water heaters in gym serving adjacent restrooms and locker rooms
Memorial Middle School - Gym						Replace sound system in Choir Room
Memorial Middle School - Gym						Replace Janitor mop sinks and surrounds in all custodial closets
Memorial Middle School - Gym						Remove VCT throughout, repair areas of damaged concrete and polish concrete including portion of gym and locker rooms
Memorial Middle School - Gym						Renovate restrooms in Gym and next to the cafeteria in their entirety. (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations as required.
Memorial Middle School - Gym						Replace gym bleachers and comply with ADA
Memorial Middle School - Gym						Replace retractable basketball goal posts in the gym
Memorial Middle School - Gym						Install additional exhaust fans in locker rooms
Memorial Middle School - Gym						Upgrade kitchen hood and fire suppression system, install exhaust hood over dishwasher, replace convection oven, and replace faucets at three compartment sink.
Memorial Middle School - Gym						Install smoke and heat detectors as required by CURRENT Fire Code
Memorial Middle School - Gym						Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Memorial Middle School - Gym						Upgrade HVAC System and remove unused equipment above ceiling over boys restroom/locker room
Memorial Middle School - Gym						Install new DDC system for HVAC, and test and balance ALL equipment.
Memorial Middle School - Gym						Upgrade existing fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Memorial Middle School - Gym						Install security camera system (interior/exterior) and connect to central monitoring system.

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Capital Improvement Costs:

The costs below are for demolition of this facility based on the approved Board of Education's "Right Sizing Plan" that will consolidate the students from this facility into other schools that have excess capacity in the district. The costs that have been identified on the following pages identify the costs for facility improvements needed if this facility were to be retained for educational purposes for budgeting purposes.

Las Vegas City Schools		Revised 2-16-17	MACC	\$	982,513.88
Memorial Middle School	Building SF:	72,637	Soft Costs*	\$	293,478.17
Facility Closure & Demolition	Total Cost/PSF:	\$ 13.53	Total Project Budget	\$	1,275,992.05

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$20,800.00	\$ 6,212.99	\$ 27,012.99	
F-2010	Demolition - Building & Site	\$961,713.88	\$ 287,265.18	\$ 1,248,979.06	Demolition of the Main Classroom Building
Total		\$ 982,513.88	\$293,478.17	\$ 1,275,992.05	

Soft Costs for this project include: Contingency - 8.0%, A/E Fee's 6.2%, Surveys and Soils Tests - 1.5% and NMGR 7.3%. **TOTAL SOFT COSTS: ~23.0%**

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Las Vegas City Schools		Rev 11-09-16	MACC	\$	9,152,072.70
Memorial Middle School	Building SF:	72,637	Soft Costs*	\$	3,922,316.87
Renovation/ Site Improvements - Main Building & Site ONLY	Total Cost/PSF:	\$ 126.00	Total Project Budget	\$	13,074,389.57

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$56,576.00	\$ 24,246.86	\$ 80,822.86	
B-2010	Exterior Control Joint Maintenance	\$9,152.00	\$ 3,922.29	\$ 13,074.29	
B-2010	Stucco Misc Location Repair (minor) & Color Coat	\$487,249.00	\$ 208,821.00	\$ 696,069.99	
B-2010	Clean and reseal expansion joint (Ext Wall/ Sidewalk/Asph)	\$5,591.25	\$ 2,396.25	\$ 7,987.50	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$508,659.84	\$ 217,997.07	\$ 726,656.91	Partial Roof Replacement - TPO (1994 library & classroom addition - 27,172 SF)
B-2010	Metal Wall/ Soffit Panels	\$16,723.20	\$ 7,167.09	\$ 23,890.29	Roof Mechanical Screens
B-2020	Exterior Doors, Frames, & Hardware - Double	\$90,757.68	\$ 38,896.15	\$ 129,653.83	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$7,784.40	\$ 3,336.17	\$ 11,120.57	
B-2020	Window Replacement Insulated - Remove/ Replace	\$130,416.00	\$ 55,892.57	\$ 186,308.57	
B-2020	Skylight Translucent Insulated Panels (Pyramid)	\$25,350.00	\$ 10,864.29	\$ 36,214.29	
B-2020	Skylight Translucent Insulated Panels (Rectangle)	\$12,890.80	\$ 5,524.63	\$ 18,415.43	
C-2000	Renovate Administration Area to Another Use	\$85,050.00	\$ 36,450.00	\$ 121,500.00	Remaining SF after reconfiguration to be renovated for Ed program use.
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	\$274,575.00	\$ 117,675.00	\$ 392,250.00	Includes reconfig of existing Home Ec classroom to become part of Admin and Secure Entry
B-1013	Reno Science Labs-HS inc renovation w/ new equip	\$324,000.00	\$ 138,857.14	\$ 462,857.14	
C-2000	Renovate Art Room	\$114,800.00	\$ 49,200.00	\$ 164,000.00	
C-2000	Renovate Lecture Hall including Seating (No Stage)	\$268,470.00	\$ 115,058.57	\$ 383,528.57	
C-2000	Repaint Interior	\$118,125.00	\$ 50,625.00	\$ 168,750.00	
C-1030	Casework (classroom)	\$125,160.00	\$ 53,640.00	\$ 178,800.00	
C-3010	Corner Guards (Stainles Steel)	\$10,143.00	\$ 4,347.00	\$ 14,490.00	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$288,225.00	\$ 123,525.00	\$ 411,750.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$46,116.00	\$ 19,764.00	\$ 65,880.00	
B-2020	Install Secondary Exit to Comply with Egress Requirements	\$1,508.00	\$ 646.29	\$ 2,154.29	
C-2000	Renovate Library & Replace Furnishing	\$750,750.00	\$ 321,750.00	\$ 1,072,500.00	Reconfig of Library & Adjacent Classroom Space (New Learning Center - Ed Spec to detail)
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$25,956.00	\$ 11,124.00	\$ 37,080.00	
D-3020	Heating /Cooling system replacement - Boiler/chiller system	\$1,795,586.64	\$ 769,537.13	\$ 2,565,123.77	
D-5030	Intercom/Clock system w-Console	\$138,281.05	\$ 59,263.31	\$ 197,544.36	Includes cost for Gym Connection
D-5030	Upgrade existing fire / specialty alarm system	\$291,926.67	\$ 125,111.43	\$ 417,038.10	Includes cost for Gym Connection
D-2010	New custodial sink	\$8,343.00	\$ 3,575.57	\$ 11,918.57	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$219,711.36	\$ 94,162.01	\$ 313,873.37	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$211,982.24	\$ 90,849.53	\$ 302,831.77	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$30,553.92	\$ 13,094.54	\$ 43,648.46	
D-2010	Fire Sprinklers - Install New System	\$442,177.74	\$ 189,504.74	\$ 631,682.48	
D-2010	Inspect & Replace Sewer lines	\$69,525.00	\$ 29,796.43	\$ 99,321.43	
D-2010	Inspect & Replace Water lines	\$49,359.66	\$ 21,154.14	\$ 70,513.80	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$31,641.60	\$ 13,560.69	\$ 45,202.29	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$336,672.50	\$ 144,288.21	\$ 480,960.71	
D-5030	Emergency Back-up Lighting	\$21,887.50	\$ 9,380.36	\$ 31,267.86	
D-5030	Replace/ Add LED Exit signage	\$7,210.00	\$ 3,090.00	\$ 10,300.00	

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	9,152,072.70
Memorial Middle School	Building SF:	72,637	Soft Costs*	\$	3,922,316.87
Renovation/ Site Improvements - Main Building & Site ONLY	Total Cost/PSF:	\$ 126.00	Total Project Budget	\$	13,074,389.57

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$115,964.97	\$ 49,699.27	\$ 165,664.24	
D-5030	Security System with camera's at critical locations: inc alarm	\$205,744.30	\$ 88,176.13	\$ 293,920.43	
E-2010	Classroom Marker Boards (4'x12')	\$16,800.00	\$ 7,200.00	\$ 24,000.00	
E-1010	Promethian/Smart Board	\$105,000.00	\$ 45,000.00	\$ 150,000.00	
C-1030	New Lockers (middle & high school)	\$137,750.00	\$ 59,035.71	\$ 196,785.71	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$20,800.00	\$ 8,914.29	\$ 29,714.29	
F-1020	Structural Stabilization of Existing Facilities - Minor	\$297,811.70	\$ 127,633.59	\$ 425,445.29	
G-1022	Install flared sides, existing curb cut (concrete sidewalk)	\$2,614.50	\$ 1,120.50	\$ 3,735.00	
G-1021	Concrete sidewalks - replace	\$102,690.00	\$ 44,010.00	\$ 146,700.00	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$110,250.00	\$ 47,250.00	\$ 157,500.00	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$155,925.00	\$ 66,825.00	\$ 222,750.00	
G-1040	Grading, Drainage & Landscaping	\$252,000.00	\$ 108,000.00	\$ 360,000.00	
G-2022	MS/HS Basketball Courts Repairs/ Replacement (Outdoor)	\$15,750.00	\$ 6,750.00	\$ 22,500.00	
G-2040	Site signage	\$6,825.00	\$ 2,925.00	\$ 9,750.00	
G-2022	Track plus Field Event areas - Asphalt	\$152,801.25	\$ 65,486.25	\$ 218,287.50	
G-2022	MS/HS Outdoor Benches and Tables	\$14,458.94	\$ 6,196.69	\$ 20,655.62	
Total		\$ 9,152,072.70	\$3,922,316.87	\$ 13,074,389.57	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: -30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	2,822,552
Memorial Middle School	Building SF:	26,810	Soft Costs*	\$	1,209,665
Renovation/ Site Improvements - Gym ONLY	Total Cost/PSF:	\$ 105.28	Total Project Budget	\$	4,032,218

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$45,968.00	\$ 19,700.57	\$ 65,668.57	
B-2010	Exterior Control Joint Maintenance	\$9,152.00	\$ 3,922.29	\$ 13,074.29	
B-2010	Clean and reseal expansion joint (Ext Wall/ Sidewalk/Asph)	\$2,982.00	\$ 1,278.00	\$ 4,260.00	
B-2010	Stucco Misc Location Repair (minor) & Color Coat	\$179,841.48	\$ 77,074.92	\$ 256,916.40	
B-2020	Window HM (Insulated fixed) Custom Size	\$46,800.00	\$ 20,057.14	\$ 66,857.14	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$90,043.20	\$ 38,589.94	\$ 128,633.14	Partial TPO roofing replacement (1994 Band/Choir addition - 4,810 SF)
B-2010	Metal Wall/ Soffit Panels	\$20,904.00	\$ 8,958.86	\$ 29,862.86	Mechanical Screens
B-2020	Skylight Translucent Insulated Panels (Rectangle)	\$9,755.20	\$ 4,180.80	\$ 13,936.00	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$46,706.40	\$ 20,017.03	\$ 66,723.43	
C-2000	Repaint Interior	\$70,376.25	\$ 30,161.25	\$ 100,537.50	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$25,620.00	\$ 10,980.00	\$ 36,600.00	
C-3010	Wood Flooring (Comp. Gym) - Refinishing inc. Stripe	\$94,500.00	\$ 40,500.00	\$ 135,000.00	
C-2000	Partial Renovate Kitchen & Serving Area	\$100,800.00	\$ 43,200.00	\$ 144,000.00	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$9,733.50	\$ 4,171.50	\$ 13,905.00	
D-3020	HVAC Replacement - Package Units (Single Zone) Inc Demo	\$633,627.54	\$ 271,554.66	\$ 905,182.20	
D-2020	Water Heater - Comm Grade 1.9 Btuh	\$7,004.00	\$ 3,001.71	\$ 10,005.71	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$77,914.35	\$ 33,391.86	\$ 111,306.21	
D-5030	Gymnasium Light Fixture Upgrade - LED	\$50,715.00	\$ 21,735.00	\$ 72,450.00	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$109,855.68	\$ 47,081.01	\$ 156,936.69	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$105,991.12	\$ 45,424.77	\$ 151,415.89	
D-2010	New custodial sink	\$4,171.50	\$ 1,787.79	\$ 5,959.29	
D-2010	Fire Sprinklers - Install New System	\$172,589.38	\$ 73,966.88	\$ 246,556.25	
D-2010	Inspect & Replace Sewer lines	\$18,540.00	\$ 7,945.71	\$ 26,485.71	
D-2010	Inspect & Replace Water lines	\$13,431.20	\$ 5,756.23	\$ 19,187.43	
D-5030	Replace/ Add LED Exit signage	\$2,703.75	\$ 1,158.75	\$ 3,862.50	
D-5030	Emergency Back-up Lighting	\$10,506.00	\$ 4,502.57	\$ 15,008.57	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$15,820.80	\$ 6,780.34	\$ 22,601.14	
D-5030	Security System with camera's at critical locations: inc alarm	\$75,939.33	\$ 32,545.43	\$ 108,484.75	
D-5030	MS-Special Systems Upgrade (inc audible annun)	\$67,896.33	\$ 29,098.43	\$ 96,994.75	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$42,802.17	\$ 18,343.79	\$ 61,145.95	
C-2050	MS Bleacher replacement	\$169,954.05	\$ 72,837.45	\$ 242,791.50	
C-2050	Basketball goals - electric	\$75,127.50	\$ 32,197.50	\$ 107,325.00	
E-1020	Music Classroom Audio System	\$7,350.00	\$ 3,150.00	\$ 10,500.00	
C-4010	Acoustical wall panels	\$69,090.00	\$ 29,610.00	\$ 98,700.00	Gym sound control
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$15,600.00	\$ 6,685.71	\$ 22,285.71	
F-1020	Structural Stabilization of Existing Facilities - Minor	\$275,070.60	\$ 117,887.40	\$ 392,958.00	Structural Repairs
G-1040	Grading, Drainage & Landscaping (small site)	\$42,000.00	\$ 18,000.00	\$ 60,000.00	
G-1021	Concrete sidewalks & pads- replace	\$5,670.00	\$ 2,430.00	\$ 8,100.00	
Total		\$ 2,822,552.31	\$1,209,665.28	\$ 4,032,217.59	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Memorial MS School ID: 069031

High Level Overview

General Information

Location: Las Vegas, NM 87701 Ed. Adequacy Model: Middle School Educational Adequacy
 School Type: Middle Ed. Adequacy CCI: 100.00%
 School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: ~~392~~ 362
 Growth Factor: 1.00
 Total Gross Square Feet: 101,127
 Site Size (Acres): 35.40 ✓

NMCI School Metrics

Replacement Cost: \$16,128,623
 Weighted Repair Cost: \$2,676,542
 Weighted Educational Adequacy Cost: \$392,731
 Total Weighted Cost: \$3,069,272
 Weighted NMCI Score: 19.03

NMCI Facility History

Last Assessment Date: 03-15-2015
 Closed: No
 Previous Award, Yes or No, Year if Yes: Yes, 04

Unweighted Repair Cost: \$4,558,661
 Unweighted Educational Adequacy Cost: \$132,536
 Total Unweighted Cost: \$4,691,197
 Unweighted NMCI Score: 29.09

SECTION 4.0 - SUPPORT INFORMATION



District: **Las Vegas City** School: **Memorial MS** School ID: **069031**

Facility Description

Memorial Middle School is located in Las Vegas, NM, on Old National Avenue, and falls within the Las Vegas City School District. It is a 1-story campus with permanent buildings and portables. The facility houses 6th through 8th grade students and has a staff of approx 65. The campus is made up of four permanent assets. Originally constructed in 1970, there have been three additions. To accurately capture repair costs, the complex is split into five building assessments

Site: The immediate site is approximately 35.4 acres and includes an athletic field and a hard surface play area. The school has a parking capacity of 211 (11 are handicap spaces). Concrete sidewalks are adequate. Landscaped areas include grass and gravel and the grass areas are irrigated. Site drainage is not adequate (the site is a low area).

Structural/Exterior Closure: The building rests on caisson foundations that are showing no signs of damage or settlement. The building structural system uses CMU and steel. The facade includes 1970's style features which are not architecturally significant. The modified bitumen roof was last replaced in 1996 and is leaking in a few places. The exterior doors are hollow metal, and windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types include painted drywall and painted CMU. The facility was last painted in 1996. Most ceilings are acoustical lay-in tile that was replaced in 1996; however, large spaces use drywall ceilings. Flooring in high use areas is vinyl composition tile and carpet; flooring in rooms/suites is vinyl composition tile and carpet.

Mechanical/Plumbing: Heating and cooling for the building is supplied by rooftop gas-fired units. The heating/cooling distribution system is supplied by ducts and diffusers. Fresh air is supplied through doors and windows. Exhaust fans are operable and bathroom ventilation is adequate. The plumbing fixtures and piping are original.

Electrical: The electrical system is fed from a 150 kVa transformer that delivers 277/480 V., 3-ph, 4-wire power via an 800 amp main panel in the main building and a 350 amp panel in the gym building. Branch circuits within rooms are 120/208 V. Lighting is fluorescent and illumination is adequate. Emergency lights with battery back-up are in corridors and exit signs are typically illuminated. The facility has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of manual pull stations at exits and smoke detectors, strobes, and audible alarms in rooms, corridors, and other public spaces. The system is not centrally monitored. The buildings do not have fire sprinkler systems. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire rated. The security system is composed of motion detectors. The complex is generally handicap compliant.

Educational Adequacy: The facilities generally meet the state adequacy requirements. The gross square footage is adequate for the current enrollment; although there is not an adequate amount of space allocated for the vocational area. There is safe access and adequate parking when considering dirt areas. There is a two-way public address system, and classrooms have data and CATV ports.

2003 Update

DCU 03-199: Fire Alarm/Intercom, HVAC Electrical, & other improvements.

2015 Update:

The parking lot is in pretty bad shape, there is a small strip in front of the Gym that has been refinished, but the main parking lot in front of the facility is pretty bad, there is a lot up the hill that is in better condition Not sure this is school property.

Sidewalks most are original construction, in bad shape.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

Water leak has damaged lower interior walls and base boards. Carpeting is damaged, but is worn out anyway, the whole area has stain, rotten odor due to moisture. HVAC units are failing due to maintenance issues all dates set to 2005, adjusted back to 1994

Ceiling tiles: Damaged ceiling tiles due to water leak estimate 20 -30% or greater

Original Gym & Cafeteria (1970): There has been at least one serious water leak, some flooring in cafeteria and gym are damaged needing replacement, in gym damage causing trip / injury hazard. Not all flooring is damaged estimate 10% gym wood floor and 10 % of Cafeteria VCT flooring needs replaced. See 1994 addition for damage in that area. HVAC units are in very poor condition due to lack of maintenance. Some Units are on verge of total failure.

SEE UPDATE

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Memorial MS School ID: 069031

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Year Built	Size Type	Use
Original (1970)	Middle School Building	\$1,794,611	1970	45,465 Building	Educational
Band / Chorus Addition (1994)	Middle School Building	\$194,340	1994	4,810 Building	Educational
Library / 9 Classroom Addition (1994)	Middle School Building	\$1,115,041	1994	27,172 Building	Educational
Original Gym & Cafeteria (1970)	Middle School Building	\$913,338	1970	22,000 Building	Educational
Portables (1986) 1	Middle School Portable	\$82,935	1986	1,680 Building	Educational
Site	Middle School Site	\$458,396	1970	101,127 Building	Site
Building Totals		\$4,558,661			
Educational Adequacy Need	Middle School Educational Adequacy	\$132,536			
School Totals		\$4,691,197			

Actual Building Perm. SF: 99,447
 Actual Educational Use: 96,342
 School Based Health Clinic: 3,105 * District Community Use
99,447 SF

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Memorial MS School ID: 069031

Asset Detail

Building Name: Original (1970) Cost Model: Middle School Building Size: 45,465

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$46,261	9	.25	\$11,565	...ntilation equipment is not functioning. moisture may be present. 3-2015 jh: SEE HVAC above Lack of maintenance
Ceiling Finishes	\$5.58	30	110%	1994	2024	54%	33.25%	\$150,160	2	1.5	\$225,240	...swelling, sagging, stained and broken, dirty tiles especially near vents, ceiling grid damaged in some places.
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$43,201	9	.25	\$10,800	
Exterior Walls	\$14.54	100	100%	1970	2070	21%	33.25%	\$139,894	9	.25	\$34,973	...etration probable. No indication of any repair caulking or sealing being performed. Category override level 2 (Resident that grade window)
Exterior Windows and Doors	\$7.04	30	110%	2005	2035	13%	33.25%	\$47,313	2	1.5	\$70,969	...ng the temporary repair has been in place for considerable time: level 2 category override - reported via FIMAR
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$43,544	9	.25	\$10,886	
Fire Sprinkler	\$0.86	50	130%	2005	2055	5%	33.25%	\$2,449	9	.25	\$612	
Floor Finishes	\$4.71	12	110%	1994	2006	100%	33.25%	\$235,374	4	.25	\$58,843	...level VCT is chipping, cracked and some areas missing, Estimate 70 -80% carpet needs replaced, about 50% VCT
Foundation/Slab/Structure	\$27.51	100	100%	1970	2070	21%	33.25%	\$264,874	9	.25	\$66,169	Significant Settlement Repairs
HVAC	\$24.01	30	100%	2005	2035	13%	33.25%	\$146,783	4	.25	\$36,696	... HVAC units are in very poor condition due to lack of maintenance. Some Units are on verge of total failure.
Institutional Equipment	\$2.43	30	100%	2005	2035	13%	33.25%	\$14,864	9	.25	\$3,716	
Interior Doors, Partitions, Stairs, Elevator	\$11.99	50	90%	1994	2044	19%	33.25%	\$94,960	9	.25	\$23,740	3-2015 jh: Many interior doors damaged, missing hardware, out of adjustment
Interior Walls	\$5.65	60	90%	1970	2030	59%	33.25%	\$135,793	9	.25	\$33,948	
Lighting/Branch Circuits	\$11.62	30	90%	2005	2035	13%	33.25%	\$63,907	9	.25	\$15,977	
Main Power/Emergency	\$1.33	30	90%	2005	2035	13%	33.25%	\$7,290	9	.25	\$1,822	Update 9/6/12 Per FMP Vendor AM: Electrical panels are at capacity.
Other Electrical Systems	\$0.37	20	90%	2005	2025	30%	33.25%	\$4,588	9	.25	\$1,147	

See Structural Report in E-Book

Oct 18, 2016

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SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Other Equipment	\$4.40	60	2005	2065	3%	33.25%	\$7,399	9	.25	\$1,850	
Plumbing	\$9.11	30	1994	2024	54%	33.25%	\$222,847	9	.25	\$55,712	3/15/2012 CJA Vendor states water circulation pump is not functioning. ??? suggest cat change to #3
Roof	\$4.94	20	2005	2025	30%	33.25%	\$81,451	9	.25	\$20,363	3-2015 jh. TPO roof in good condition, trash and debris uncontrolled. <i>Metal Roof Panels</i> <i>Need replace m.n.t.</i>
Technology	\$0.66	10	2005	2015	100%	33.25%	\$27,198	4	.25	\$6,800	
Wall Finishes	\$2.90	12	2012	2024	11%	33.25%	\$14,661	9	.25	\$3,665	3-2015 jh. wall refinished regularly
Total:							\$1,794,611			\$695,494	

Water/sewer issues including backups.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Memorial MS School ID: 069031

Asset Detail

Building Name:	Band / Chorus Addition (1994)	Cost Model:	Middle School Building	Size: 4,810								
Name	Cost SF	Renewal Life	Last Ren.	Next Ren.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$4,894	9	.25	\$1,224	see hvac
Ceiling Finishes	\$5.58	30	110%	1994	2024	54%	33.25%	\$15,886	9	.25	\$3,972	3-2015 jh: Drain. d ceiling tiles due to water leak estimate 20% or greater
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$4,570	9	.25	\$1,143	
Exterior Walls	\$14.54	100	100%	1994	2094	5%	33.25%	\$3,385	9	.25	\$846	
Exterior Windows and Doors	\$7.04	30	110%	1994	2024	54%	33.25%	\$20,022	9	.25	\$5,005	... ? also not critical 1970 vinylage. Estimate these were updated with 1994 addition adjust install date to 15
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$4,607	9	.25	\$1,152	
Fire Sprinkler	\$0.86	50	130%	1994	2044	19%	33.25%	\$1,037	9	.25	\$259	
Floor Finishes	\$4.71	12	110%	1994	2006	100%	33.25%	\$24,902	2	1.5	\$37,352	... VCT and tile in rest rooms damaged flooring, classrooms vacant due to damage level 2 Category erride
Foundation/Slab/Structure	\$27.51	100	100%	1994	2094	5%	33.25%	\$6,405	9	.25	\$1,601	
HVAC	\$24.01	30	100%	2005	2035	13%	33.25%	\$15,529	9	.25	\$3,882	3-2015 jh SEE final gym HVAC units in poor condition - intenance issues
Institutional Equipment	\$2.43	30	100%	2005	2035	13%	33.25%	\$1,573	9	.25	\$393	
Interior Doors, Partitions, Stairs, Elevator	\$11.99	50	90%	1994	2044	19%	33.25%	\$10,046	9	.25	\$2,512	
Interior Walls	\$5.65	60	90%	1994	2054	13%	33.25%	\$3,286	2	1.5	\$4,929	...ter leak. 70-80baseboards damaged or removed, classrooms vacant due to damage level 2 Category erride
Lighting/Branch Circuits	\$11.62	30	90%	1994	2024	54%	33.25%	\$27,044	9	.25	\$6,761	
Main Power/Emergency	\$1.33	30	90%	1994	2024	54%	33.25%	\$3,085	9	.25	\$771	
Other Electrical Systems	\$0.37	20	90%	2005	2025	30%	33.25%	\$485	9	.25	\$121	
Other Equipment	\$4.40	60	110%	2005	2065	3%	33.25%	\$783	9	.25	\$196	
Plumbing	\$9.11	30	100%	1994	2024	54%	33.25%	\$23,576	9	.25	\$5,894	
Roof	\$4.94	20	120%	-2065	2025	30%	33.25%	\$8,617	9	.25	\$2,154	3-2024 jh- TP3 good condition - X

This part of the roof is the 1994 original asphalt built-up system in many areas is leaking

1994

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Technology	\$0.66	10	90%	2005	2015	100%	33.25%	\$2,877	4	.25	\$719	
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$11,730	2	1.5	\$17,595	... water leak 70-80% baseboards damaged or removed, class rooms vacant due to damage level 2 Category override
Total:								\$194,340			\$98,482	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Memorial MS School ID: 069031

Asset Detail

Building Name: Library / 9 Classroom Addition (1994)

Cost Model: Middle School Building

Size: 27,172

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1994	2014	100%	33.25%	\$91,398	4	.25	\$22,849	See hvac units above maintenance issues
Ceiling Finishes	\$5.58	30	110%	1994	2024	54%	33.25%	\$89,743	2	1.5	\$134,614	...e in poor condition throughout, swelling, sagging dirty stained maintenance issues category override level 2
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$25,819	9	.25	\$6,455	
Exterior Walls	\$14.54	100	100%	1994	2094	5%	33.25%	\$19,124	2	1.5	\$28,686	...nd damaged, Water penetration probable. No indication of any repair being performed. Category override level 2
Exterior Windows and Doors	\$7.04	30	110%	1994	2024	54%	33.25%	\$113,106	2	1.5	\$169,658	...ng the temporary repair has been in place for considerable time: level 2 category override - reported via FMAR
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$26,024	9	.25	\$6,506	
Fire Sprinkler	\$0.86	50	130%	1994	2044	19%	33.25%	\$5,865	9	.25	\$1,464	
Floor Finishes	\$4.71	12	110%	1994	2006	100%	33.25%	\$140,670	2	1.5	\$211,005	...et is worn out most areas, some places to trip hazard level 2 category override VCT needs repair several areas
Foundation/Slab/Structure	\$27.51	100	100%	1994	2094	5%	33.25%	\$36,181	9	.25	\$9,045	Structural Settlement
HVAC	\$24.01	30	100%	2005	2035	13%	33.25%	\$87,724	4	.25	\$21,931	HVAC units are in very poor condition due to lack of maintenance. Some Units are on verge of total failure.
Institutional Equipment	\$2.43	30	100%	2005	2035	13%	33.25%	\$8,884	9	.25	\$2,221	
Interior Doors, Partitions, Stairs, Elevator	\$11.99	50	90%	1994	2044	19%	33.25%	\$56,753	9	.25	\$14,188	
Interior Walls	\$5.65	60	90%	1994	2054	13%	33.25%	\$18,563	9	.25	\$4,641	
Lighting/Branch Circuits	\$11.62	30	90%	1994	2024	54%	33.25%	\$152,775	9	.25	\$38,194	
Main Power/Emergency	\$1.33	30	90%	1994	2024	54%	33.25%	\$17,427	9	.25	\$4,357	
Other Electrical Systems	\$0.37	20	90%	2005	2025	30%	33.25%	\$2,742	9	.25	\$686	
Other Equipment	\$4.40	60	110%	2005	2065	3%	33.25%	\$4,422	9	.25	\$1,106	

Refer to Structural Report in E-Builder

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

Name	Cost SF	Renewal Life	Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Plumbing	\$9.11	30	100%	1994	2024	54%	33.25%	\$133,184	9	.25	\$33,296	Restrooms need to be renovated & ADA compliance
Roof	\$4.94	20	120%	2005 1994	2025	30%	33.25%	\$48,679	9	.25	\$12,170	3-2015 jh: TPO roofing in good condition, maintenance issues dirt, debris, discarded parts ect..
Technology	\$0.66	10	90%	2005	2015	100%	33.25%	\$16,255	4	.25	\$4,064	
Wall Finishes	\$2.90	12	100%	2010	2022	25%	33.25%	\$19,715	9	.25	\$4,929	refinished regularly
Total:								\$1,115,041			\$732,063	

Roofing is the original 1994 asphalt built-up system. There are several areas of leaking

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Memorial MS School ID: 069031

Asset Detail

Building Name: Original Gym & Cafeteria (1970) Cost Model: Middle School Building Size: 22,000

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$22,385	9	.25	\$5,596	
Ceiling Finishes	\$5.58	30	110%	1994	2024	54%	33.25%	\$72,661	9	.25	\$18,165	...in 2005, best estimate 1994 addition Gym hall ways , offices and storage lay in ceiling is in poor condition
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$20,904	9	.25	\$5,226	
Exterior Walls	\$14.54	100	100%	1970	2070	21%	33.25%	\$67,693	9	.25	\$16,923	3-2015 jh: exterior walls are original construction, unfinished adjust install date to original
Exterior Windows and Doors	\$7.04	30	110%	1994	2024	54%	33.25%	\$91,577	9	.25	\$22,894	... ? also not original 1970 vintage. Estimate these were updated with 1994 addition adjust install date to 1994
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$21,070	9	.25	\$5,268	...facility are covered by fire alarm system as required by code and system has had inspection - recertification.
Fire Sprinkler	\$0.86	50	130%	2005	2055	5%	33.25%	\$1,185	9	.25	\$296	
Floor Finishes	\$4.71	12	110%	1994	2006	100%	33.25%	\$113,895	2	1.5	\$170,842	...T Cafeteria area, damage is pretty severe, causing trip hazards - repair is needed, level 2 Category override
Foundation/Slab/Structure	\$27.51	100	100%	1970	2070	21%	33.25%	\$128,073	9	.25	\$32,018	3-2015 jh: original slab / foundation not changed - adjust install date to original
HVAC	\$24.01	30	100%	2005	2035	13%	33.25%	\$71,026	2	1.5	\$106,540	... Ineffective or nonexistent maintenance, heating cooling units need maintenance, issue also reported via FMAR
Institutional Equipment	\$2.43	30	100%	2005	2035	13%	33.25%	\$7,193	9	.25	\$1,798	
Interior Doors, Partitions, Stairs, Elevator	\$11.99	50	90%	1994	2044	19%	33.25%	\$45,950	9	.25	\$11,488	3-2015 jh: Interior doors not updated in 2005 , estimate replaced or updated in 1994 addition
Interior Walls	\$5.65	60	90%	1970	2030	59%	33.25%	\$65,709	9	.25	\$16,427	3-2015 jh: Interior walls are original construction
Lighting/Branch Circuits	\$11.62	30	90%	2005	2035	13%	33.25%	\$30,924	9	.25	\$7,731	

Refer to structural Reports in E Builder

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Main Power/Emergency	\$1.33	30	1994	2024	54%	33.25%	\$14,110	9	.25	\$3,527	
Other Electrical Systems	\$0.37	20	2005	2025	30%	33.25%	\$2,220	9	.25	\$555	
Other Equipment	\$4.40	60	2005	2065	3%	33.25%	\$3,580	9	.25	\$895	
Plumbing	\$9.11	30	2005	2035	13%	33.25%	\$26,958	9	.25	\$6,740	3-2015 jh: water damage observed in gym and cafeteria areas fixtures might have been updated in 2005
Roof	\$4.94	20	2005	2025	30%	33.25%	\$39,413	9	.25	\$9,853	3-2015 jh: TPO roof in good condition
Technology	\$0.66	10	2005	2015	100%	33.25%	\$13,161	4	.25	\$3,290	
Wall Finishes	\$2.90	12	2005	2017	84%	33.25%	\$53,650	9	.25	\$13,413	3-2015 jh: Walls are refinished regularly, these are just about due for refinishing
Total:							\$913,338			\$459,486	

→ The restrooms in the gym are in poor condition & have the original fixtures & finishes (1970) and do not meet ADA. Only the locker rooms were renovated in 2005.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Memorial MS School ID: 069031

Asset Detail

Building Name:	Portables (1986) 1	Cost Model:	Middle School Portable	Size:	1,680				
Name	Cost SF	Renewal Life Percent	Next Last Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49,37	15 100%	1986 2001	100%	\$82,935	2	1.5	\$124,403	...Drainage discharge from main building eroding footings of portable 5/3/2016 CJA Fixed the "set size 10" field.
Total:					\$82,935			\$124,403	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report

District: **Las Vegas City** School: **Memorial MS** School ID: **069031**

Asset Detail

Building Name: Site Middle School Site Cost Model: Size: 101,127

*grossed fields w/ gophers
Dirt track surface
is in poor condition*

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.90	30	90%	2005	2035	13%	33.25%	\$11,013	9	.25	\$2,753	
Fencing	\$0.29	100	110%	2005	2105	1%	33.25%	\$392	9	.25	\$98	
Landscaping	\$1.83	30	110%	2005	2035	13%	33.25%	\$27,328	9	.25	\$6,832	3-2015 jh: NO maintained landscape areas noted on site, most open areas under have construction activity
Parking Lots	\$3.41	20	80%	2005	2025	30%	33.25%	\$83,513	2	1.5	\$125,270	...loping, and striping fading Reported via FMAR. Note area in front of gym approx. 2007X30? refinished recently
Playground Equipment	\$0.42	15	100%	2005	2020	54%	33.25%	\$22,841	9	.25	\$5,710	Basketball courts
Site Lighting	\$2.79	40	100%	2005	2045	8%	33.25%	\$21,337	9	.25	\$5,334	
Site Specialties	\$0.15	40	100%	2005	2045	8%	33.25%	\$1,147	9	.25	\$287	
Site Utilities	\$2.17	50	120%	2005	2055	5%	33.25%	\$12,726	9	.25	\$3,181	...heats. wants category #1 Update 9/6/12 Per FMP Vendor AM: Drainage and water pooling at rear parking area.
Walkways	\$2.50	30	110%	1970	2000	100%	33.25%	\$278,099	2	1.5	\$417,149	...heaving and settling. Trip hazards noted. Sidewalks not replaced in 2005 change install back to original date
Total:								\$458,396			\$566,615	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Memorial MS School ID: 069031

Educational Adequacy Detail

Population

Growth Factor: 1
 Number of Staff: ~~66~~ 44
 Number of Students: ~~392~~ 382
 Number of Special Education Students: ~~42~~ 39

Number of Kindergarten Students: 0
 Number of 1-5 Students: 0
 Number of 6-8 Students: ~~382~~ 382
 Number of 9-12 Students: 0

Square Footage

Permanent GSF: ~~109,038~~ 99,447
 Portable GSF: 1,680
 Admin NSF: ~~4,543~~ 3,107
 Art/Music NSF: ~~6,604~~ 5,371
 Assembly NSF: ~~3,390~~ 3,775
 Career Ed NSF: ~~865~~ 2,003
 Computer Lab NSF: ~~2,100~~ 2,079
 Faculty Work Area NSF: ~~666~~ 529
 Food Service NSF: ~~4,060~~ 3,598
 General Classroom NSF: ~~45,237~~ 17,882

General Storage NSF: ~~4,372~~ 2,106
 Maintenance or Janitorial Space NSF: ~~380~~
 Media Center NSF: ~~4,476~~ 4,452
 Parent Work Space NSF: 0
 Physical Ed NSF: ~~44,529~~ 11,470
 Science Classroom NSF: ~~5,446~~ 4,381
 Science Storage NSF: ~~99~~ 830
 Special Education Classroom NSF: ~~3,808~~ 693
 Student Health NSF: ~~3,016~~ 3105 * Includes Part of School based Health Clinic

Classrooms

Number of Classrooms: ~~41~~ 39

Number of Special Education Classrooms: 67

Parking

Number of Paved Parking Spaces: ~~177~~ 87
 Number of Handicap Parking Spaces: ~~11~~ 6
 Number of Gravel Parking Spaces: ~~23~~ 30

Number of Bus Drop Offs: 1
 Number of Student Drop Offs: 1

Miscellaneous

Number of Chemical Storage Rooms: ~~1~~ 2
 Playground Equipment: No

Number of Multi-Use Playgrounds: 2

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: **Las Vegas City** School: **Memorial MS** School ID: **069031**

EA Deficiencies

EA Cost Model: Middle School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Career Ed Square Footage	805	1,568	\$80	\$80.00	\$81,336	7	3	\$244,007
Insufficient Parent Work Space	0	392	\$80	\$80.00	\$41,787	7	3	\$125,362
Insufficient Science Storage Square Footage	90	160	\$80	\$80.00	\$7,462	7	3	\$22,386
Inadequate Number of Chemical Storage Units	1	2	\$1,464	\$1,464.30	\$1,951	8	.5	\$976
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	200	98	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	3,016	392	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,808	2,790	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	5,446	1,568	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	14,529	7,852	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	4,476	1,176	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	380	196	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	4,372	392	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	15,237	10,976	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	4,060	3,560	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	666	392	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	2,100	1,176	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	4,543	738	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	6,604	1,568	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	11	6	\$144	\$143.52	\$0	6	1	\$0
Total					\$132,536			\$392,731

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2015 LAS VEGAS CITY
069031 Memorial MS

☉ Combined Id 1:
Schools Id 2:
FMAR_Date: 3/18/2015 Weather: Chilly am - sunny day, light wind
PSFA Reps: J. Hill Tillotson, Larry
District Reps :

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies				
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score	
Site	Roadway/Parking	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49	
	Site Utilities	○	○	○	●	○	○	○	●	5	-2.83	0	-14.15	
	Playgrounds/Athletic Fields	○	○	○	○	●	○	○	●	5	-3.77	0	-18.85	
	Site Drainage	○	○	○	○	●	○	○	●	8	-3.77	0	-30.16	
	Sidewalks	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66	
	Grounds	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78	
Building Exterior	Windows/Calking	○	○	○	○	●	○	●	○	3	-3.77	3.5	-39.59	
	Walls/Finishes	○	○	○	○	●	○	●	○	5	-3.77	3.5	-65.98	
	Entry/Exterior Doors	○	○	○	○	●	○	●	○	7	-3.77	3.5	-92.37	
	Roof/Flashing/Gutters	○	○	○	○	●	○	●	○	10	-3.77	3.5	-131.95	
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	○	○	○	○	○	●	3	-2.83	0	-8.49	
	Interior Doors	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67	
	Restrooms	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67	
	Housekeeping	○	○	○	●	○	○	○	●	4	-2.83	0	-11.32	
Building Equipment and Systems	Electrical Distribution	○	○	●	○	○	●	○	○	3	-1.89	1.5	-8.50	
	Lighting	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45	
	Fire Protection Systems	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90	
	Equipment Rooms	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66	
	Heating/Cooling/Ventilation	○	○	○	○	●	○	●	○	10	-3.77	3.5	-131.95	
	Air Filters	○	○	○	○	●	○	●	○	5	-3.77	3.5	-65.98	
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78	
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34	
Maintenance Management	1/9/2017 PM Plan	○	●	○	○	○				10	-0.95		-9.5	
	FIMS and Equipment Data	○	○	○	●	○				7	-2.83		-19.81	
	Staff Development	○	○	●	○	○				5	-1.89		-9.45	
	Maintenance Safety	○	○	●	○	○				5	-1.89		-9.45	
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00	
	Facilities Mater Plan (Renewal)	○	●	○	○	○				3	-0.95		-2.85	
Total Performance Deficiencies:										-748.73	Total Score:	251.27	Overall Rating:	25.13%

SECTION 4.0 - SUPPORT INFORMATION**Comments Section****Roadway/Parking**

Parking lots in poor condition, surface is heavily worn, excessive cracking and splitting, potholes forming, some repaired, parking area striping and cross walks faded but visible, directional arrows not visible. There is one small area in front of cafeteria that has been re-coated, not refinished.

Results Marginal, due to overall condition of parking lots. Lots would be poor except there are repairs that have been made and some pot holes filled in.

Site Utilities

Site utilities are located away from traffic areas and locked. Utilities located East of the main building are accessible to anybody without any protection or deterrent. Other locations have bollards and some fencing, these areas have indicators of excessive weeds during warmer months.

Overall site utilities performance level is marginal due to unprotected East side location and uncontrolled weed indicators in other locations.

Playgrounds/Athletic Fields

The area South of gym has basketball courts and an open area. The concrete is cracked badly but not to trip hazard level, the open area has weeds and rocks strewn about and not well maintained at all.

West of the facility is a very nice baseball facility, assumption high school use, North of that is a nice football facility. Natural grass in normal condition for late winter environment. East football field is what remains of a soccer complex complete with lights and CCTV surveillance. The rest of the complex is totally run down receiving no maintenance, playing surface has been allowed to revert back to weeds.

Results: Poor due to condition of the facilities used by the MS students. Baseball park is locked and it seems it is used for high school level baseball with 300 ft. fencing 90 ft. base paths, i.e. not suitable for mid school level students. The soccer complex is unusable due to poor condition of the playing surface.

Note: areas is experiencing drought conditions which impact ability to water grass areas, however this area is overgrown with un-checked weeds indicating total lack of maintenance. Note: the football and baseball field surfaces are being watered.

Site Drainage

Site drainage is well designed to allow water to drain away from facilities and parking lots to the main drainage ditch located on SW part of property. The system is however not being maintained, ditches are clogged with weeds and debris, several down spouts are damaged or missing with indication this has been the case for quite some time.

Drains on West side is causing erosion under the portable, damage to footings is probably resulting from this erosion. Results: Poor due to the damaged down spouts and system clogged with weeds, debris and erosion damage.

Sidewalks

Sidewalks are old and worn with a lot of cracking, some areas are at trip hazard level.

Spalling and chipping is present but is not excessive. Results: Marginal. The results would have been satisfactory except trip hazards require major deficiency which require at best a marginal performance level.

Grounds

Large areas are fenced off due to construction activities. Remaining areas are natural areas.

Observed weed growth on West of facility, this area is normal for late winter conditions. Results: Satisfactory or normal conditions given the construction activities.

Windows/Caulking

Overall condition of windows and caulking are very poor. No screens, damaged or missing, broken windows, damaged frames, gaps in caulking observed on most windows. Damage to windows has been there for a while. No indication of attempt at repair in most cases. In many cases the windows will not close.

One window, assumed glass is broken, is covered by plywood screwed into frame. This temporary patch has been in place so long the wood is warping and weathered. Estimate at least 6 months to 1 year.

In most cases screens are not on windows and have not been in place for some time.

Results: Poor with Major Deficiency due to heavy unrepaired damage to facility.

Walls/Finishes

Exterior walls and finishes are in Poor condition. Graffiti, unrepaired holes and cracks noted in several

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places, especially near the art room door. There is heavy damage to walls, probably moisture or water penetration in this area. Wall to sidewalk caulking is split or nonexistent resulting in damage to lower areas of walls in many places.

Results: Poor with Major deficiency, due to apparent lack of maintenance and repair, with no discernable effort to repair or mitigate possible additional damage.

Entry/Exterior Doors

Exterior doors are in poor condition. Hardware and protective covers missing or damaged, no apparent attempt to repair or replace. A Recently replaced door at main entrance is so poorly installed and adjusted that it will not close without being forced, scraping and indications are that this has been the case since install

Results: POOR performance level. Major Deficiency for very poor installation of the new door at main entrance.

Roof/Flashing/Gutters

TPO roof 2005 install roof seems to be OK, without major leaks.

Some walk and maintenance pads are loose and peeling. There is a lot of trash, debris and discarded service parts on the roof surface. Many equipment service panels are simply laying on the roof surface. Many down spouts are damaged or missing, the performance level for service, maintenance activities is marginal at best as indicated by the accumulated trash and debris and discarded service parts on the roof surface and missing down spouts.

A major deficiency factor is identified due to the numerous equipment access panels which are laying on the roof surface, some have obviously been there for some time. All obvious indicators of very poor level of maintenance activities. See building Equipment for heating cooling and ventilation systems.

Walls/Floors/Ceilings/Stairs

Interior walls are in good condition. VCT flooring and carpet are heavily worn, there are a lot of stained ceiling tiles, these probably did not get replaced when the roof was installed.

Many of the tiles near AHU outlets are very dirty.

Results: Marginal performance level due to the many stained or dirty ceiling tiles needing replacement, chipped or missing floor tiles and overall poor condition of interior surfaces. The exception is the internal wall finishes which are OK preventing a Poor performance level.

Interior Doors

Interior doors are serviceable, they open and close as intended. There are some maintenance and hardware issues such as missing covers and a few doors just a bit out of adjustment. The level is not excessive. Satisfactory performance level.

Restrooms

Restrooms were found to be well kept, clean and fully functional. Fixtures worked as designed. No issues noted. Results Satisfactory performance level.

Housekeeping

Overall public areas of the facilities are well kept. Restrooms, kitchens, offices, meeting rooms and break rooms are clean and orderly. Storage rooms, vacant class rooms, electrical and mechanical rooms are not being well kept - these rooms are a mess, storage is not well managed haphazard at best in many cases a fire hazard. Results: Marginal performance level mostly due to the condition of the storage in the vacant rooms.

Electrical Distribution

Electrical distribution panels are secured and panel schedules are available. Some open or missing breaker covers were noted and a couple of junction boxes were open with wiring exposed.

Some panels do not have the required 3 ft. clearance due to unmanaged storage issues.

Performance levels Satisfactory as most panels were in good condition. Minor deficiency factor due to storage issues and open junction boxes.

Lighting

Lighting in the facility is adequate. Lights were noted as functional.

Tested Emergency lighting was functional. Illuminated exit lights were noted in working condition.

Exterior lights had some dirty lenses with some fading. Soccer field had exterior lighting.

Results: Satisfactory performance level as no issues were noted.

Recommend checking outside lights during night time and performing a full fictional test of interior

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emergency lighting to assure proper function. Clean or replace lenses which have become cloudy due to sun exposure or dirty lenses.

Fire Protection Systems

Building fire alarm system was in normal condition, seems to have had annual inspection.

Fire extinguishers were up to date on annual inspection and are receiving monthly inspections.

Kitchen portable extinguisher was up to date on annual service and had received monthly check.

Results: Satisfactory performance level as all fire systems were in functional condition.

Equipment Rooms

Equipment rooms are not well kept. Storage issues identified.

Areas were cluttered, dirty with improperly stored equipment causing access issues.

Performance level is Marginal.

Heating/Cooling/Ventilation

Heating, cooling and ventilation units have no indication of having any effective maintenance at all.

Air filters have not been changed for some time, there is no indication of filters ever being changed.

Filters are clogged some have collapsed into the fans in some cases causing additional damage. Some have been removed to allow air flow around clogged filters. Heating/cooling unit service panels are not installed correctly on almost every unit, many have fallen off the units opening the units to environmental conditions and causing heating or cooling problems as well as damage to the roof surface and electronic and control equipment. Performance level is very Poor with several Major deficiencies indicating the level of neglect of the maintenance and performance requirements for these systems.

Air Filters

There is no indication of air filters being serviced. There are plugged up filters in every unit checked. Many units had missing service panels so filters are exposed to weather conditions. Many filters have collapsed into the equipment or duct work or had been removed to allow air flow around plugged up filters. One unit had 1" wide filters installed where 2" filters were required.

Damage to fans, belts and equipment due to clogged filters and improper service is evident in almost every unit on the facility.

Performance level Poor with Many major deficiencies identified .

Kitchen Equipment/Refrig

Kitchen overall was clean well kept. Equipment appeared almost new and fully functional, freezer vanes were clear. Results: Satisfactory performance level. No issues noted.

Plumbing/Water Heaters

Plumbing water heaters are of newer type and recently installed.

No Issues noted, equipment and fixtures appears well kept and fully operational.

Results satisfactory performance level.

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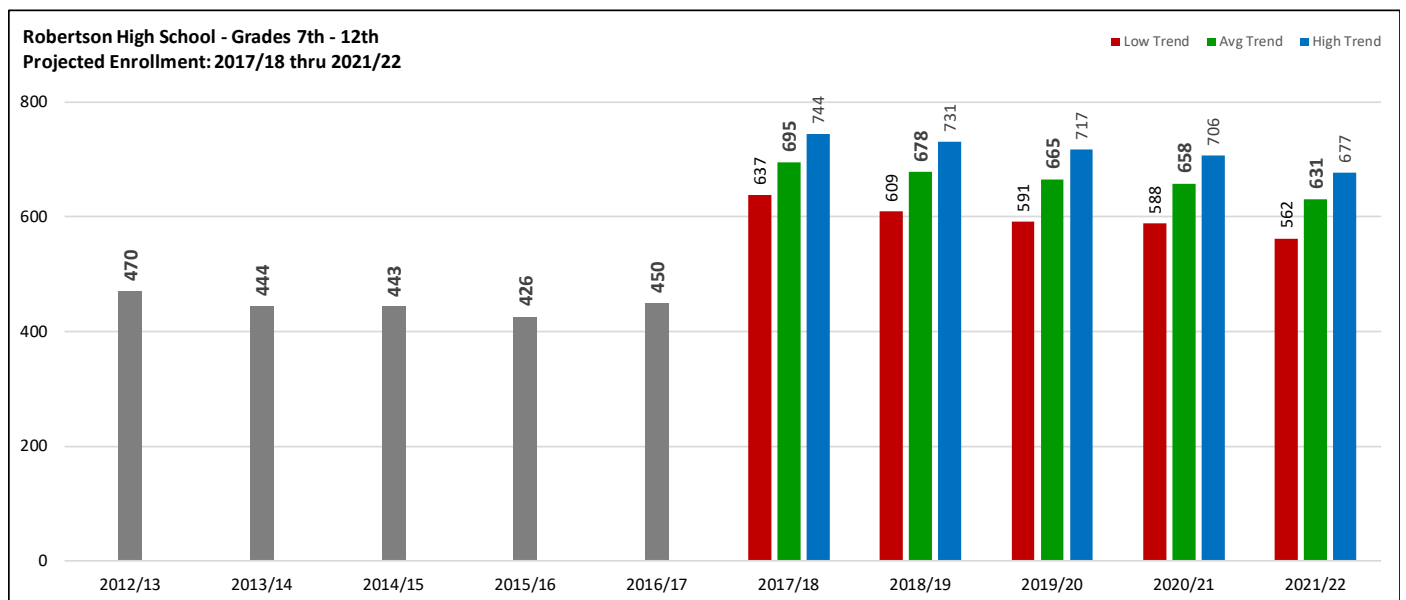
4.1.8 – Robertson High School

Site Acreage:..... 24.0
 Constructed:..... 1936 (1951, '61, '70, '75, '83, '85, '97)
 Permanent SF: 173,924
 Portable Building Qty: 0
 NMCI: 30.92%
 PSCOC Ranking: 66 (2017/18)
 Serves Grades:..... 9th-12th
 2016/17 Enrollment: 450
 2021/22 Projected Enrollment: 403
 Functional Capacity: 914
 Utilization: 43%



Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Robertson High School										
Ninth	187	153	137	150	129	125	114	140	134	130
Tenth	170	167	145	120	136	130	121	105	114	121
Eleventh	125	143	146	128	98	118	104	108	86	104
Twelfth	150	105	120	133	114	97	105	90	92	95
%Change		-10%	-4%	-3.1%	-10.2%	-1.5%	-5.5%	-0.2%	-3.8%	5.6%
Total	632	568	548	531	477	470	444	443	426	450

As part of the LVCS "Right-Sizing" Plan, as of the 2017/18 or 2018/19 school year all 7th and 8th graders will attend the new 7th/8th Grade Academy at Robertson High School to be primarily located in the Patio Building. Two buildings have been identified for decommissioning and demolition (Chorus and Quintana Buildings) to reduce square footage on the campus. A new outdoor basketball court will be constructed in the place of the existing Chorus Building. The long term intent for the campus is to convert the gym at McFarland Hall into a new kitchen and cafeteria, and for a new auxiliary gym to be constructed adjacent to Marr Gym.



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Facility Notes and Comments:

Robertson High School was constructed in phases starting in 1936 and over the years as old buildings were demolished replacement buildings have been constructed. McFarland Hall is the last remaining building from the original construction and had a small addition in 2002, the Main Classroom building was constructed in 1951, both the Patio building (former Junior High building) and the Chorus buildings were constructed in 1961, the Quintana building was constructed in 1970, followed by the Career Education Building in 1975; the Marr Gym was constructed in 1983 and was expanded in 1997 when the Media/ Science building was constructed. The campus is split in elevation with the majority of the educational facilities located on the western portion of the site and the Marr Gym and athletic facilities located to the east at a lower elevation, the existing campus facilities are comprised of 173,924 permanent square feet with no portables on site. As part of the district’s approved “right sizing” plan, the district intends establish a new 7th/8th Grade Academy effective the 2017/18 school year and relocate the incoming Memorial Middle School students to the Robertson High School campus. The Chorus and Quintana buildings at this site have been identified for demolition as part LVCS’s effort to reduce overall square footage.

Overall Campus Conditions:

Robertson High School is located at 1236 5th Street and the upper portion of the campus is bordered by residential streets on all four sides, with the adjacent land use in the area being residential development. There is a concrete barrier in place at the corner of 4th Street and Friedman Avenue to close the south portion of the campus to thru-traffic. The RHS campus is approximately 24.0 -acres and is fully developed with buildings, parking areas, walkways, landscaping, tennis courts, and the main sport fields areas are located at the lower level to the east between 4th and 2nd Streets. Grass, trees, and shrubs are the main landscaping features on the campus and are in need of significant improvements. The outdoor student commons just south of the main building was constructed in 2010 and has a covered seating area as part of the amphitheater that is need of maintenance. The site has a large developed main football with track, two areas of tennis courts and to the far north of the site is the school’s baseball field and practice football/soccer field. There have been many problems reported with the lift-station near the “Cardinal Alley” restroom and it needs replacement.

There are two primary parking areas for the high school – a central area at the main portion of the campus on the west side of 4th Street and down near Marr Gym and the athletic fields for a total of close to 400 parking spaces including approximately 20 ADA parking spaces campus-wide. Parking is not allowed along 5th Street, Baca Avenue or Friedman Avenue due to a Las Vegas City ordinance. All paved areas are in fair condition, the paving along 4th Street needs to be resurfaced and will need to be a joint project between the City and the District. All of the school’s parking areas need various levels of repairs, resurfacing or top coat and re-stripping.

There are several areas of both steps and ramp located throughout the campus that need new handrails installed, concrete sidewalks and stairs to be replaced. Concrete sidewalks overall across the campus are in fair condition with several



Replace concrete pad & provide sidewalk for ADA access



Replace broken ramp lighting



Field upgrades completed



Provide paved surface to access play fields



Replace spalled concrete & repaint metal rails

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areas of spalled surfaces that need to be replaced to prevent tripping. The bus drop-off and pick-up is located on the west side of the main building along 5th Street and is sufficient to meet the school's needs. There is not a "true" dedicated parent drop-off and pick-up area, however parents typically use either Friedman or Baca Avenues for this activity causing traffic congestion occurs in this area during both drop-off and pick-up times, as waiting parents block in the parked cars. School personnel currently help direct traffic through the parent drop/pick-up area to keep traffic flowing. The parent drop/ pick up needs to be re-evaluated to improve access and safety as the enrollment at the school site increases with the inclusion of the new 7th/8th Grade Academy.

Site security of the campus is a concern as the campus is not fully fenced and can be easily accessed by the public. New fencing is needed around the perimeter of the west portion of the main campus to connect it to the lower portion of the east campus, an entry access gate along 4th Street is needed to control daytime traffic access to the campus.

RHS McFarland Hall

Constructed: 1936, Addition 2002
Permanent SF: 18,637 GSF

Facility Notes and Comments:

McFarland Hall the oldest building on campus was constructed in 1936 as the high school gym, and received an addition to the north side with locker room renovation in 2002 and is comprised of 18,637 SF. This facility serves as the Main Administration hub of Robertson High School with the former lobby, concession and restroom areas converted to offices. The existing gym remains with one section of the original bleachers over the only remaining locker room and is primarily used for after school athletics. The bleachers do not meet ADA requirements, handrails/ guardrails are installed too low or are missing. The locker room below was renovated about five years ago, when the new concession addition was completed. The stage area has been enclosed and is only used for storage.

Site:

The main entry to the Administrative Offices is to the west along 5th Street and away from the core of the campus. The Main Academic Building is directly to the north along with the outdoor amphitheater, tennis courts are located to the south and to the east is the central parking lot, which can only be accessed via 4th Street. Grading and drainage improvements are needed around the entire facility and landscape trimmed. The entrance is accessed via concrete steps that are in fair condition (some areas of spalling); there are areas in front of the building where the sidewalks have excessive spalling as well. There are two ramps to access the facility; one at the main entrance and one to access the rear of the stage, both need improvements and new handrails.

Structural/Exterior Closure:

The facility was constructed with concrete footings, stem walls with basement



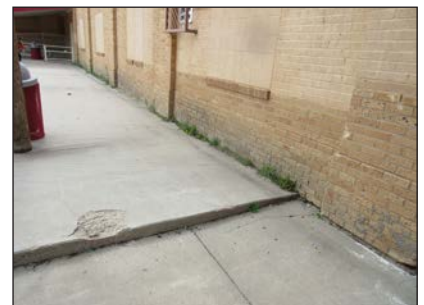
Handrails required at exterior stairs near Marr gym



Resurface parking lot & re-stripe



Replace handrails & comply with ADA & current code



Replace damaged/uneven sidewalks



Replace exterior windows & tuck-point



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(for the locker rooms and a crawl space), and concrete pad for the concrete slab. The oldest portion of the building is experiencing settlement in several areas and the district recently had Chavez-Grievies Consulting Engineers complete a structural assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation, to the exterior walls and to the roof diaphragm. Exterior masonry walls, steel columns and joists, and metal decking form the roof structural system.

The exterior walls consist of CMU with a brown/light colored brick veneer at the oldest portion of the building and fluted brown CMU at the classroom addition, all of which needs joint maintenance, repairs, and tuck-pointing. There are two roof systems in place - standing seam metal roofing at sloped areas and an old single-ply membrane roof system (EPDM). The metal roofing system is in fair condition, however the EPDM roof system over the administrative area needs a complete replacement as there have been multiple leaks reported over these areas. At areas that have parapets, metal caps and flashings are in place. Overall roof maintenance is needed at all base/ perimeter flashings, and repairs/ repainting of soffits.

The exterior doors frames are hollow metal throughout the facility, with exterior hollow metal doors that are either solid panel or have glazed inserts, and are in fair to good condition. Several exterior doors and hardware need to be replaced as many are damaged or missing door hardware, and automatic door openers need to be replaced to meet accessibility requirements. The exterior windows are double-glazed aluminum with a combination of fixed and operable windows, most with broken seals, warped frames, and damaged screens all needing replacement.

Interiors:

The interior walls are a combination of painted brick and glazed CMU in the old gym area and wood/metal stud framed walls with painted gypsum board which is in fair to good condition, only needing minor repairs and repainting, including installation of corner guards to reduce future damage. The interior hollow metal door frames and the interior wood doors and hardware are also range from fair to good condition.

The flooring in the gym, adjacent restrooms and entryways is vinyl composition tile (VCT) with main floor of the gym being rubber, carpeting and ceramic tile in the Administrative office areas, all of which needs replacement. Both the concession kitchen and locker rooms have the ceramic tile flooring and wainscoting. Sealed concrete is in the storage rooms and the stage still has the original wood flooring. The ceiling surfaces are a combination of 2x4 lay-in ceiling tile in the administrative areas, some corridors and both the kitchen and concession, painted gypsum board/plaster in some restrooms, and 12"x12" glue-on tiles (that may contain asbestos) in the gymnasium. There were several areas observed that have water damage from previous roof leaks that still need to be repaired/ replaced.

Mechanical/Plumbing:

Heating for the facility is provided by a series of small boilers and cooling is provided via rooftop DX cooling units. The entire building needs a complete new



Stairs need handrails installed



New guard rails needed at delivery dock



Replace damaged ceiling



Scrape peeling paint & repaint interior walls



Replace stained/damaged ceiling tiles in admin area

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HVAC system along with a new facility-wide central control system, and should include testing and balancing of all the HVAC units, once complete. The exhaust fans in the restrooms require replacement, as many are minimally operable and do not provide adequate ventilation. All of the water heaters range in age from 5-14 years old and a few are in need of replacement.

Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed in the administrative area. The one remaining locker room was renovated about five years ago and is in good condition. The district has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a 150k VA pad mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility that may need to be upgraded to accommodate a new cooling system. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, pendent mount in the gym and surface mounted fluorescent light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does have fire sprinkler system in place which may be required to be upgraded under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to each campus building's Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.



Replace missing handrail-safety hazard



Repair water damage at exterior soffit



Lower level locker room in good condition



Existing Mechanical System



Replace water fountain

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RHS Main Academic Building

Constructed: 1951, Addition 1997

Permanent SF: 43,584 GSF

Facility Notes and Comments:

The Main Academic Building is located on the north end of the site and serves as the schools primary academic building. The 2-story facility was constructed in 1951, and received a two-story 4-classroom addition in 1997 and is comprised of 43,584 SF. As part of the district's "Right-Sizing" efforts and campus wide reorganization, this building will serve as the "core" academic building for all 9th-12th grades as of the 2017/18 school year.

Site:

The concrete sidewalks around the Main Building have several areas of spalled surfaces, settlement, and cracks due to age that need to be replaced to prevent tripping including sidewalk curbs that are not ADA compliant with appropriate curb ramps for access. Some of the steps that are used for egress on the east side end of the building that do not have railings and are in poor condition as well as the adjacent retaining wall. ADA access to all campus facilities will require improvements as part of a campus-wide sidewalk repair/replacement project and include the installation of ADA compliant ramps and handrails at all exterior steps. There are two open exterior stairwells located on the north and south sides of the building that were the original access to the basement. These two areas have poor drainage and trap water against the building's foundation and have poor fall protection in terms of hand and guardrails, redesign of these two access points needs to be completed. Grading, drainage, and landscape improvements are needed around the entire building.

Structural/Exterior Closure:

Originally constructed in 1954, the main building has undergone only one addition in 1997 and consists of 43,584 SF. The two-story building was constructed with concrete footings, stem walls with basement and crawl space, and a slab-on grade foundation at the west addition. The oldest portion of the building (34,495 SF) is experiencing significant settlement in several areas. The district recently had Chavez-Grievess Consulting Engineers complete a structural assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation, to the exterior walls and repairs to the interior. The exterior walls consist of CMU with a brown/light colored brick veneer at the oldest portion of the building and fluted brown CMU at the classroom addition, all of which needs joint maintenance, repairs, and tuck-pointing. The roof consists of a standing seam metal roof system that is 20 years old with metal soffit/fascia panels that needs to be replaced as there are areas of continuous leaks and fascia/ flashing damage around the perimeter. There is neither a gutter system in place to help keep water away from the building nor a snow stop system in place to reduce the impact of snow falling two stories.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at exterior storage, and partially glazed doors at the main entry and classroom wings. The double door entries into the main entrance and classroom wings have double pane glazing and are in fair condition; while vestibules are



Main Academic Building & Student Commons



Repair retaining wall & provide handrails at steps



Basement access needs to be redesigned to improve drainage - North side



North side: replace basement access stairs

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in place, doors have been removed rendering the vestibules inefficient. All exterior doors and hardware need to be replaced as many are damaged or missing door hardware, and automatic door openers need to be replaced to meet accessibility requirements. The exterior windows are double-glazed aluminum with a combination of fixed and operable windows, most with broken seals, warped frames, and damaged screens all needing replacement.

Interiors:

Entry into the main building is difficult to monitor as the Main Administrative Office is located next door at McFarland Hall. All of the classrooms, science labs, former Tech Labs, and restrooms rooms are in need of refurbishment and finish upgrades. The interior partitions are a combination of painted plaster, fluted CMU, wood/metal stud framed walls with painted gypsum board and are in poor to good condition, with several walls and ceilings needing structural repairs. The interior door frames are hollow metal with fire-rated solid wood doors and all classroom doors have vision panels.

Flooring throughout varies throughout with ceramic tile in the lobby area, vinyl composition tile in the corridors, and classrooms, all areas appear to be in poor to fair condition with the elevator flooring having the most damage. The flooring in the restrooms is vinyl composition tile or ceramic tile w/ ceramic tile wainscoting and sealed/painted concrete in the mechanical/ janitor rooms. The ceilings throughout consist of two types: painted plaster, and 2'x4' suspended ceiling tile system. There are some stained ceiling tiles in several locations and areas of plaster damage from previous roof leaks. The ceilings in the restrooms, and storage areas have painted gypsum board / plaster ceilings with either surface mounted or recessed lighting.

Mechanical/Plumbing:

Heating for the facility is provided by a central boiler system that is located in the basement. The facility recently underwent a boiler upgrade 2012, however the building often has issues with controls. Warm air is distributed through an in-ceiling ductwork system. The facility's cooling system consists of old inefficient thru-window residential grade refrigerated air units, that are installed in most classrooms - the entire system needs to be replaced. The exhaust fans in the restrooms require replacement, as many are minimally operable and do not provide adequate ventilation. All of the water heaters range in age from 5-20 years old and a few are in need of replacement.

Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed. District has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project. The water fountains throughout are of multiple ages ranging from the original to units that are just a few years old, more than half of the facility's water fountains need to be replaced.

Electrical:

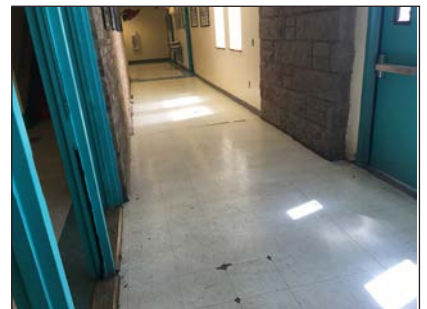
The electrical system is fed from a 300k VA pad mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility that may need to be upgraded as to accommodate a new cooling system. The facility is also in need of a secondary



Science lab needs renovation



Repair wall damage & repaint



Replace flooring in corridors



New Boiler System Cooling System Still Needed

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service upgrade throughout to accommodate current and future technology needs. Lighting throughout is a combination of 2’x4’ lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office located in McFarland Hall, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does have fire sprinkler system in place which may be required to be upgraded under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to the facility’s Intrusion alarm system including to the Main Administration Office located in McFarland Hall, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system in each classroom. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

RHS Patio Building

Constructed: 1961
Permanent SF: 21,158 GSF

Facility Notes and Comments:

The Robertson High School Patio Building consists of 21,158 square feet and was constructed in 1961. This facility was the former Junior High School when it was originally constructed. The former gymnasium was converted into an oversized band room with full stage at the north end of the building and there are general classrooms located in the south portion of the building. At one time, there was an interior courtyard that has since been enclosed and was used as office space when the facility was used as the 9th grade academy many years ago. As of the 2017/18 school year this facility will undergo minor improvements so that it can house the new 7th/8th grade Academy.



Renovate east restrooms



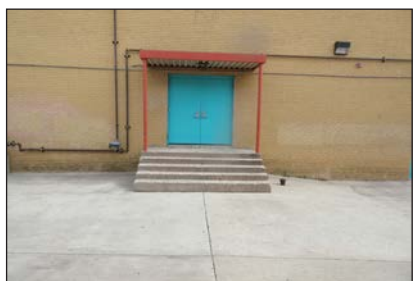
Renovate restrooms & comply with ADA requirements



Refurbish elevator



Patio Building Main Entrance



Replace spalled concrete steps & provide handrails

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Site:

The concrete sidewalks around the building have several areas that are spalled, settling and cracked that require replacement to prevent tripping. The main entry to the building is located on the east side of the building; and an ADA accessible ramp in place. The egress exit from the north side of the building from the band room has a concrete stoop with steps that are spalled and do not have handrails. The south and east entrances are in fair condition. Overall, the site drainage is adequate; however, there are some areas around the building perimeter that are in need grading and drainage improvements, particularly between this facility and the adjacent Career Education Building to the west. Landscaped areas need improvement.

Structural/Exterior Closure:

The Patio Building was constructed with concrete footings and a built-up concrete foundation pad with crawl space in a portion of the building. Exterior masonry walls, steel columns and joists, and metal decking form the roof structural system. The exterior walls consist of CMU with a light-colored brick veneer, which needs joint maintenance and tuck-pointing and repairs where some masonry is missing. There is also an area on the south and east ends of the building that have areas of stucco that needs repairs and new color coat. The building is experiencing settlement in several areas and the district recently had Chavez-Grieves Consulting Engineers complete a structural assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation, to the exterior walls and to the roof diaphragm. The roof consists of a standing seam metal roof system with metal soffit/fascia panels that needs to be replaced as there are areas of continuous leaks. There is neither a gutter system in place to help keep water away from the building nor a snow stop system in place to reduce the impact of snow falling from the eaves. Overall roof maintenance is needed at all base/ perimeter flashings, and roof seams.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at exterior storage, and partially glazed doors at the main entry. Both the double door and single entries into the building lack both vestibules and operational automatic door openers, which are needed at strategic locations to meet accessibility requirements. The exterior windows consist of fixed and single hung aluminum windows, many with broken seals and several with broken glazing.

Interiors:

The interior partitions are a combination of painted CMU, wood/metal stud framed walls with painted gypsum board and are in fair to good condition, with several walls and ceilings needing repairs and corner guards installed. The interior door frames are hollow metal with fire-rated solid wood doors and all classroom doors have vision panels. There is an interior lift system in place to assist students and visitors that need assistance to change levels.

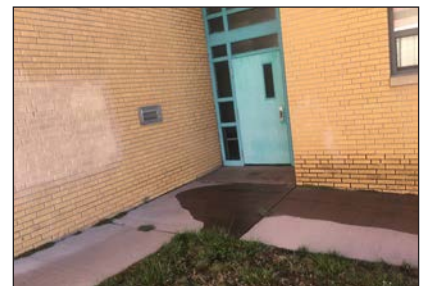
Flooring varies throughout with vinyl composition tile in the lobby area, corridors, and classrooms; all areas appear to be in poor to fair condition needing replacement except for the band room which has recently had new carpet tile



Replace exterior windows



Replace damaged concrete sidewalks & reseal asphalt



Replace exterior doors & improve drainage



Replace missing exterior vent panel



Replace stair nosing's

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installed. The flooring in the restrooms is vinyl composition tile w/ ceramic tile wainscoting and sealed/painted concrete in the mechanical/ janitor rooms. The interior stairs to transition levels need new step nosing's and handrails that meet current code requirements installed. The ceilings throughout consist of three types: painted gypsum board, 2'x4' suspended ceiling tile system, and exposed structure with tectum panels in the band room. There are some stained ceiling tiles in several locations and areas of gypsum board damage from previous roof leaks. The ceilings in the restrooms, and storage areas have painted gypsum board / plaster ceilings with either surface mounted or recessed lighting.



Replace stained ceiling tiles

Mechanical/Plumbing:

Heating for the facility is provided by a series of newer small boilers and cooling is provided with DX cooling units with condensing units. The entire building needs a cooling system along with a new facility-wide central control system, and should include testing and balancing of all the HVAC units, once complete. The exhaust fans in the restrooms require replacement, as many are minimally operable and do not provide adequate ventilation. All of the water heaters are in need of replacement as well as water fountains.



Replace damaged ceilings & upgrade lighting

Restroom renovation including plumbing fixture replacement and reconfiguration for ADA compliance is needed in the administrative office area at the south end of the building. The district has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.



Replace VCT flooring

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. While the facility's primary service has been upgraded, the secondary service for facility will need to be upgraded to meet new programmatic and technology requirements. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, pendent mount in the band room and surface mounted fluorescent light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.



Restrooms need minor refurbishment

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does have fire sprinkler system in place which may be required to be upgraded under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and fixtures.



Stage area needs refurbishment

SECTION 4.0 - SUPPORT INFORMATION

A new security camera system (interior/exterior) is needed and to be connected to each campus building's Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

RHS Chorus Building

Constructed: 1961

Permanent SF: 2,989 GSF

Facility Notes and Comments:

The Robertson High School Chorus Building consists of 2,989 square feet and was constructed in 1961. This facility is centrally located on the main campus near the Patio Building and McFarland Hall. As part of the district's effort to reduce unneeded square footage as of the 2017/18 school year this facility has been identified for demolition.

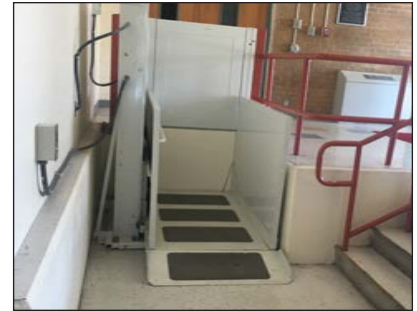
Site:

The concrete sidewalks around the building have several areas that are spalled, settling and cracked that require replacement to prevent tripping. The main entry to the building is located on the south side of the building facing the back side of the band room; and an ADA accessible ramp in place. The egress exit from the east side of the building from the choir room have a concrete stoop with steps that are spalled and do not have handrails. The west doors to the building are in fair condition. Overall, the site drainage is adequate; however, there are some areas around the building perimeter that are in need grading and drainage improvements, particularly between this facility and the adjacent Patio Building to the south.

Structural/Exterior Closure:

The Chorus Building was constructed with concrete footings and a built-up concrete foundation pad. Exterior masonry walls, steel columns and joists, and metal decking form the roof structural system. The exterior walls consist of CMU with a light-colored brick veneer, which needs joint maintenance and tuck-pointing and repairs where some masonry is damaged. The building is experiencing settlement in several areas and the district recently had Chavez-Grievess Consulting Engineers complete a structural assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation, to the exterior walls and to the roof diaphragm. The roof consists of a standing seam metal roof system with metal soffit/fascia panels that is in fair condition. There is neither a gutter system in place to help keep water away from the building nor a snow stop system in place to reduce the impact of snow falling from the eaves. Overall roof maintenance is needed at all base/ perimeter flashings, and roof seams.

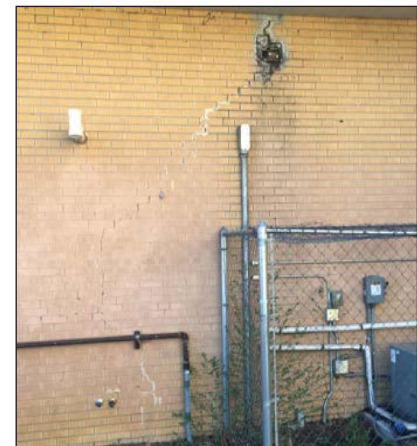
Exterior doors and frames are hollow metal, doors are a combination of solid



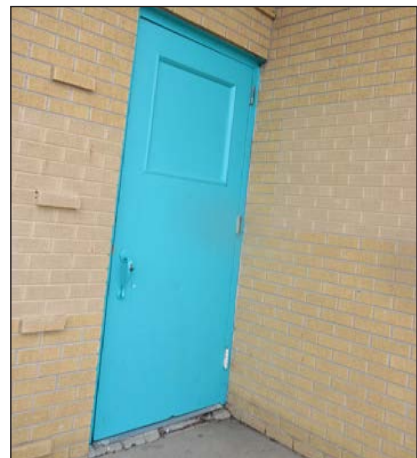
Wheelchair lift is operable but should be serviced



Choir Building



Stabilize structural settlement & repair masonry



Replace exterior doors & hardware

SECTION 4.0 - SUPPORT INFORMATION

panel at exterior storage, and partially glazed doors at the main entry. Both the double door and single entries into the building lack both vestibules and operational automatic door openers, which are needed at strategic locations to meet accessibility requirements. The exterior windows consist of both the original fixed and single hung aluminum windows with single pane glazing, all of which need replacement.

Interiors:

The interior partitions are a combination of painted CMU and wood stud framed walls with painted gypsum board, which are in fair condition, with several walls and ceilings needing repairs and corner guards installed. The interior door frames are hollow metal with solid wood doors and the choir room door has a vision panel. Flooring varies throughout with vinyl composition tile in the lobby area, corridor, and restrooms; and carpet in the choir room, office, and practice rooms. The ceilings throughout consist of three types: painted plaster/gypsum board, 2'x4' suspended ceiling tile system, and exposed structure with tectum panels in the choir room. There are some stained ceiling tiles/ tectum panels in several locations and areas of plaster damage from previous roof leaks. The ceilings in the restrooms, and storage areas have painted gypsum board / plaster ceilings with either surface mounted or recessed lighting.

Mechanical/Plumbing:

Heating for the facility is provided by a small boiler and no cooling is provided. The entire building needs a cooling system installed along with a new facility-wide central control system, and should include testing and balancing of all the HVAC units, once complete. The exhaust fans in the restrooms require replacement, as they are minimally operable and do not provide adequate ventilation, as well as the water heater and water fountains.

Restroom renovations including plumbing fixture replacement and reconfiguration for ADA compliance is needed in the building's two single occupant restrooms. The district has reported issues with the existing water and sewer lines, which will require upgrading/ replacement as part of any renovation project.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, pendent mount in the choir room and surface mounted fluorescent light fixtures. There are several areas in the corridor and offices that have broken or missing light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system



Replace all exterior windows-single pane



Replace exterior windows



Repair interior walls & repaint



Replace inoperable water fountain



Replace light fixtures

SECTION 4.0 - SUPPORT INFORMATION

is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to each campus building’s Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

RHS Quintana Building

Constructed: 1970

Permanent SF: 8,788 GSF

Facility Notes and Comments:

The Quintana Building consists of 8,788 square feet and was constructed in 1970. This facility is located next Marr Gym across the street from all of RHS’s other academic buildings and is used for “D” Level SPED and support services. An evaluation of the campus, revealed opportunities to bring the students into the Main Academic Building with some modifications to be more inclusive. As part of the district’s effort to reduce unneeded square footage as of the 2017/18 school year, this facility has been identified for demolition.

Site:

The three-story building does not have an elevator; however, it has three primary access points, one entrance that directly access’s the 3rd floor (which is used for SPED) from 4th Street, the second is from an access ramp to the south side of the 2nd floor, and the lower level can be accessed from the parking lot on the north side of Marr Gym. The concrete sidewalks/ ramps around the Quintana Building have several areas of spalled surfaces, uneven settlement, and cracks due to age that need to be replaced to prevent tripping. The hand/guard rails for the 2nd floor access are in poor condition, as well as the adjacent retaining wall on the south side of the building which needs significant repairs. Grading, drainage, and landscape improvements are needed around the entire building.

Structural/Exterior Closure:

Originally constructed in 1970, the Quintana Building has not undergone any additions, however a portion of the second floor was converted into a locker several years ago, but is no longer used. The three-story building was constructed



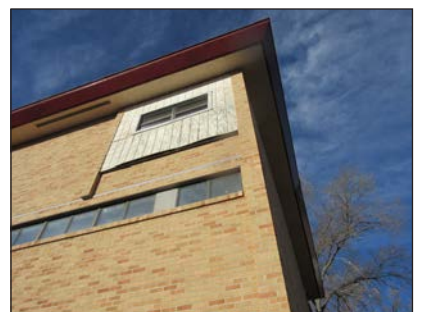
Replace broken/spalled concrete



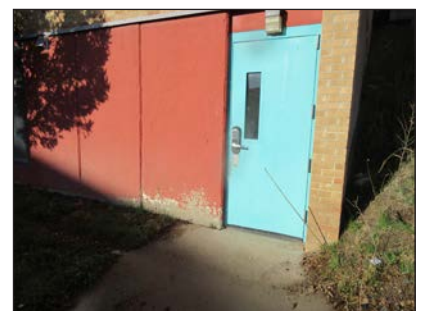
Renovate restrooms for ADA compliance



Quintana Building



Replace exterior windows



Replace exterior wood panels & lighting

SECTION 4.0 - SUPPORT INFORMATION

with concrete footings, stem walls and partial crawl space. There are several areas where the building experiencing settlement and damaging interior walls. The exterior walls consist of CMU with a light-colored brick veneer which needs joint maintenance, repairs, and tuck-pointing and decorative wood siding that also needs replacement as it is damaged/ rotted in several areas. The roof consists of a standing seam metal roof system that was replaced within the past five years with metal soffit/fascia panels, and gutters with downspouts on the west side of the building only.

Exterior doors and frames are hollow metal, doors are a combination of solid panel and partially glazed doors at the main entry areas. All exterior doors and hardware need to be replaced as many are damaged or missing door hardware, and automatic door openers need to be replaced to meet accessibility requirements. The exterior windows are double-glazed aluminum with a combination of fixed and operable windows, most with broken seals, warped frames, and damaged screens all needing replacement.

Interiors:

The interior walls consist of wood/metal stud framed walls with painted gypsum board and are in fair condition with several areas needing repairs and repainting, including installation of corner guards to reduce future damage. The interior stairwells that are used to access the other floors need to have debris cleaned up and handrails installed in areas where they are missing or added to areas in which only one rail exists. The interior hollow metal door frames and the interior wood doors and hardware are also in fair condition.

The flooring throughout varies with vinyl composition tile in the entry area, corridors, some classrooms, and locker room. There is also carpet that needs to be replaced in the 3rd floor SPED classrooms. The flooring in the restrooms and shower areas is ceramic tile w/ ceramic tile wainscoting and sealed concrete in the mechanical/ janitor rooms and on the lower level storage room.

The ceilings throughout consist of two types: painted gypsum board, and 2'x4' suspended ceiling tile system. There are some stained ceiling tiles are in several locations from previous roof leaks. The remainder of the ceiling system is in fair to good condition and just requires replacement of damaged/stained tiles.

Mechanical/Plumbing:

Heating for the facility is provided by a gas fired furnaces that are of varying ages and condition; a cooling system is not in place. The entire building needs a complete new HVAC system along with a new facility-wide central control system, and should include testing and balancing of all the HVAC units once complete. The exhaust fans in the restrooms and locker rooms require replacement, as they are minimally operable and do not provide adequate ventilation.

Restroom renovations including complete plumbing fixture replacement and reconfiguration for ADA compliance is needed in the building's two single occupant restrooms. The water fountains throughout are of multiple ages and condition, with a majority of the facility's water fountains needing to be replaced.

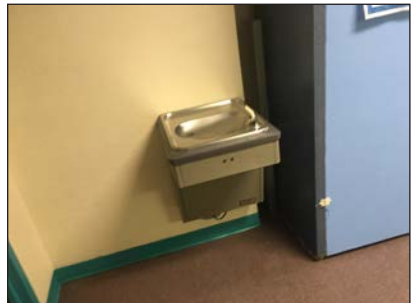
Electrical:



Repair interior wall cracks & repaint



Handrails need to be installed at stairs



Replace water fountain



Furnace upgrades needed

SECTION 4.0 - SUPPORT INFORMATION

The electrical system is fed from a pole mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures. There are several areas in the corridor and offices that have broken or missing light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to each campus building's Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

RHS Career Education Building

Constructed: 1975
Permanent SF: 24,451 GSF

Facility Notes and Comments:

The RHS Career Education Building consists of 24,451 square feet and was constructed in 1975. Several years ago, the former Home Ec classroom and adjacent classrooms were converted into a "School Based Health Clinic" (approximately 3,400 SF). The remaining classrooms and shop areas are all in need of renovation and upgrades to meet programmatic requirements. The facility is located on the south west side of the campus next to the Patio Building and tennis courts.

Site:

The north side of the building has roll-up door to access the various shop



Stove is not properly vented



Install transition strip



Install stainless changing table



Career Education Building



Replace broken/settling sidewalk

SECTION 4.0 - SUPPORT INFORMATION

areas to allow for exterior work space and delivery of large materials. The concrete sidewalks around the building have several areas that are spalled, settling, and cracked that require replacement to prevent tripping and meet to ADA requirements. The egress exit from the south side of the building from the corridor has a concrete stoop with steps that are spalled and do not have handrails. Overall, the site drainage is adequate; however, there are some areas around the building perimeter that are in need grading and drainage improvements, particularly between this facility and the adjacent Patio Building to the east.

Structural/Exterior Closure:

The Career Education Building was constructed with concrete footings and a built-up foundation pad; there is a stone made retaining wall system in place along a portion of the west and south sides of the facility. The structural system consists of concrete columns and beams frames with infill masonry shear walls act as the main lateral system of the structure with a pre-cast, pre-engineered double tee concrete panel system for the roof. The exterior walls are fluted concrete vertical facing panels around the perimeter of the building that has some areas that need repair and the entire exterior needs to be repainted. The facility is currently experiencing settlement in several areas and the district recently had Chavez-Grieves Consulting Engineers complete a structural assessment report for this facility that identifies multiple areas of repairs and reinforcement needed from the foundation and the exterior walls.

The roof consists of a standing seam metal roof system that was replaced in approximately 1996 with metal soffit/fascia panels. The roof has several areas where leaks are persistent, many of which have been coming from the facility's skylights, as well as areas that have had poor flashing maintenance on the roof. The connecting covered walk-way to the Patio Building also needs roof replacement. The facility has several skylights that need replacement as they are also original, some are broken and have had multiple issues with leaking.

The exterior doors frames are hollow metal throughout the facility, with exterior hollow metal doors that are either solid panel or have glazed inserts, and in poor to fair condition with damaged doors and hardware. All of the main entry points lack vestibules and the automatic door openers need to be replaced. Overhead coiling doors are installed in the auto, wood, and metal shop areas to allow for big project access and material delivery. The exterior windows consist of fixed double pane operable window systems with insulated aluminum frames along the west side of the building all of which need replacement.

Interiors:

The interior partitions are a combination of painted CMU, wood/metal stud framed walls with painted gypsum board and are in fair to good condition, with several walls and ceilings needing repairs and corner guards installed. Flooring throughout the facility is fair condition and consists of multiple systems: vinyl composition tile in the corridors and classrooms; is vinyl composition tile w/ ceramic tile wainscoting in the restrooms, and sealed concrete in the shop areas that need re-striping around the work areas around equipment. The interior door frames are hollow metal with fire-rated solid wood doors and all classroom



Extend handrails at steps to meet current code requirements



Improve drainage around building perimeter



Repair concrete panels & repaint



Repair water damaged ceilings & repaint



Install Dust Collection System on all Equipment

SECTION 4.0 - SUPPORT INFORMATION

doors have vision panels. The ceilings throughout consist of three types: painted gypsum board, 2'x4' suspended ceiling tile system, and exposed structure in the shop areas. There are some stained ceiling tiles in several locations and areas of gypsum board damage from previous roof leaks that need repairs. The ceilings in the restrooms, and storage areas have painted gypsum board with either surface mounted or recessed lighting.

Mechanical/Plumbing:

The HVAC system for this facility was upgraded in 2011 with a boiler/ chiller system. Heating and cooling is distributed is through above ceiling ductwork and gas-fired radiant heating is used in the shop classrooms. Conditioned air is distributed is through above ceiling ductwork throughout the facility except for the shop classrooms. Ventilation in the shop classrooms needs upgrades and improvements. The wood working equipment in the Wood Shop needs to be connected to a central vacuum system, while in the Welding Shop only some of the welding stations have exhaust ventilators in place (most are in operable) and more are needed, and additional ventilation is needed in the Small Engine Repair Shop to exhaust fumes.

Restroom renovations are needed including plumbing fixture replacement and reconfiguration for ADA compliance is needed. The water fountains throughout are also in need of replacement.

Electrical:

The electrical service to the facility is provided by a 300 KVA., 120/208V., pad mounted transformer, 4-wire power to the facility. While the facility's primary service has been upgraded, the secondary service for facility may need to be upgraded to meet future programmatic and technology requirements. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, pendent mount light fixtures in the shop areas and surface mounted fluorescent light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does have fire sprinkler system in place which while the fire riser was upgraded in 2013, may still be required to be upgraded under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.



Replace all welding equipment hoods - Non Operable System



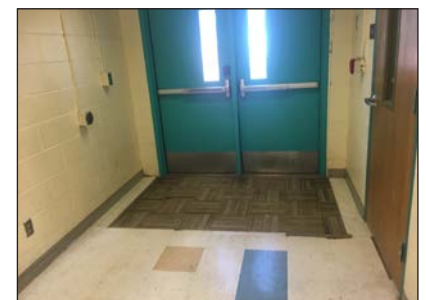
New boiler system



Restroom renovations need to comply with ADA



Provide fencing around equipment



Replace exterior doors, frame & hardware

SECTION 4.0 - SUPPORT INFORMATION

A new security camera system (interior/exterior) is needed and to be connected to each campus building's Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.



Repair settlement cracks

RHS Marr Gym

Constructed: 1983, Addition 1997

Permanent SF: 44,323 GSF

Facility Notes and Comments:

The RHS Marr Gymnasium was constructed in 1983, and in 1997 a locker room/field house addition was constructed on the northeast side of the building which now consists of 44,323 SF. Marr Gym is located on the east side of 4th Street on the lower half of the campus near the athletic fields. The facility serves as the school's primary gym for both physical education and athletics, as well as is the main kitchen for the school with student dining at the main level lobby area.



Marr Gym - Repaint metal handrails

Site:

The primary entry to the Main Gym is from the southwest corner of the building. Student can access the gym via either a stairway or ramp that leads down the hillside from 4th Street. Both the stairway and ramp are in need of repairs and new handrails that meet current code/ ADA requirements as the existing concrete is broken/ spalled in several areas. The retaining wall in this area is also experiencing settlement issues and needs to be repaired. Marr Gym is surrounded by parking areas, access roads, concrete walkways, and landscaping. This portion of the site has a large developed main football with track, two areas of tennis courts and to the far north of the site is the school's baseball field and practice football/soccer field. There have been many problems reported with the lift-station near the "Cardinal Alley" restroom and it needs replacement.



Repaint stucco & re-color coat

There are two parking areas on the north and south sides of Marr Gym, and all paved areas need various levels of repairs, resurfacing or top coat and re-stripping. On the north side of the gym is an access stairway that leads from the parking lot to the main entry level of the gym that does not have handrails. There are sections of fencing around the perimeter of this portion of the site that need to be replaced and expanded.



Repair [saving & resurface

Structural/Exterior Closure:

Marr Gym is a multi-level gymnasium structure originally constructed in 1983 with a field house addition constructed in 1997, with no structural upgrades visible. Skylights run parallel to the deep long span pre-engineered steel joists. The gym's roof structure is a flat long span steel joist framed system supported on cast in place concrete beam and column rigid frame with infill masonry walls and a modest number of steel columns. The floors are structured including the gym floor with a crawl space. The structure is steel joist, metal deck with



Repair/repaint walls & install handrails

SECTION 4.0 - SUPPORT INFORMATION

concrete finish floor for the wood floor. The ground floor is a framed structural floor consisting of open web steel joists with metal deck and concrete slab cast over the deck. The field house is most likely slab on grade with continuous and spread footings. The ground floor supports the wooden gym floor. The upper floors are framed concrete elevated slabs that support the gym's expandable bleacher seating system. Concrete columns and beams support the elevated cast in place system.

The exterior walls consist of a combination of metal wall panels and stucco system that needs repairs in many locations including replacement wall panels, stucco patching with new color coat and joint maintenance around all wall openings and along the building perimeter. All of the exterior metal trim needs repainting and/or maintenance. There are two roof systems in place - standing seam metal roofing at sloped areas (1983) and a fully adhered TPO roof system that was last replaced in 2005. Both roof systems over the years have experienced multiple leaks, many of which have been coming from the facility's original skylights as well as areas that have had poor flashing maintenance on the roof. The facility has several large acrylic skylights are in poor condition and need replacement as they are also original, some are broken and have had multiple issues with leaking. Overall, the roof needs to have regular annual maintenance in removing debris from the roof drains, gutters, and downspouts including replacement of any damaged splash-blocks.

The exterior doors frames are hollow metal throughout the facility, with exterior hollow metal doors that are either solid panel or have glazed inserts, and are in fair to good condition. Several exterior doors and hardware need to be replaced as many are damaged or missing door hardware, and automatic door openers need to be replaced to meet accessibility requirements. The exterior windows on the field house addition are double-glazed aluminum with a combination of fixed and operable windows, most with broken seals, warped frames, and damaged screens, all needing replacement.

Interiors:

The interior walls consist of metal stud framed walls with painted gypsum board, painted CMU and interior acoustic metal wall panels in the main gym area. All wall surfaces are in fair condition with several areas needing repairs and repainting, including installation of corner guards to reduce future damage. The locker rooms and restrooms in the Main Gym were renovated in 2011, and are in good condition just requiring maintenance.

The kitchen for the school is located on the main mezzanine level, with student dining located in the lobby area of the mezzanine. The current configuration of the kitchen is inefficient and a complete renovation is needed including new equipment. The interior ceramic tile walls and floors are very dated, dingy and have damaged grout joints. The floors throughout main gym mezzanine area are either polished concrete, carpeting in the upper level seating areas that needs to be replaced, VCT flooring in the field house, and ceramic tile flooring in the restrooms and locker rooms. The wood gym floor was replaced in 2016 as part of an insurance repair due to roof leaks/ water infiltration. The ceiling surfaces are a combination of 2'x4' lay-in ceiling tile, painted gypsum board/plaster and



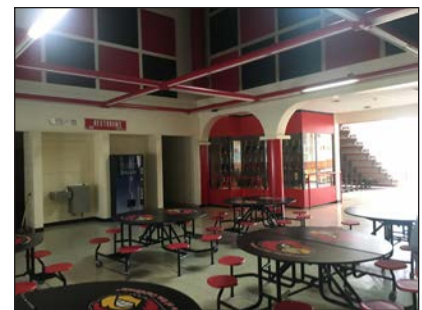
Replace damaged wall panels



Replace broken sidewalks



Replace all skylights. Multiple panels broken



Renovate dining area



Replace skylights & repair wall damage

SECTION 4.0 - SUPPORT INFORMATION

exposed structure. Several of the ceiling areas require repairs, repainting and portions of suspended ceiling system and tiles need to be replaced.

Mechanical/Plumbing:

Heating for the facility is provided by a gas fired boiler and chiller system that was replaced in 2000 and is in good operable condition. Conditioned air is distributed is through above ceiling and exposed ductwork throughout the facility. The exhaust fans in the restrooms and locker rooms require replacement, as they are minimally operable and do not provide adequate ventilation. While the locker rooms were renovated in 2011, none of the existing restrooms have been upgraded since the facility was constructed in 1983. Many of the toilet stalls have either broken or missing doors, some lavatories/toilets do not work properly, none of the restrooms are currently ADA compliant. Restroom renovations including complete plumbing fixture replacement and reconfiguration for ADA compliance are needed throughout all levels of the gym. The water fountains throughout are of multiple ages and condition, with more than half of the facility’s water fountains need to be replaced.

Electrical:

The electrical system is fed from a pad mounted 300KVA 120/208v 3-phase, 4-wire power to the facility. Lighting throughout is a combination of 2’x4’ lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures. There are several areas in the corridor and offices that have broken or missing light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does have fire sprinkler system in place which may be required to be upgraded under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to each campus building’s Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to



Repair roof leak damage in dry storage room



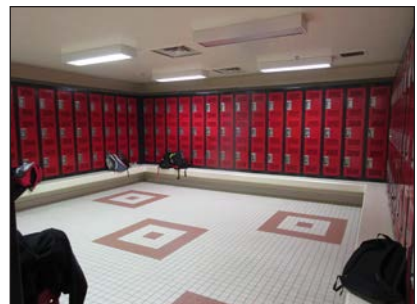
Complete kitchen renovation needed



Non-accessible toilet area (3rd level)



Replace water fountains



Locker rooms in good condition

SECTION 4.0 - SUPPORT INFORMATION

better monitor the building. Overall, the facility only meets the minimal ADA requirements (primarily the Main Gym) and requires improved access to the facility, interior door hardware upgrades, access, restroom renovations, and additional access/ accommodation in public areas.

RHS Media Center/ Science Building

Constructed: 1997
Permanent SF: 9,994 GSF

Facility Notes and Comments:

The RHS Media Center/ Science Building is the campus’s newest facility as it was constructed in 1997 and has not had any additions. The 9,994 square feet houses the school’s media center, two computer labs, a large science lab and a small lecture room. The facility needs renovation as only very minimal upgrades have been completed in the facility over the past 20 years.

Site:

The main entrance to the Media Center is from the west side that faces the interior courtyard of the main building and amphitheater. The science lab can be directly accessed from the east side of the building which has several concrete stairs without handrails and a concrete ramp that needs guard rails upgraded. Overall site drainage around the building is in good condition, however there are a few areas that need grading and drainage improvements needed along the north and west sides. The concrete sidewalks and steps around the building are spalled, cracked, settling, and needs to be replaced. Landscaped areas include grass on the west side of the building that is irrigated.

Structural/Exterior Closure:

The Media Center/ Science Building was constructed with concrete footings and slab on grade foundation that is in overall fair to good condition, and appears to be showing signs of minimal settlement (primarily due to the age of the facility). Exterior masonry walls, steel columns and joists, and metal decking form the roof structural system. The exterior walls consist of a brown fluted and smooth faced CMU, which is in need of joint maintenance and tuck-pointing. The roof consists of a TPO single-ply membrane roof system and standing seam metal roofing with metal flashing and trim, both systems were replaced in 2015. The roof over the years has experienced multiple leaks, many of which have been coming from the facility’s original skylights which were also replaced as part of the roofing project. Both the metal roofing and TPO roof systems are in good condition, however, the roofs needs to have regular annual maintenance to remove debris from the roof drains and gutters, and reseal all joints.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at secondary exits and secure areas, and partially glazed doors at main entry points and exit corridors. Exterior doors are in fair to poor condition with several doors damaged or missing door hardware. Exterior windows are a combination of insulated single-hung type of operable units and non-operable units all of which need replacement. There are some areas in which glass block was installed to provide additional daylighting; in many places the glass block is either broken or are cracked, and needs replacement with an alternative type of



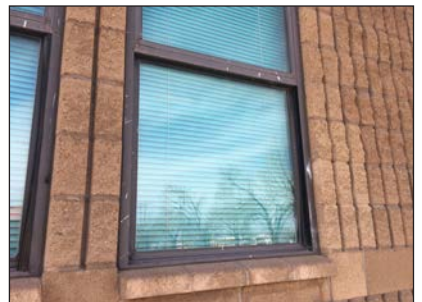
Media Center / Science Building



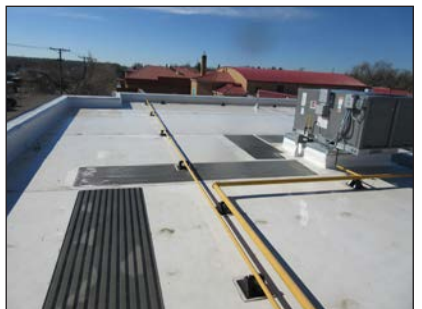
Repaint exterior metal work



Repaint ADA access curbing/sidewalk



Replace exterior windows throughout



New Roof & Mechanical Systems

SECTION 4.0 - SUPPORT INFORMATION

translucent wall panel system to help maintain security.

Interiors:

The layout of the building is somewhat disjointed as the main entrance to the science lab is from the exterior of the east side, however interior access to this area can only be had by going through intervening rooms. Both the classroom and library finishes and built-in casework are in fair condition as majority of the casework is from the original construction and is very worn. The interior door frames are hollow metal with solid wood doors, all interior doors to occupied spaces have vision panels located in the center.

Floor finishes throughout need replacement, the carpeting is in poor to fair condition can be found in the media center, lecture hall, and computer labs, vinyl composition tile (VCT) is in the science lab and restrooms. All restrooms need major upgrades and renovation, as they are still in their original configuration, many fixtures are not operable, and are not ADA compliant.

The ceilings throughout are a combination of 2'x4' suspended acoustical panels and painted gypsum board are in fair to good condition. There are many areas throughout the building that need replacement ceiling tiles in areas that have had prior roof leaks and there are also multiple places where the gypsum board ceilings have been also damaged by leaks and needing repairs.

Mechanical/Plumbing:

As part of the roof replacement project in 2015, a new HVAC system was installed consisting of a gas-fired rooftop DX combination units. Conditioned air is distributed is through above ceiling ductwork throughout the facility and is regulated by a direct digital control system. The existing restrooms still have the original plumbing and original fixtures and are not ADA compliant. Restroom renovations including plumbing fixture replacement and reconfiguration for ADA compliance is needed in the building's two single occupant restrooms. The water fountains throughout are of multiple ages and condition, with more than half of the facility's water fountains need to be replaced.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208v 3-phase, 4-wire power to the facility. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures. There are several areas in the corridor and offices that have broken or missing light fixtures. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. Emergency lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Main Administration Office, consisting of audible alarms and strobes in all occupied spaces and corridors, and fire alarm pulls adjacent to the exit doors have been installed. The system is activated by pull stations and is centrally monitored in the administrative office



New Metal Roof System



Replace glass block with kalwall system



Reconfigure computer labs for multi-use instruction



Replace VCT throughout



Renovate Science Lab

SECTION 4.0 - SUPPORT INFORMATION

and needs to be replaced. During the facility assessment, smoke detectors were visible throughout the facility but as part of any renovation project CO2 detectors will be required to be installed to meet current NM IEBC and Fire Code requirements. The facility also does not have fire sprinkler system in place which may be required to be installed under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code as part of any major facility renovation and upgrade projects. Emergency back-up lighting is also sporadic in terms of placement of emergency back-up wall packs and light fixtures.

A new security camera system (interior/exterior) is needed and to be connected to each campus building's Intrusion alarm system, as the current system has several areas where cameras are either inoperable or are missing. The intercom is a 2-way system needs replacement along with upgrades to the phone system as well as the clock system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgrades throughout to meet current code requirements.

RHS Campus FMAR's

As part of the Facility Assessment Process, the FMAR's were reviewed for the school site. All major findings have been combined with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan, with the exception of the Chorus and Quintana Buildings which have been identified for demolition. The minor findings in several areas have already been addressed and items that were not were also listed as maintenance repair needs were given to the LVCS Maintenance Department to be entered into School Dude and will become summer work projects.



Renovate all restrooms & comply with ADA requirements



Install handrails at exterior steps to meet code requirements

SECTION 4.0 - SUPPORT INFORMATION

RHS Site



Replace damaged/spalled concrete sidewalks



Repair cracks at tennis courts



Stabilize retaining wall & repair ramp



Provide handrails at steps



Repair edges around track



Repair rocks at retaining wall at south side of Gym



Drainage improvements needed



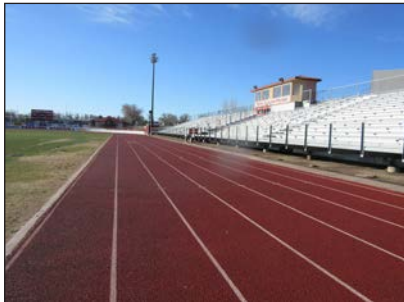
Replace broken/spalled concrete sidewalks



Repair & resurface asphalt



Replace broken/damaged sidewalks



Track repairs needed at NW side



Replace handrails at steps to meet current code requirements

SECTION 4.0 - SUPPORT INFORMATION

McFarland Hall



Replace broken/spalled concrete at main entry



Roof drainage improvements needed on north side of building



Clear exterior masonry & tuck-point



Gym interior needs to be repainted



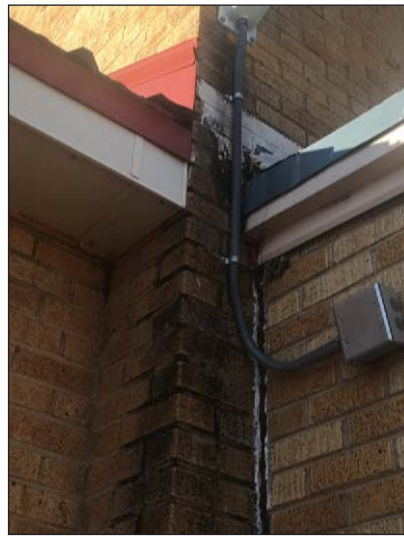
Replace damaged/stained ceiling tiles



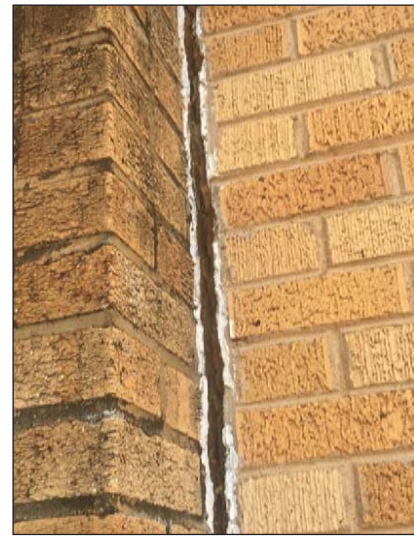
Repair wall damage at fire riser room



Replace VCT flooring



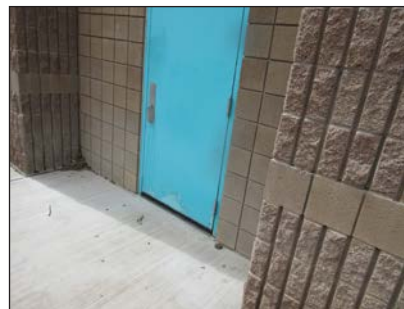
Roof drainage in this area needs to be corrected



Re-caulk all vertical joints



Repair exterior masonry, tuck-point & seal joints



Replace exterior door frame & hardware



Grading needed

RHS Main Building

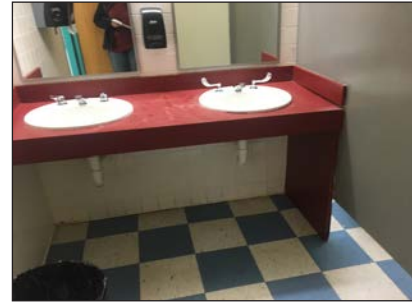
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Replace broken spalled concrete



Repair soffits from water leak damage & repaint



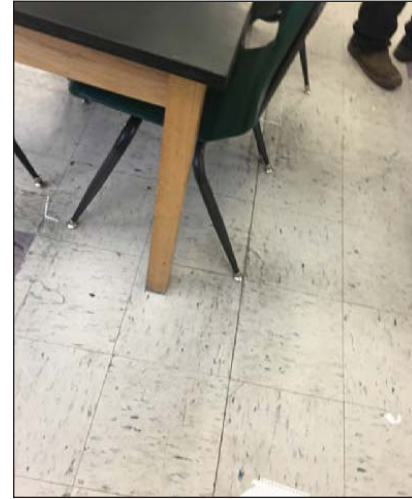
Renovate restrooms & comply with ADA



Replacement access stairs to basement & provide handrails

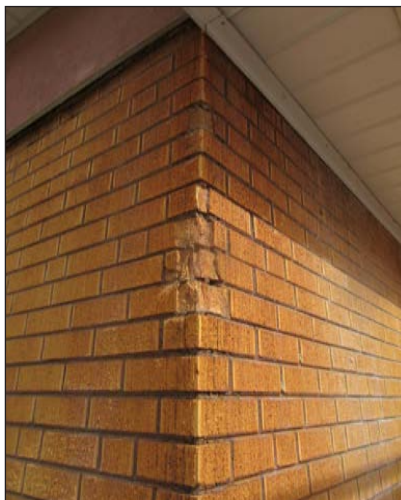


Repair masonry & tuck-point exterior

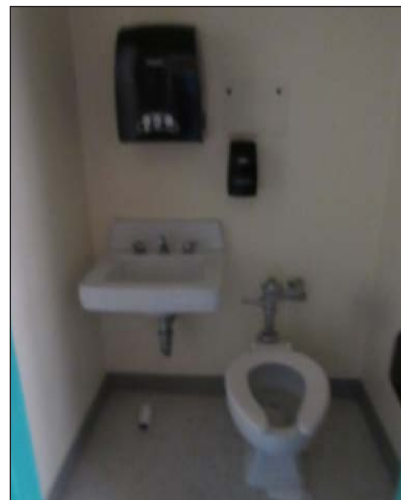


Replace VCT flooring

RHS Main Building (con.)



Repair /replace damaged brick



Renovate restroom in admin area- comply with ADA



Replace/repair damaged window lintels

Patio Building

SECTION 4.0 - SUPPORT INFORMATION



Replace water fountains



Clear weeds & reseal exterior wall perimeter.
Repair masonry & tuck-point

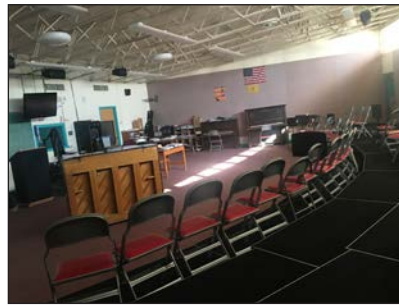


Clean masonry & tuck-point exterior walls

Patio Building (con.)



Replace broken/spalled concrete



Choir Building - Upgrade interior



Repair & tuck-point exterior masonry

Chorus Building



Replace broken/settling sidewalk

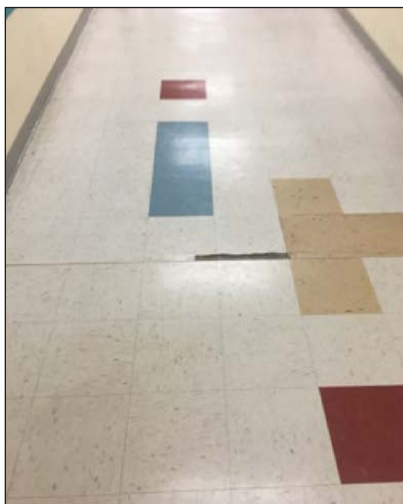


Replace ventilation system & repair walls



Repair per structural report

Career Education Building



Replace VCT throughout except for SBHC



Repair water damage at skylight wells



Repair masonry settlement & repaint

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Complete kitchen renovation needed



Reseal all vertical joints including metal panels



Replace VCT flooring

Marr Gym



Broken skylights



Replace damaged ceiling tiles



Repair water damaged ceilings in locker room



Replace wood bleachers



Reseal flashing at all metal wall panels



Handrails need to be extended



Replace broken/spalled concrete sidewalks



Replace exterior doors & hardware



Repaint exterior railings

Media Center/Science Building



Reset/replace R.R. ties



Replace glass block with kalwall system

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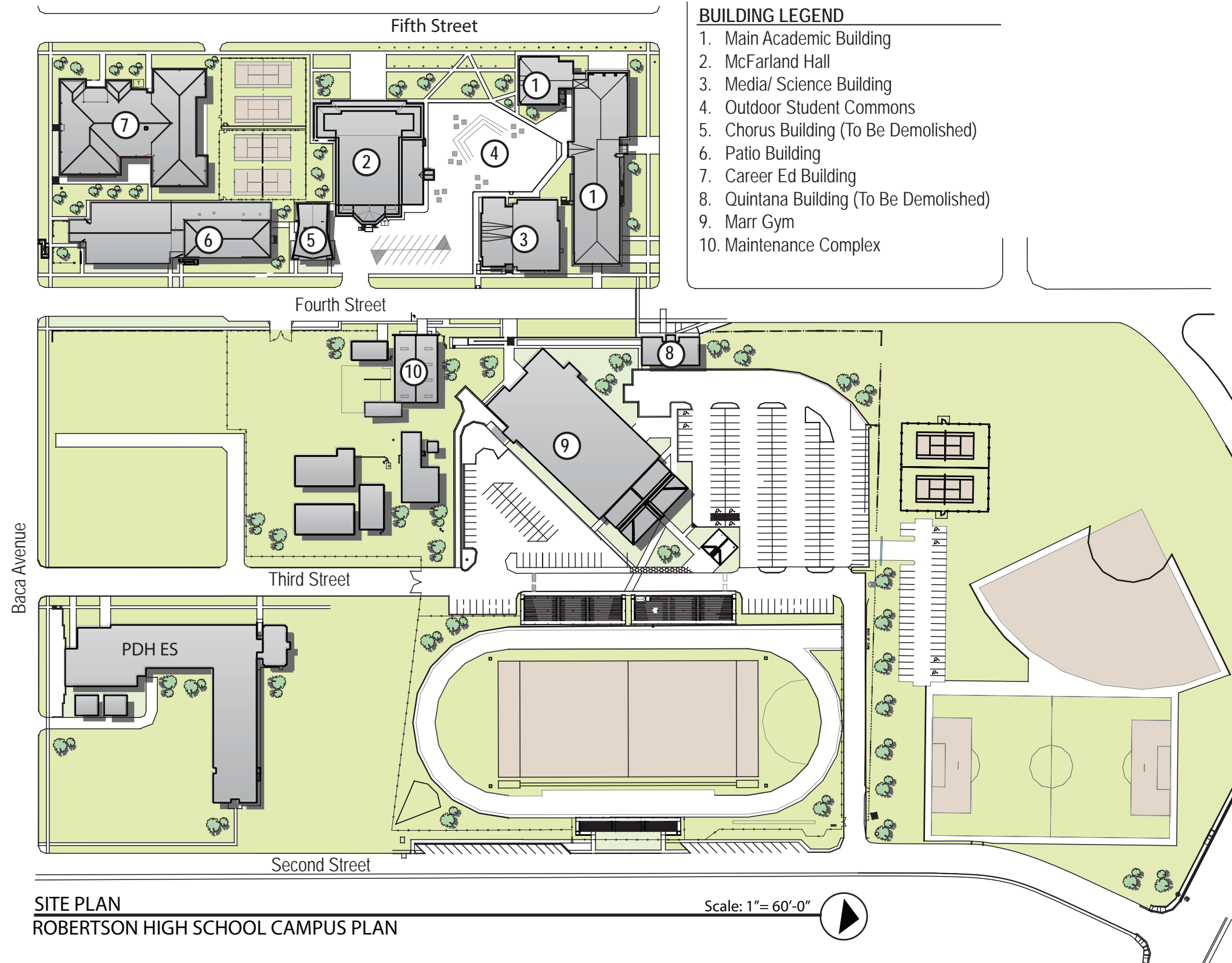
Site Plan - Robertson High School
Las Vegas City Schools

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SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools - Robertson High School Site














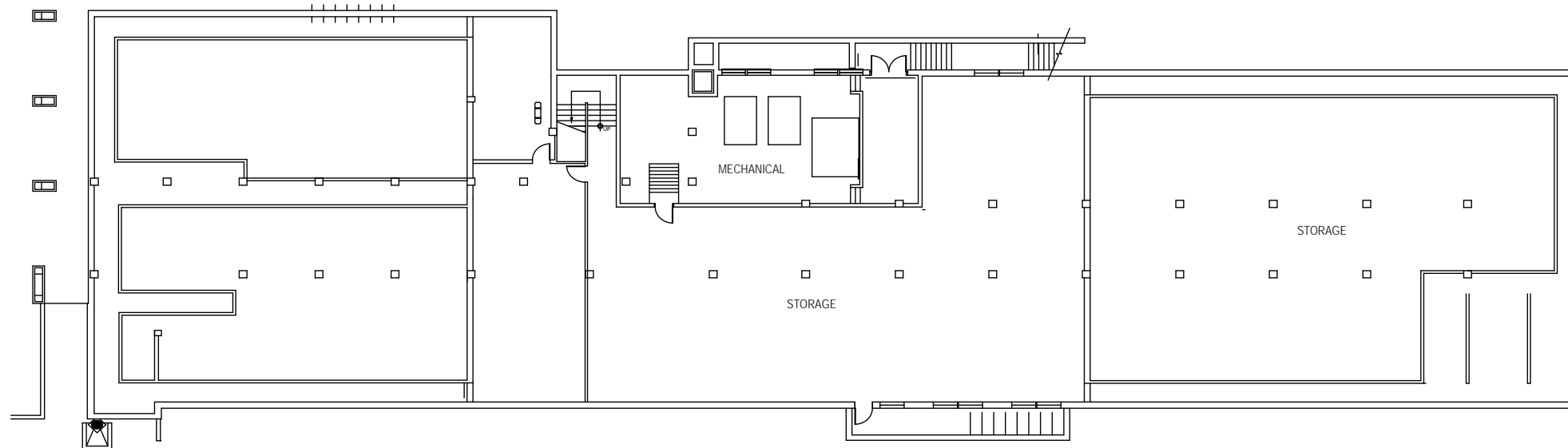
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SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools - Robertson High School Main Building Floor Plan-Basement

FACILITY USE LEGEND

 Administration	 CR Used For Storage/Vacant
 MS/ HS General Classroom	 Science Lab
 SPED/ Resource	 Career Tech
 Computer Lab	 Library
 Art/Music	 Multi-Use / Gym/ Weight Room
 School Based Health Clinic	



FLOOR PLAN - Basement & Foundation

Robertson High School

Scale: 1"=20'-0"
43,584 SF

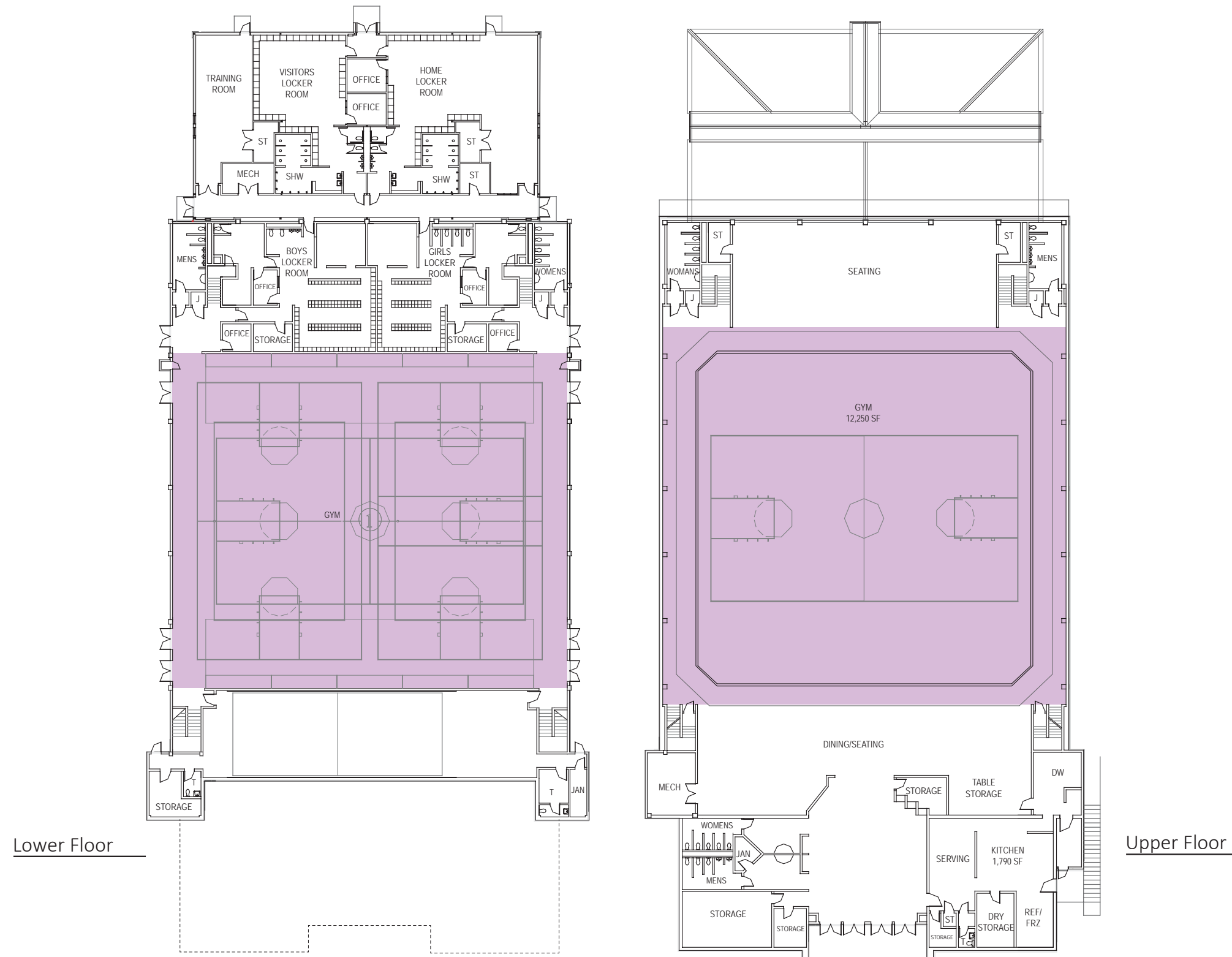


Floor plans unavailable, please contact PSFA for assistance



SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools - Robertson High School Marr Gym Floor Plan



FACILITY USE LEGEND

 Administration	 CR Used For Storage/Vacant
 MS/ HS General Classroom	 Science Lab
 SPED/ Resource	 Career Tech
 Computer Lab	 Library
 Art/Music	 Multi-Use / Gym/ Weight Room
 School Based Health Clinic	

FLOOR PLAN - Marr Gym
Robertson High School

Scale: 1/32"=1'-0"
44,323 SF



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SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Athletic Fields (East Campus)	X					Repaint crosswalks on 4th Street between the Main Campus and Marr Gym/ Athletic Fields.
Robertson High School - Athletic Fields (East Campus)	X					Replace broken pathway lights and repaint walls along ADA walkway between upper level of 4th Street and SW corner of Marr Gym
Robertson High School - Athletic Fields (East Campus)	X					Repair/replace baseball dugouts, replace torn windscreen, replace bleachers and repair hole in fence.
Robertson High School - Athletic Fields (East Campus)					X	Construct new Auxiliary Gym next to Marr Gym to replace McFarland Hall and to accommodate the closure of the Middle School
Robertson High School - Athletic Fields (East Campus)					X	Repair cracks/ potholes and resurface asphalt along 4th Street between the Main Campus and Marr Gym/ Athletic Fields (<i>Need to coordinate with the City of Las Vegas for repairs to 4th Street</i>)
Robertson High School - Athletic Fields (East Campus)					X	Repair cracks, potholes, resurface asphalt and restripe parking lot at north & south sides of Marr Gym and next to Stadium and replace parking bumpers.
Robertson High School - Athletic Fields (East Campus)					X	Repair cracks and seal coat parking lot near soccer/ baseball fields and replace all damaged parking curbs.
Robertson High School - Athletic Fields (East Campus)					X	Bus & Parent drop/pick up areas need to be reconfigured to improve traffic flow.
Robertson High School - Athletic Fields (East Campus)					X	Replace spalled sidewalk crossing area between Marr Gym and Stadium.
Robertson High School - Athletic Fields (East Campus)			X			Stabilize and repair retaining wall from 4th Street to the main level of Marr Gym and the southwest and northwest corners of the gym.
Robertson High School - Athletic Fields (East Campus)					X	Site drainage improvements needed to correct ponding, erosion and improve soil stabilization around all playfield structures.
Robertson High School - Athletic Fields (East Campus)					X	Add handrails to stairway between northwest parking lot to the main level of Marr Gym.
Robertson High School - Athletic Fields (East Campus)					X	Replace spalled concrete areas on the southwest and northwest corners of the track.
Robertson High School - Athletic Fields (East Campus)					X	Replace parking lot lighting north parking lot Marr Gym
Robertson High School - Athletic Fields (East Campus)				X		Seal west edge of track at concrete to prevent further deterioration and potential tripping hazard. Resurface track.
Robertson High School - Athletic Fields (East Campus)				X		Reseed soccer & softball fields
Robertson High School - Athletic Fields (East Campus)					X	Replace lighting near baseball fields.
Robertson High School - Athletic Fields (East Campus)					X	Repair cracks on Tennis Courts and resurface. (East and West Campus)
Robertson High School - Athletic Fields (East Campus)					X	Stadium Repairs: Repair cracked stucco and recolor coat. Provide covers at exposed outlets/j-boxes at SE corner of Stadium. Replace broken glass block with vandal resistant Kalwall system.
Robertson High School - Athletic Fields (East Campus)					X	Repaint all exterior metal handrails, columns, trim around all playfield buildings and site areas.
Robertson High School - Athletic Fields (East Campus)					X	Repair/ Replace damaged fencing at Northwest corner of Football Field
Robertson High School - Athletic Fields (East Campus)					X	Repaint all ADA markings in the Baseball/ Soccer Field Parking Lots.
Robertson High School - Athletic Fields (East Campus)					X	Cardinal Alley Restroom Building: Repair cracked stucco and recolor coat.
Robertson High School - Athletic Fields (East Campus)					X	Cardinal Alley Restroom Building: Replace lift station

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Marr Gym	Completed					Structural Investigation: To determine extent of repairs and stabilization required.
Robertson High School - Marr Gym	X					Sand, primer and repaint all exterior metals including columns, flashing, trim, misc. framing and handrails.
Robertson High School - Marr Gym	X					Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Marr Gym	X					Install door threshold and sweep at NE football locker room.
Robertson High School - Marr Gym	X					Repair broken goal post - east side in gym
Robertson High School - Marr Gym	X					Steam clean ceramic tile in all locker rooms
Robertson High School - Marr Gym	X					Repair ceiling and paint over toilet in the Home Football Locker Room
Robertson High School - Marr Gym	X					Repair leaking shower head in visitors football locker room and clean stained wall tile.
Robertson High School - Marr Gym	X					Replace broken exit sign in Girls Locker Room
Robertson High School - Marr Gym	X					Repair corridor wall at base near NW exit from Fieldhouse.
Robertson High School - Marr Gym					X	Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - Marr Gym					X	Replace broken/ spalled concrete sidewalks around building and steps. Install new handrails at SW steps from parking area to upper level.
Robertson High School - Marr Gym					X	Replace damaged/ cracked stucco system and recolor coat. Repair damage to multiple areas including wall base, corners and all building addition connections
Robertson High School - Marr Gym					X	Replace exterior metal wall panel system
Robertson High School - Marr Gym					X	Replace exterior doors, frames and hardware
Robertson High School - Marr Gym					X	Replace exterior window system
Robertson High School - Marr Gym					X	Roofing: Replace metal and TPO roofing systems including all fascia, flashing, copings, gutters, downspouts and provide snow guards.
Robertson High School - Marr Gym					X	Replace acrylic skylight panels with insulated panel skylight system - shed style. (1) 14x124', (3) 14'x97', (1) 13'7 x 31', (1) 13'7 x 36', (1) 13'7 x 30'10"
Robertson High School - Marr Gym					X	Replace all exterior building lighting - LED
Robertson High School - Marr Gym					X	Renovate kitchen in it's entirety: reconfigure for efficiency including serving lines and replace all equipment including plumbing and grease trap. Inspect water/ sewer lines and replace as part of kitchen renovation as required. Renovate cafeteria seating area near kitchen.
Robertson High School - Marr Gym					X	Renovate restrooms in their entirety all are NON-ADA. (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations as required. (Located on 3 floors)
Robertson High School - Marr Gym					X	Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Marr Gym					X	Add additional exhaust ventilation in the lower level locker rooms.
Robertson High School - Marr Gym					X	Install exit signage from 2nd and 3rd floor spectator seating areas.
Robertson High School - Marr Gym					X	Replace flooring at main level entry area near kitchen
Robertson High School - Marr Gym					X	Replace interior doors and hardware, except at locker rooms on lower level.
Robertson High School - Marr Gym					X	Replace carpeting at 3rd floor spectator seating area - both sides. Multiple areas are torn and damaged creating tripping hazards.
Robertson High School - Marr Gym					X	Install elevator to provide ADA interior access to all levels of the building.
Robertson High School - Marr Gym					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Robertson High School - Marr Gym					X	Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Robertson High School - Marr Gym					X	Replace Boiler & Chiller System
Robertson High School - Marr Gym					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Marr Gym					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Marr Gym					X	Upgrade interior lighting throughout to LED
Robertson High School - Marr Gym					X	Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Robertson High School - Marr Gym					X	Install security camera system (interior/exterior) and connect to central monitoring system.
Robertson High School - Main Campus	X					Trim trees away from all building structures
Robertson High School - Main Campus	X					Repaint all exterior metal handrails, columns, beams, and trim in the Student Commons Area
Robertson High School - Main Campus					X	Upgrade Fire and Intercom Systems Campus wide - <i>Cost is attached to McFarland Hall where the Administration Offices are located.</i>
Robertson High School - Main Campus					X	Repair cracks, potholes, resurface asphalt and restripe east parking lot. <i>Cost is attached to McFarland Hall where the Administration Offices are located.</i>
Robertson High School - Main Campus					X	Replace remaining misc. spalled concrete areas around campus perimeter. <i>Cost is attached to McFarland Hall where the Administration Offices are located.</i>

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Main Classroom Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas are experiencing visible settlement.
Robertson High School - Main Classroom Building	X					Replace missing cover on J-box on northwest side of building.
Robertson High School - Main Classroom Building	X					Replace damaged soffit panels on west side of building to prevent additional water damage.
Robertson High School - Main Classroom Building	X					Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Main Classroom Building	X					Install missing wall base at 1st Floor north entry corridor walls
Robertson High School - Main Classroom Building	X					Replace broken door closers - East Entry Doors
Robertson High School - Main Classroom Building	X					Test all rusted rooftop/ exterior gas lines for leaks & repair as required.
Robertson High School - Main Classroom Building					X	Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - Main Classroom Building					X	Replace portion of damaged retaining wall and steps on east side of building and provide handrails.
Robertson High School - Main Classroom Building					X	Replace broken/ spalled concrete sidewalks around building and at entry ways. - Multiple locations.
Robertson High School - Main Classroom Building					X	Repair/ stabilize north and south window wells/ basement access points. Repair stairways, replace both hand and guard rails and improve drainage to prevent further damage.
Robertson High School - Main Classroom Building					X	Grading and drainage improvements needed to provide positive drainage away from the building and reduce undermining of adjacent sidewalks. (Whole perimeter - may require installation of french drain)
Robertson High School - Main Classroom Building					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Main Classroom Building					X	Roofing: Replace metal roofing, fascia, soffits panels, flashing, gutters, downspouts and provide snow guards.
Robertson High School - Main Classroom Building			X			Interior Repairs: Repair damaged walls and floors in corridors and classrooms (102,105, 108, 109, 208, 1st floor west restrooms, teachers lounge and north stairwell) and any other areas identified in the structural report
Robertson High School - Main Classroom Building					X	Replace exterior doors, frames and hardware
Robertson High School - Main Classroom Building					X	Replace all exterior windows
Robertson High School - Main Classroom Building					X	Replace all exterior building lighting - LED
Robertson High School - Main Classroom Building					X	Remove window A/C units, connect to existing HVAC System and refurbish in it's entirety.
Robertson High School - Main Classroom Building					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Main Classroom Building			X			Remove VCT, repair areas of damaged concrete and polish concrete in corridors and classrooms.
Robertson High School - Main Classroom Building			X			Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High School - Main Classroom Building					X	Replace classroom casework

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Main Classroom Building					X	Renovate science labs 108, 208 and 209
Robertson High School - Main Classroom Building					X	Renovate classrooms 111, 112, 213 & 214 to meet new Ed Programmatic Requirements
Robertson High School - Main Classroom Building					X	Install fire rated door to mechanical room that is connected to classroom #209.
Robertson High School - Main Classroom Building					X	Upgrade Secondary Electrical Service
Robertson High School - Main Classroom Building					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Robertson High School - Main Classroom Building					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Main Classroom Building			X			Refurbish Elevator (Cab and Equipment) & Recertify
Robertson High School - Main Classroom Building					X	Replace exit signage in classrooms 108, 208 and 213.
Robertson High School - Main Classroom Building					X	Renovate restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations. (8)
Robertson High School - Main Classroom Building					X	Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
Robertson High School - Main Classroom Building					X	Install security camera system (interior/exterior) and connect to central monitoring system.
Robertson High School - Main Classroom Building					X	Repair/ replace fire riser in basement. Existing does not drain properly.
Robertson High School - Main Classroom Building					X	Upgrade existing fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Media Center/ Science Bldg.	X					Replace split railroad tie edging on the west side of the building.
Robertson High School - Media Center/ Science Bldg.	X					Repair/ Replace exit door hardware in lecture hall
Robertson High School - Media Center/ Science Bldg.	X					Repair wall corner at the inside of the Media Center entry and install corner guard
Robertson High School - Media Center/ Science Bldg.	X					Remove papers and material storage from in front of electrical panels
Robertson High School - Media Center/ Science Bldg.					X	Grading and drainage improvements needed to provide positive drainage away from the building and reduce ponding.
Robertson High School - Media Center/ Science Bldg.					X	Replace broken/ spalled concrete sidewalks around building and at entry ways. - Multiple locations around building.
Robertson High School - Media Center/ Science Bldg.					X	Repair/ replace damaged retaining wall on east side of the building.
Robertson High School - Media Center/ Science Bldg.					X	Install handrails at east exterior steps
Robertson High School - Media Center/ Science Bldg.					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Media Center/ Science Bldg.					X	Replace exterior doors, frames and hardware
Robertson High School - Media Center/ Science Bldg.					X	Replace exterior windows including clearstory window units.
Robertson High School - Media Center/ Science Bldg.					X	Sand, primer and repaint exterior handrail at ADA ramp.
Robertson High School - Media Center/ Science Bldg.					X	Replace all exterior building lighting - LED
Robertson High School - Media Center/ Science Bldg.					X	Replace all drinking fountains provide wing walls if required to meet ADA requirements
Robertson High School - Media Center/ Science Bldg.					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Media Center/ Science Bldg.					X	Replace VCT in main entry area, work and storage rooms and computer labs.
Robertson High School - Media Center/ Science Bldg.					X	Renovate science lab: Flooring, lighting, interior finishes, casework and furnishings.
Robertson High School - Media Center/ Science Bldg.					X	Renovate Media Center and associated program spaces: Flooring, lighting, interior finishes, and furnishings.
Robertson High School - Media Center/ Science Bldg.					X	Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High School - Media Center/ Science Bldg.					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Robertson High School - Media Center/ Science Bldg.					X	Replace carpeting in lecture hall with carpet tile.
Robertson High School - Media Center/ Science Bldg.					X	Renovate restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations.
Robertson High School - Media Center/ Science Bldg.					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Media Center/ Science Bldg.					X	Upgrade existing fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Robertson High School - Media Center/ Science Bldg.					X	Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - McFarland Hall	Completed					Structural Investigation: To determine extent of repairs and stabilization required - Multiple areas throughout are experiencing visible settlement.
Robertson High School - McFarland Hall	X					Trim overgrown bushes and remove vines from the side of the building as they are causing damage to the brick walls.
Robertson High School - McFarland Hall	X					Sand, prime and repaint exterior handrail at ADA ramp.
Robertson High School - McFarland Hall	X					Replace broken door handle to storage room next to fire riser closet.
Robertson High School - McFarland Hall	X					Replace broken/ stained ceiling tiles in administrative office areas.
Robertson High School - McFarland Hall	X					L/H/S Condition: At the SE end of the bleachers the guardrail is missing between the seating area and the exit stairs, which is a safety issue as anyone can fall through the opening. <i>The district needs to take immediate action in this area.</i>
Robertson High School - McFarland Hall					X	Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - McFarland Hall					X	Replace broken/ spalled concrete sidewalks around building and at entry ways, including ADA ramp. -
Robertson High School - McFarland Hall					X	Drainage Improvements including landscaping are needed on the west side of the building.
Robertson High School - McFarland Hall					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - McFarland Hall					X	Replace handrails at ADA ramp at west entry and provide lockable gate at top of ramp/ dock on east side of building.
Robertson High School - McFarland Hall					X	Sand, primer and repaint all exterior metal trim.
Robertson High School - McFarland Hall					X	Replace exterior doors, frames and hardware. <i>(Except at Concession Entry)</i>
Robertson High School - McFarland Hall					X	Replace exterior windows including clearstory window units in gym.
Robertson High School - McFarland Hall					X	Replace all exterior building lighting - LED
Robertson High School - McFarland Hall					X	Install gutter and downspout at northeast corner of the building near exit door. Corner has been caulked multiple times, however water dripping from roof is beginning to damage the wall.
Robertson High School - McFarland Hall					X	Roofing: Replace EPDM roofing system, fascia, flashing, gutters, downspouts.
Robertson High School - McFarland Hall					X	Test for Hazardous Materials (asbestos/lead paint) and remediate if required.
Robertson High School - McFarland Hall					X	Interior Repairs: Repair damaged walls and floors in the gym and concession area, as well as any other areas identified in the structural report.
Robertson High School - McFarland Hall					X	Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage (except locker rooms and concession kitchen). Gym has areas of peeling paint that will require scraping and sanding.
Robertson High School - McFarland Hall					X	Replace 12"x12" ceiling tiles with new ceiling system in the gym.
Robertson High School - McFarland Hall					X	Replace sinks in women's restroom in the gym. (4)
Robertson High School - McFarland Hall					X	Remove VCT flooring in the entry corridors to the gym and concession area, repair concrete and polish.
Robertson High School - McFarland Hall					X	Upgrade interior lighting throughout including all offices, storage, locker and restrooms, and gym to LED including all exit and emergency back-up lighting.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - McFarland Hall					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - McFarland Hall					X	Replace all drinking fountains provide wing walls if required to meet ADA requirements
Robertson High School - McFarland Hall					X	Existing Bleachers to DO NOT meet current ADA and Code Requirements for access and seating. There are insufficient handrails and guardrail systems in place and ADA access is also an issue. <i>Demolish existing bleachers and locker room below. Provide new changing room and ADA compliant bleachers.</i>
Robertson High School - McFarland Hall					X	Upgrade HVAC System in its entirety
Robertson High School - McFarland Hall					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - McFarland Hall					X	Upgrade existing fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Robertson High School - McFarland Hall					X	Install security camera system (interior/exterior) and connect to central monitoring system.
Robertson High School - McFarland Hall					X	REPURPOSE GYM INTO CAFETERIA

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High - Choir Building		X				FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Robertson High - Choir Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required.
Robertson High - Choir Building	X					Repair/ replace broken/ damaged downspouts and provide new splashblocks.
Robertson High - Choir Building						Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High - Choir Building						Replace broken/ spalled concrete sidewalks around building, and east exit stoops and steps. Install new handrails at steps and replace handrails at ramp.
Robertson High - Choir Building						Replace deteriorated asphalt on north side of building
Robertson High - Choir Building						Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High - Choir Building						Repair damaged stucco at south entry and recolor coat.
Robertson High - Choir Building						Replace exterior doors, frames and hardware
Robertson High - Choir Building						Replace exterior windows including clearstory window units.
Robertson High - Choir Building						Replace all exterior building lighting - LED
Robertson High - Choir Building						Interior ADA access to the building needs to be improved including egress, may require reconfiguration of spaces.
Robertson High - Choir Building						Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High - Choir Building						Test for hazardous materials: Possible ACM (flooring, ceilings, insulation, mastic, etc.) and lead paint.
Robertson High - Choir Building						fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as
Robertson High - Choir Building						Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
Robertson High - Choir Building						Replace interior doors, frames and hardware
Robertson High - Choir Building						Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High - Choir Building						Replace chalk board with Smart-Board
Robertson High - Choir Building						Remove VCT in the corridor and restrooms, and polish concrete.
Robertson High - Choir Building						Replace existing and add additional acoustic treatment in Choir Room.
Robertson High - Choir Building		Upgrade interior lighting throughout including all offices, storage, restrooms, and choir room to LED.				
Robertson High - Choir Building		Install new DDC system for HVAC, and test and balance ALL equipment.				
Robertson High - Choir Building		Install additional exit signage				
Robertson High - Choir Building		Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.				
Robertson High - Choir Building		Install security camera system (interior/exterior) and connect to central monitoring system.				

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Career Ed Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Career Ed Building	X					Clean and re-caulk all vertical joints, around wall openings and misc. wall penetrations.
Robertson High School - Career Ed Building	X					Replace broken ADA Automatic Door Openers
Robertson High School - Career Ed Building	X					Caulk around all existing door openings
Robertson High School - Career Ed Building	X					Repair existing leaking skylights to prevent further damage to building until roof can be replaced as part of future project.
Robertson High School - Career Ed Building	X					Replace interior wall/ column damage to skylight well in front of nurse's office.
Robertson High School - Career Ed Building	X					Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Career Ed Building	X					Replace broken Kiln and exhaust hood in Art Room.
Robertson High School - Career Ed Building					X	Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - Career Ed Building					X	Grading and drainage improvements needed to provide positive drainage away from the east side of the building to reduce ponding to prevent undermining of adjacent sidewalks.
Robertson High School - Career Ed Building					X	Repair cracked asphalt and resurface (1-2") at north side of the building at the shop access.
Robertson High School - Career Ed Building					X	Replace broken/ spalled concrete sidewalks around building, and east exit stoops and steps. Install new handrails at steps at south entry.
Robertson High School - Career Ed Building					X	Sand, primer and repaint all exterior metals including columns, flashing, trim and handrails.
Robertson High School - Career Ed Building					X	Replace exterior window system
Robertson High School - Career Ed Building					X	Replace exterior doors, frames and hardware.
Robertson High School - Career Ed Building					X	Install exterior doors in all shop spaces and classrooms exceeding 1,000 SF to comply with egress requirements and current IEBC.
Robertson High School - Career Ed Building					X	Roofing: Replace metal roofing and wall panels, skylights, fascia, flashing, gutters, downspouts and provide snow guards.
Robertson High School - Career Ed Building					X	Repair ends of exposed concrete "T"s on the north side of the building and the NW corner. Repaint the entire exterior of the building and all trim.
Robertson High School - Career Ed Building					X	Replace all exterior building lighting - LED
Robertson High School - Career Ed Building		X				Interior Repairs: Repair damaged walls and floors in the nurses office - north and west walls as well as any other areas identified in the structural report.
Robertson High School - Career Ed Building					X	Renovate restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations as required. EXCEPT IN: School based Health Clinic
Robertson High School - Career Ed Building					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Career Ed Building					X	Replace HVAC Condensing Units

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Career Ed Building					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Career Ed Building		X				Wood Shop CR 308: Install dust collector in Wood Shop Area and connect to all equipment. Provide additional ventilation in Wood Shop Finish Room and install eyewash/ emergency shower station.
Robertson High School - Career Ed Building		X				Small Engine Repair CR 307: Provide additional ventilation for flammable fumes and install additional chemical storage cabinets and eyewash/ emergency shower station.
Robertson High School - Career Ed Building		X				Welding Shop CR 306: Repair existing ventilation system or if non-operable provide new ventilation system for each welding station and install eyewash/ emergency shower station..
Robertson High School - Career Ed Building					X	Ag Shop CR 305: Repair settlement cracks in classroom and shop area and repaint. Replace suspended ceiling system in the classroom and install eyewash/ emergency shower station in shop area. Additional facility requirements may change based on change in program.
Robertson High School - Career Ed Building		X				Remove VCT in the corridors, classrooms and restrooms, and polish concrete.
Robertson High School - Career Ed Building		X				Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Robertson High School - Career Ed Building					X	Upgrade interior lighting throughout including all classrooms, shops, offices, storage, restrooms to LED including exit and emergency back-up lighting.
Robertson High School - Career Ed Building		X				Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High School - Career Ed Building		X				Renovate both shop spaces (Auto & Ag) based on current programmatic needs
Robertson High School - Career Ed Building					X	Secondary service upgrade to accommodate new equipment and technology
Robertson High School - Career Ed Building					X	Upgrade fire sprinkler system throughout the entire building to meet new 2015 IEBC Code Requirements
Robertson High School - Career Ed Building					X	Install security camera system (interior/exterior) and connect to central monitoring system.

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Patio Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Patio Building	X					Remove weeds along wall perimeter and spray weed pre-emergent/ killer to prevent future weeds.
Robertson High School - Patio Building	X					Replace broken door handle at SW exterior door and exterior light above door.
Robertson High School - Patio Building	X					Replace missing crawl space cover on SW end of building (old office area)
Robertson High School - Patio Building	X					Replace cracked/ broken window glass in east side middle classroom. (1st window south side)
Robertson High School - Patio Building	X					Replace missing wall base at ramp to stage in Band Room
Robertson High School - Patio Building	X					Replace damaged/ stained ceiling tiles throughout - multiple locations
Robertson High School - Patio Building					X	Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - Patio Building					X	Grading and drainage improvements needed to provide positive drainage away from the south and west sides of the building to reduce ponding and to prevent undermining of adjacent sidewalks.
Robertson High School - Patio Building					X	Repair cracked asphalt and resurface (1") at east and north sides of the building.
Robertson High School - Patio Building					X	Replace broken/ spalled concrete sidewalks around building, and north exit stoop and steps. Install new handrails at steps at north entry.
Robertson High School - Patio Building					X	Sand, primer and repaint all exterior metals including columns, flashing, trim and handrails.
Robertson High School - Patio Building					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations. Repair/ Replace damaged and missing brick.
Robertson High School - Patio Building					X	Repair damaged/ cracked stucco and recolor coat. (~1500)
Robertson High School - Patio Building		X				Replace exterior doors, frames and hardware
Robertson High School - Patio Building		X				Replace broken concrete window sill - northwest side of building
Robertson High School - Patio Building					X	Roofing: Replace metal roofing and wall panels, fascia, flashing, gutters, downspouts and provide snow guards.
Robertson High School - Patio Building					X	Replace rusted lintels above classroom windows - multiple locations. Replace window units.
Robertson High School - Patio Building					X	Replace all exterior building lighting - LED
Robertson High School - Patio Building			X			Renovate old office area at south end of the building and repurpose back into general classroom use,
Robertson High School - Patio Building			X			Reconfigure center area in classroom portion of the building to meet programmatic needs.
Robertson High School - Patio Building			X			Replace VCT flooring and wall base throughout and polish concrete
Robertson High School - Patio Building	Completed					Replace carpet in Band Room, adjacent offices and practice rooms with carpet tile.
Robertson High School - Patio Building			X			Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High School - Patio Building					X	Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements

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School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Patio Building					X	Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Patio Building					X	Upgrade emergency and exit lighting throughout
Robertson High School - Patio Building					X	Install handrails at steps at rear of stage.
Robertson High School - Patio Building					X	Partial restroom renovation (flooring, plumbing, fixtures, and ventilation) and comply with all ADA requirements.
Robertson High School - Patio Building					X	HVAC system upgrades needed throughout
Robertson High School - Patio Building					X	Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Patio Building					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Robertson High School - Patio Building					X	Upgrade fire sprinkler system throughout the entire building to meet new 2015 IEBC Code Requirements
Robertson High School - Patio Building					X	Install security camera system (interior/exterior) and connect to central monitoring system.
Robertson High School - Patio Building			X			Ed Adequacy: Re-evaluate use of this building as it is mostly vacant with the exception of the Band Room. Upgrade unused classrooms for use as the new 7th/8th Grade Academy

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project Funds	2017 GO Bond Project Funds	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
Robertson High School - Quintana Building			X			FACILITY IS TO BE CLOSED AS OF THE 2017/18 SCHOOL YEAR AND HAS BEEN IDENTIFIED FOR DEMOLITION
Robertson High School - Quintana Building	Completed					Structural Investigation: To determine extent of repairs and stabilization required. Multiple locations throughout the building
Robertson High School - Quintana Building	X					Replace missing light fixture cover in Life Skills restroom
Robertson High School - Quintana Building	X					Repair damaged ceiling in locker room on second floor
Robertson High School - Quintana Building						Structural Repairs: Repair facility according to recommendations contained in the building's structural report to include extensive site drainage improvements, foundation repairs and stabilization of the building, and possible hazardous material remediation.
Robertson High School - Quintana Building						Repaint exterior concrete
Robertson High School - Quintana Building						Replace exterior wood siding and trim
Robertson High School - Quintana Building						Replace exterior doors, frames and hardware
Robertson High School - Quintana Building						Replace exterior windows
Robertson High School - Quintana Building						Replace all exterior building lighting - LED
Robertson High School - Quintana Building						Replace VCT flooring and wall base at 3rd floor entry, 2nd floor classroom and all restrooms.
Robertson High School - Quintana Building						Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
Robertson High School - Quintana Building						Replace all drinking fountains throughout provide wing walls if required to meet ADA requirements
Robertson High School - Quintana Building						Replace carpeting in Life Skills classrooms with carpet tile.
Robertson High School - Quintana Building						Replace casework and equipment in Life Skills Classroom
Robertson High School - Quintana Building						Renovate restroom in 2nd floor classroom in it's entirety. Provide ADA upgrades in remaining restrooms.
Robertson High School - Quintana Building						Additional ventilation needed in second floor shower area.
Robertson High School - Quintana Building						Replace Janitor mop sinks and surrounds in all custodial closets
Robertson High School - Quintana Building						HVAC system upgrades needed throughout
Robertson High School - Quintana Building						Install new DDC system for HVAC, and test and balance ALL equipment.
Robertson High School - Quintana Building						Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
Robertson High School - Quintana Building						Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
Robertson High School - Quintana Building						Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Costs:

The costs on the following pages are for renovation of the multiple facilities on the RHS campus based on the approved Board of Education's "Right Sizing Plan" that will consolidate the students from Memorial Middle School to this facility including demolition of facilities that are no longer needed such as the Chorus & Quintana Buildings (both demolition and renovation costs for these two buildings have been included).

Las Vegas City Schools		Rev 11-09-16	MACC	\$	2,441,122
Robertson High School	Building SF:	0	Soft Costs*	\$	1,046,195
Renovation/ Site Improvements - Site	Total Cost/PSF:	\$ -	Total Project Budget	\$	3,487,316

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	\$ 64,792	\$ 27,768	\$ 92,560	Stadium & Cardinal Alley Buildings
B-2020	Insulated Translucent Wall Panels	\$ 14,300	\$ 6,129	\$ 20,429	Stadium Building Only
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 77,792	\$ 33,339	\$ 111,131	
G-1021	Parent/ Bus Drop/ Pick-up Improvements	\$ 161,700	\$ 69,300	\$ 231,000	
G-2040	Replace existing lift station	\$ 31,500	\$ 13,500	\$ 45,000	Cardinal Alley
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 274,050	\$ 117,450	\$ 391,500	Remainder of parking areas including Cardinal Alley
G-1023	Asphalt paving - traffic spec.. - 2"	\$ 312,900	\$ 134,100	\$ 447,000	4th Street - Costs should be shared or paid by City of Las Vegas
G-1023	Clean and crack fill asphalt, seal coat and restripe parking	\$ 19,236	\$ 8,244	\$ 27,480	Near Baseball/ Soccer Fields
G-1040	Grading, Drainage & Landscaping - Inc. Irrig.	\$ 142,538	\$ 61,088	\$ 203,625	
G-1021	Concrete sidewalks - replace	\$ 74,878	\$ 32,091	\$ 106,969	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 29,899	\$ 12,814	\$ 42,713	
G-1040	Fencing (6' high - Chainlink)	\$ 322,245	\$ 138,105	\$ 460,350	Entire Site including access gates
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 7,022	\$ 3,010	\$ 10,032	
G-1040	Playfield Seeding including fertilizer	\$ 567,000	\$ 243,000	\$ 810,000	Baseball, softball and soccer fields
G-2022	Tennis Courts - Resurface and Repair	\$ 88,600	\$ 37,971	\$ 126,571	Includes repairs to tennis courts next to McFarland Hall
G-2022	Repair and/ or Resurface Existing Track plus Field Event Areas - (S	\$ 126,000	\$ 54,000	\$ 180,000	
G-1023	Exterior lighting (per pole)	\$ 52,446	\$ 22,477	\$ 74,923	North side of Marr Gym
G-2022	Stadium lighting (each pole)	\$ 20,003	\$ 8,573	\$ 28,575	Near Baseball/ Soccer Fields
G-2022	MS/HS Basketball Courts concrete (Outdoor)	\$ 54,221	\$ 23,238	\$ 77,459	To be constructed in the Chorus Building location Summer 2017
Total		\$2,441,122	\$1,046,195	\$3,487,316	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	3,664,137
Robertson High School	Building SF:	18,637	Soft Costs*	\$	1,552,772
Renovation/ Site Improvements - Mc Farland Hall & Gym (Inc Future Conv. To Dining)	Total Cost/PSF:	\$ 196.61	Total Project Budget	\$	5,216,909

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 45,968	\$ 19,701	\$ 65,669	
B-2010	Exterior Control Joint Maintenance	\$ 12,480	\$ 5,349	\$ 17,829	
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 30,576	\$ 13,104	\$ 43,680	
B-2020	Window Replacement with Translucent Insul Panels	\$ 44,304	\$ 18,987	\$ 63,291	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 59,080	\$ 25,320	\$ 84,400	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 15,569	\$ 6,672	\$ 22,241	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 9,553	\$ 4,094	\$ 13,648	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 102,240	\$ 43,817	\$ 146,057	
B-1020	Roofing - Metal standing seam with Kynar coating	\$ 282,679	\$ 121,148	\$ 403,827	
B-2010	Exterior Brick Repair / Replacement	\$ 2,704	\$ 1,159	\$ 3,863	
B-1020	Roof - Downspouts/ Gutters/ Splashblocks	\$ 1,193	\$ 511	\$ 1,705	
C-2000	Repaint Interior	\$ 48,922	\$ 20,967	\$ 69,889	
C-2000	Reconfigure Existing Gym into Dining/ Student Commons	\$ 481,000	\$ 206,143	\$ 687,143	To be completed when new Aux Gym is constructed.
C-3010	Ceiling - glued on acoustical tiles	\$ 31,836	\$ 13,644	\$ 45,480	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 16,013	\$ 6,863	\$ 22,875	
C-3010	Corner Guards (Stainles Steel)	\$ 1,304	\$ 559	\$ 1,863	
C-2000	Renovate & Expand Kitchen & Serving Area	\$ 236,250	\$ 101,250	\$ 337,500	Expand existing kitchen - to Replace Marr Gym
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 12,978	\$ 5,562	\$ 18,540	
D-3020	Heating /Cooling system replacement - Boiler/chiller system	\$ 460,707	\$ 197,446	\$ 658,152	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 29,754	\$ 12,752	\$ 42,506	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 49,302	\$ 21,130	\$ 70,432	
D-5030	Replace/ Add LED Exit signage	\$ 2,163	\$ 927	\$ 3,090	
D-2011	Replace existing lavatory	\$ 7,746	\$ 3,320	\$ 11,065	
D-2010	New custodial sink	\$ 4,172	\$ 1,788	\$ 5,959	
D-5030	Gymnasium Light Fixture Upgrade - LED	\$ 27,810	\$ 11,919	\$ 39,729	
D-2010	Fire Sprinklers - Upgrade existing system	\$ 60,468	\$ 25,915	\$ 86,382	
D-5030	Emergency Back-up Lighting	\$ 12,257	\$ 5,253	\$ 17,510	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 15,821	\$ 6,780	\$ 22,601	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 52,789	\$ 22,624	\$ 75,413	
D-5030	HS-Special Systems Upgrade (inc audible annun)	\$ 546,382	\$ 234,164	\$ 780,546	Cost includes for entire campus - ALL Buildings
D-5030	Upgrade existing fire / specialty alarm system	\$ 510,554	\$ 218,809	\$ 729,363	Cost includes for entire campus - ALL Buildings
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 31,200	\$ 13,371	\$ 44,571	
F-1020	Structural Stabilization of Existing Facilities - Major	\$ 184,506	\$ 61,502	\$ 246,008	Repairs Required Per Structural Investigation
G-1021	Concrete sidewalks - replace	\$ 136,920	\$ 58,680	\$ 195,600	Includes other misc. sidewalk around campus
G-1022	Replace curbed ramp	\$ 4,704	\$ 2,016	\$ 6,720	

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	3,664,137
Robertson High School	Building SF:	18,637	Soft Costs*	\$	1,552,772
Renovation/ Site Improvements - Mc Farland Hall & Gym (Inc Future Conv. To Dining)	Total Cost/PSF:	\$ 196.61	Total Project Budget	\$	5,216,909

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 2,458	\$ 1,053	\$ 3,511	
G-1040	Grading & Drainage (Minor)	\$ 23,625	\$ 10,125	\$ 33,750	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 66,150	\$ 28,350	\$ 94,500	East Parking lot
Total		\$ 3,664,137	\$ 1,552,772	\$ 5,216,909	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	4,469,191
Robertson High School	Building SF:	43,584	Soft Costs*	\$	1,836,916
Renovation/ Site Improvements - Main Bldg	Total Cost/PSF:	\$ 102.54	Total Project Budget	\$	6,306,108

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$56,576.00	\$ 24,246.86	\$ 80,822.86	
B-2010	Exterior Control Joint Maintenance	\$12,480.00	\$ 5,348.57	\$ 17,828.57	
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$38,074.98	\$ 16,317.85	\$ 54,392.83	
B-2020	Window HM (Insulated fixed) Custom Size	\$293,280	\$125,691	\$418,971	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$23,353	\$10,009	\$33,362	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$28,660	\$12,283	\$40,943	
B-1020	Roofing - Metal standing seam with Kynar coating	\$718,439	\$307,902	\$1,026,341	
B-2010	Metal Wall/ Soffit Panels	\$3,832	\$1,642	\$5,475	
C-1030	Casework (classroom)	\$89,959	\$38,554	\$128,513	
B-1013	Reno Science Labs-HS inc renovation w/ new equip	\$293,355	\$125,724	\$419,079	
C-2000	Reconfigure Specialty Spaces into New Special Program Use	\$404,882	\$173,521	\$578,402	Classroom # 111, 112, 213, 214
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$256,200	\$109,800	\$366,000	
C-2000	Repaint Interior	\$114,408	\$49,032	\$163,440	
C-3010	Corner Guards (Stainless Steel)	\$869	\$373	\$1,242	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	\$1,941	\$832	\$2,774	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$12,978	\$5,562	\$18,540	
D-3020	Cooling System - Install Chiller (add to existing boiler system)	\$242,218	\$103,808	\$346,026	Cooling Needs to be added
D-5030	Secondary Service Upgrade	\$237,847	\$101,934	\$339,781	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$202,012	\$86,577	\$288,588	
D-5030	Replace/ Add LED Exit signage	\$2,884	\$1,236	\$4,120	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$164,784	\$70,622	\$235,405	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$158,987	\$68,137	\$227,124	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$15,277	\$6,547	\$21,824	
D-2010	Fire Sprinklers - Upgrade existing system	\$81,113	\$34,763	\$115,875	
D-2010	Inspect & Replace Sewer lines	\$46,350	\$19,864	\$66,214	
D-2010	Inspect & Replace Water lines	\$33,578	\$14,391	\$47,969	
D-5030	Emergency Back-up Lighting	\$28,016	\$12,007	\$40,023	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$29,005	\$12,431	\$41,435	
D-5030	Security System with camera's at critical locations: inc alarm	\$123,452	\$52,908	\$176,360	
D-2010	New custodial sink	\$4,172	\$1,788	\$5,959	
D-1010	Elevator- interior (refurbish existing equipment)	\$77,044	\$33,019	\$110,063	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$69,582	\$29,821	\$99,403	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$26,000	\$11,143	\$37,143	
F-1020	Structural Stabilization of Existing Facilities - Major	\$439,327	\$109,832	\$549,158	Repairs Required Per Structural Investigation
G-1021	Exterior stair construction - Inc demo	\$6,615	\$2,835	\$9,450	
G-1021	Concrete sidewalks & pads- replace	\$47,250	\$20,250	\$67,500	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$8,794	\$3,769	\$12,563	
G-1040	Grading, Drainage & Landscaping (small site)	\$75,600	\$32,400	\$108,000	
Total		\$4,469,191	\$1,836,916	\$6,306,108	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	2,355,176
Robertson High School	Building SF:	21,158	Soft Costs*	\$	1,009,361
Renovation/ Site Improvements - Patio Bldg	Total Cost/PSF:	\$ 111.31	Total Project Budget	\$	3,364,536

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 47,382	\$ 20,307	\$ 67,689	
B-2010	Exterior Control Joint Maintenance	\$ 10,400	\$ 4,457	\$ 14,857	
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 18,484	\$ 7,922	\$ 26,405	
B-2020	Window HM (Insulated fixed) Custom Size	\$ 102,960	\$ 44,126	\$ 147,086	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 12,974	\$ 5,560	\$ 18,534	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 9,553	\$ 4,094	\$ 13,648	
B-1020	Roofing - Metal standing seam with Kynar coating	\$ 391,084	\$ 167,608	\$ 558,692	
B-2010	Metal Wall/ Soffit Panels	\$ 35,539	\$ 15,231	\$ 50,770	
B-2010	Stucco Misc Location Repair (minor) & Color Coat	\$ 10,062	\$ 4,312	\$ 14,374	
C-2000	Renovate Administration Area	\$ 65,100	\$ 27,900	\$ 93,000	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 25,364	\$ 10,870	\$ 36,234	BAND ROOM CARPET REPLACED DECEMBER 2016
C-2000	Reconfigure Specialty Spaces into New Special Program Use	\$ 177,100	\$ 75,900	\$ 253,000	Center area of south classroom wing
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 96,075	\$ 41,175	\$ 137,250	
C-2000	Repaint Interior	\$ 66,119	\$ 28,337	\$ 94,455	
C-3010	Corner Guards (Stainles Steel)	\$ 1,449	\$ 621	\$ 2,070	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 6,489	\$ 2,781	\$ 9,270	
D-3020	Heating /Cooling system replacement - Boiler/chiller system	\$ 523,026	\$ 224,154	\$ 747,180	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 33,779	\$ 14,477	\$ 48,255	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 98,067	\$ 42,029	\$ 140,096	
D-5030	Replace/ Add LED Exit signage	\$ 2,884	\$ 1,236	\$ 4,120	
D-2011	Renovate multi-stall Restroom (Minor) Partial fixture/finish replacement	\$ 52,530	\$ 22,513	\$ 75,043	
D-2010	Fire Sprinklers - Upgrade existing system	\$ 68,647	\$ 29,420	\$ 98,067	
D-2010	Inspect & Replace Sewer lines	\$ 8,343	\$ 3,576	\$ 11,919	
D-2010	Inspect & Replace Water lines	\$ 6,716	\$ 2,878	\$ 9,594	
D-5030	Emergency Back-up Lighting	\$ 13,133	\$ 5,628	\$ 18,761	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 23,731	\$ 10,171	\$ 33,902	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 59,930	\$ 25,684	\$ 85,614	
D-2010	New custodial sink	\$ 4,172	\$ 1,788	\$ 5,959	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 20,800	\$ 8,914	\$ 29,714	
F-1020	Structural Stabilization of Existing Facilities - Major	\$ 221,101	\$ 73,700	\$ 294,801	Repairs Required Per Structural Investigation
F-2030	Custom Fabricated Handrails W/ Extensions	\$ 594	\$ 255	\$ 849	Interior handrails
G-1021	Exterior stair construction - Inc demo	\$ 8,820	\$ 3,780	\$ 12,600	
G-1021	Concrete sidewalks & pads- replace	\$ 56,700	\$ 24,300	\$ 81,000	
G-1023	Paving, curbs, striping	\$ 40,714	\$ 17,449	\$ 58,163	
G-1040	Grading, Drainage & Landscaping (small site)	\$ 33,600	\$ 14,400	\$ 48,000	
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 1,756	\$ 752	\$ 2,508	Exterior near band room
Total		\$2,355,176	\$1,009,361	\$3,364,536	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Revised 2-16-17	MACC	\$	166,870
Robertson High School	Building SF:	2,989	Soft Costs*	\$	49,844
Facility Closure & Demolition - Choir Building	Total Cost/PSF:	\$ 55.83	Total Project Budget	\$	216,715

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 26,000	\$ 7,766	\$ 33,766	
F-2010	Demolition - Building & Site	\$ 81,420	\$ 24,320	\$ 105,741	Choir Building
G-1040	Fencing (42" High - Chainlink)	\$ 5,229	\$ 1,562	\$ 6,791	
G-2022	MS/HS Basketball Courts concrete (Outdoor)	\$ 54,221	\$ 16,196	\$ 70,417	
Total		\$166,870	\$49,844	\$216,715	

Soft Costs for this project include: Contingency - 8.0%, A/E Fee's 6.2%, Surveys and Soils Tests - 1.5% and NMGR 7.3%. **TOTAL SOFT COSTS: ~23.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	657,961
Robertson High School	Building SF:	2,989	Soft Costs*	\$	247,626
Renovation/ Site Improvements - Choir Bldg	Total Cost/PSF:	\$ 220.13	Total Project Budget	\$	905,586

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair (minor) & Color Coat	\$ 3,354	\$ 1,437	\$ 4,791	
B-2010	Exterior Control Joint Maintenance	\$ 12,480	\$ 5,349	\$ 17,829	
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 2,611	\$ 1,119	\$ 3,730	
B-2020	Window HM (Insulated fixed) Custom Size	\$ 70,200	\$ 30,086	\$ 100,286	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 12,974	\$ 5,560	\$ 18,534	
B-1020	Roofing - Metal standing seam with Kynar coating	\$ 103,330	\$ 44,284	\$ 147,614	
C-2000	Repaint Interior	\$ 7,846	\$ 3,363	\$ 11,209	
C-2050	Modify lobby/ entry for improved egress	\$ 5,749	\$ 2,464	\$ 8,213	
C-3010	Corner Guards (Stainless Steel)	\$ 509	\$ 218	\$ 728	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 3,203	\$ 1,373	\$ 4,575	
B-2020	Interior Doors & hardware - replace	\$ 9,330	\$ 3,999	\$ 13,329	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 3,245	\$ 1,391	\$ 4,635	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 4,772	\$ 2,045	\$ 6,817	
D-2011	Renovate single occupant restroom & comply with ADA (Demo, new)	\$ 30,653	\$ 13,137	\$ 43,790	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 13,854	\$ 5,937	\$ 19,791	
D-5030	Replace/ Add LED Exit signage	\$ 1,082	\$ 464	\$ 1,545	
D-2010	Inspect & Replace Sewer lines	\$ 9,270	\$ 3,973	\$ 13,243	
D-2010	Inspect & Replace Water lines	\$ 6,716	\$ 2,878	\$ 9,594	
D-5030	Emergency Back-up Lighting	\$ 5,253	\$ 2,251	\$ 7,504	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 7,910	\$ 3,390	\$ 11,301	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 8,466	\$ 3,628	\$ 12,095	
D-2010	New custodial sink	\$ 4,172	\$ 1,788	\$ 5,959	
E-1010	LED Smart Board 60-75" /Promethian Board	\$ 5,565	\$ 2,385	\$ 7,950	
C-4010	Acoustical wall panels	\$ 17,273	\$ 7,403	\$ 24,675	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 26,000	\$ 11,143	\$ 37,143	
F-1020	Structural Stabilization of Existing Facilities - Major	\$ 192,402	\$ 48,100	\$ 240,502	Repairs Required Per Structural Investigation
G-1021	Exterior stair construction - Inc demo	\$ 6,615	\$ 2,835	\$ 9,450	
G-1021	Concrete sidewalks & pads- replace	\$ 22,680	\$ 9,720	\$ 32,400	
G-1023	Paving, curbs, striping, landscaping	\$ 11,404	\$ 4,888	\$ 16,292	
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 1,580	\$ 677	\$ 2,257	
Total		\$657,961	\$247,626	\$905,586	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Revised 2-16-17	MACC	\$	320,135
Robertson High School	Building SF:	8,788	Soft Costs*	\$	95,625
Facility Closure & Demolition- Quintana Bldg	Total Cost/PSF:	\$ 36.43	Total Project Budget	\$	415,760

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 10,400	\$ 3,106	\$ 13,506	
F-2010	Demolition - Building & Site	\$ 239,385	\$ 71,505	\$ 310,890	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$70,350	\$ 21,014	\$ 91,364	At existing building location
Total		\$320,135	\$95,625	\$415,760	

Soft Costs for this project include: Contingency - 8.0%, A/E Fee's 6.2%, Surveys and Soils Tests - 1.5% and NMGR 7.3%. **TOTAL SOFT COSTS: ~23.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	917,989
Robertson High School	Building SF:	8,788	Soft Costs*	\$	393,424
Renovation/ Site Improvements - Quintana Bldg	Total Cost/PSF:	\$ 104.46	Total Project Budget	\$	1,311,412

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 56,576	\$ 24,247	\$ 80,823	
B-2010	Painted Wood Siding Panels (inc R&R)	\$ 115,580	\$ 49,534	\$ 165,114	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 12,974	\$ 5,560	\$ 18,534	
B-2020	Window HM (Insulated fixed) Custom Size	\$ 19,920	\$ 8,537	\$ 28,457	
C-1030	Casework (classroom)	\$ 7,823	\$ 3,353	\$ 11,175	
C-2000	Renovate SPED Life Skills Classroom	\$ 69,500	\$ 29,786	\$ 99,286	
C-3010	Remove and Replace VCT flooring inc. Wall Base	\$ 13,965	\$ 5,985	\$ 19,950	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 11,529	\$ 4,941	\$ 16,470	
C-2000	Repaint Interior	\$ 23,069	\$ 9,887	\$ 32,955	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 6,489	\$ 2,781	\$ 9,270	
D-3020	HVAC Replacement - Package Units (Multiple Zone) Inc Demo	\$ 285,127	\$ 122,197	\$ 407,324	
D-2010	New custodial sink	\$ 2,084	\$ 893	\$ 2,977	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 10,547	\$ 4,520	\$ 15,067	
D-5030	Replace/ Add LED Exit signage	\$ 2,343	\$ 1,004	\$ 3,348	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 40,732	\$ 17,457	\$ 58,189	
D-5030	Emergency Back-up Lighting	\$ 14,008	\$ 6,003	\$ 20,011	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$ 11,458	\$ 4,910	\$ 16,368	2nd Floor Classroom Restroom
D-2010	Fire Sprinklers - Install New System	\$ 65,361	\$ 28,012	\$ 93,373	
D-2010	Inspect & Replace Sewer lines	\$ 4,635	\$ 1,986	\$ 6,621	
D-2010	Inspect & Replace Water lines	\$ 3,358	\$ 1,439	\$ 4,797	
D-3020	Ventilation/ Dehumidifier	\$ 5,820	\$ 2,494	\$ 8,314	Shower area in Locker Room
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 14,030	\$ 6,013	\$ 20,043	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 24,892	\$ 10,668	\$ 35,560	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 10,400	\$ 4,457	\$ 14,857	
F-1020	Structural Stabilization of Existing Facilities - Minor	\$ 85,771	\$ 36,759	\$ 122,530	Repairs Needed
Total		\$917,989	\$393,424	\$1,311,412	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	2,425,905
Robertson High School	Building SF:	24,451	Soft Costs*	\$	1,016,270
Renovation/ Site Improvements - Career Ed Bldg	Total Cost/PSF:	\$ 99.21	Total Project Budget	\$	3,442,175

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 35,360	\$ 15,154	\$ 50,514	
B-2010	Exterior Control Joint Maintenance	\$ 6,656	\$ 2,853	\$ 9,509	
B-2010	Exterior Painting	\$ 97,240	\$ 41,674	\$ 138,914	Entire Exterior including repairs
B-2020	Window HM (Insulated fixed) Custom Size	\$ 28,080	\$ 12,034	\$ 40,114	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 23,353	\$ 10,009	\$ 33,362	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 14,330	\$ 6,141	\$ 20,472	
B-1020	Roofing - Metal standing seam with Kynar coating	\$ 503,299	\$ 215,700	\$ 718,999	
B-2020	Skylight Translucent Insulated Panels (Pyramid)	\$ 6,084	\$ 2,607	\$ 8,691	
B-2020	Install Secondary Exit to Comply with Egress Requirements	\$ 10,040	\$ 4,303	\$ 14,343	
C-2000	Repaint Interior	\$ 64,184	\$ 27,507	\$ 91,691	Except in the SBHC.
C-2000	Renovate Wood Shop inc Classroom	\$ 136,694	\$ 58,583	\$ 195,278	
C-2000	Renovate Welding/ Ag Mechanic Shop inc Classroom	\$ 289,101	\$ 123,900	\$ 413,001	
C-2000	Renovate Voag Shop Space for Another Program Use	\$ 110,000	\$ 47,143	\$ 157,143	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 71,736	\$ 30,744	\$ 102,480	Except in the SBHC.
C-3010	Corner Guards (Stainles Steel)	\$ 1,884	\$ 807	\$ 2,691	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	\$ 1,941	\$ 832	\$ 2,774	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 6,489	\$ 2,781	\$ 9,270	
D-3020	HVAC - Cooling system upgrade	\$ 45,320	\$ 19,423	\$ 64,743	
D-5030	Secondary Service Upgrade	\$ 133,434	\$ 57,186	\$ 190,620	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 113,330	\$ 48,570	\$ 161,901	
D-5030	Replace/ Add LED Exit signage	\$ 2,884	\$ 1,236	\$ 4,120	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 54,928	\$ 23,541	\$ 78,468	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 52,996	\$ 22,712	\$ 75,708	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$ 7,638	\$ 3,274	\$ 10,912	Except in the SBHC.
D-2010	Fire Sprinklers - Upgrade existing system	\$ 79,331	\$ 33,999	\$ 113,330	
D-2010	Inspect & Replace Sewer lines	\$ 23,175	\$ 9,932	\$ 33,107	
D-2010	Inspect & Replace Water lines	\$ 16,789	\$ 7,195	\$ 23,984	
D-5030	Emergency Back-up Lighting	\$ 14,008	\$ 6,003	\$ 20,011	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 19,776	\$ 8,475	\$ 28,251	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 69,257	\$ 29,682	\$ 98,939	
D-2010	New custodial sink	\$ 2,086	\$ 894	\$ 2,980	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 39,036	\$ 16,730	\$ 55,766	
D-3090	Kiln exhaust hood	\$ 3,626	\$ 1,554	\$ 5,179	
E-1020	Kiln - Art Room	\$ 3,234	\$ 1,386	\$ 4,620	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 15,600	\$ 6,686	\$ 22,286	
F-1020	Structural Stabilization of Existing Facilities - Minor	\$ 131,057	\$ 32,764	\$ 163,822	Repairs required per Structural Investigation

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	2,425,905
Robertson High School	Building SF:	24,451	Soft Costs*	\$	1,016,270
Renovation/ Site Improvements - Career Ed Bldg	Total Cost/PSF:	\$ 99.21	Total Project Budget	\$	3,442,175

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
G-1021	Exterior stair construction - Inc demo	\$ 7,718	\$ 3,308	\$ 11,025	
G-1021	Concrete sidewalks & pads- replace	\$ 79,380	\$ 34,020	\$ 113,400	
G-1023	Asphalt paving - traffic spec.. - 2"	\$ 78,225	\$ 33,525	\$ 111,750	North end of building near shop access
G-1040	Grading, Drainage & Landscaping (small site)	\$ 25,200	\$ 10,800	\$ 36,000	
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 1,404	\$ 602	\$ 2,006	
Total		\$ 2,425,905	\$ 1,016,270	\$ 3,442,175	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		Rev 11-09-16	MACC	\$	5,956,593
Robertson High School	Building SF:	44,323	Soft Costs*	\$	2,517,334
Renovation/ Site Improvements - Marr Gym	Total Cost/PSF:	\$ 134.39	Total Project Budget	\$	8,473,926

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 35,360	\$ 15,154	\$ 50,514	
B-2010	Exterior Control Joint Maintenance	\$ 9,152	\$ 3,922	\$ 13,074	
B-2010	Stucco Misc Location Repair & New Color Coat	\$ 231,400	\$ 99,171	\$ 330,571	
B-2010	Metal Wall/ Soffit Panels	\$ 55,744	\$ 23,890	\$ 79,634	
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 15,569	\$ 6,672	\$ 22,241	
B-2020	Exterior Doors, Frames, & Hardware - Double	\$ 66,874	\$ 28,660	\$ 95,534	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 33,592	\$ 14,397	\$ 47,989	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	\$ 621,600	\$ 266,400	\$ 888,000	
B-1020	Roofing - Metal standing seam with Kynar coating	\$ 412,100	\$ 176,614	\$ 588,714	
B-2020	Skylight Translucent Panel (Shed)	\$ 290,639	\$ 124,559	\$ 415,198	
C-2000	Renovate Entire Kitchen & Serving Area (inc. equipment)	\$ 310,000	\$ 132,857	\$ 442,857	
C-2000	Renovate Cafeteria	\$ 157,500	\$ 67,500	\$ 225,000	Part of Entry/ Lobby Area on 2nd level
C-2000	Repaint Interior	\$ 116,348	\$ 49,863	\$ 166,211	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	\$ 128,100	\$ 54,900	\$ 183,000	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 46,116	\$ 19,764	\$ 65,880	
C-3010	Corner Guards (Stainless Steel)	\$ 2,898	\$ 1,242	\$ 4,140	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	\$ 89,307	\$ 38,274	\$ 127,581	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 32,445	\$ 13,905	\$ 46,350	
D-3020	Heating /Cooling system replacement - Boiler/chiller system	\$ 1,184,311	\$ 507,562	\$ 1,691,872	
D-5030	Gymnasium Light Fixture Upgrade - LED	\$ 60,439	\$ 25,902	\$ 86,341	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 162,225	\$ 69,525	\$ 231,750	
D-5030	Replace/ Add LED Exit signage	\$ 4,326	\$ 1,854	\$ 6,180	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 274,639	\$ 117,703	\$ 392,342	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 264,978	\$ 113,562	\$ 378,540	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$ 15,277	\$ 6,547	\$ 21,824	
D-2010	Fire Sprinklers - Install New System	\$ 285,329	\$ 122,284	\$ 407,613	
D-2010	Inspect & Replace Sewer lines	\$ 46,350	\$ 19,864	\$ 66,214	
D-2010	Inspect & Replace Water lines	\$ 33,578	\$ 14,391	\$ 47,969	
D-5030	Emergency Back-up Lighting	\$ 28,016	\$ 12,007	\$ 40,023	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 34,278	\$ 14,691	\$ 48,969	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 125,545	\$ 53,805	\$ 179,350	
D-2010	New custodial sink	\$ 12,515	\$ 5,363	\$ 17,878	
D-1010	Elevator- exterior (inc. bldg addition)	\$ 214,079	\$ 91,748	\$ 305,827	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 70,762	\$ 30,326	\$ 101,088	
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 31,200	\$ 13,371	\$ 44,571	
F-1020	Structural Stabilization of Existing Facilities - Minor	\$ 314,693	\$ 99,377	\$ 414,070	<i>Repairs Required Per Structural Investigation</i>
G-1021	Exterior stair construction - Inc demo	\$ 39,690	\$ 17,010	\$ 56,700	
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 14,045	\$ 6,019	\$ 20,064	
G-1021	Concrete sidewalks - replace	\$ 85,575	\$ 36,675	\$ 122,250	Around building perimeter
Total		\$5,956,593	\$2,517,334	\$8,473,926	

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		1/16/2017	MACC	\$	1,165,306
Robertson High School	Building SF:	9,994	Soft Costs*	\$	499,417
Renovation/ Site Improvements - Media Center/ Science Bldg (Reconfig)	Total Cost/PSF:	\$ 116.60	Total Project Budget	\$	1,664,723

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 31,824	\$ 13,639	\$ 45,463	
B-2010	Exterior Control Joint Maintenance	\$ 12,480	\$ 5,349	\$ 17,829	
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 8,731	\$ 3,742	\$ 12,473	
B-2020	Window HM (Insulated fixed) Custom Size	\$ 20,280	\$ 8,691	\$ 28,971	Clerestory windows
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 12,974	\$ 5,560	\$ 18,534	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 11,856	\$ 5,081	\$ 16,937	
C-1030	Casework (classroom)	\$ 7,823	\$ 3,353	\$ 11,175	
B-1013	Reno Science Labs-HS inc renovation w/ new equip	\$ 92,250	\$ 39,536	\$ 131,786	
C-2000	Renovate Library & Replace Furnishing	\$ 310,200	\$ 132,943	\$ 443,143	
C-2000	Repaint Interior	\$ 38,227	\$ 16,383	\$ 54,610	
C-3010	Corner Guards (Stainles Steel)	\$ 1,159	\$ 497	\$ 1,656	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	\$ 1,941	\$ 832	\$ 2,774	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 31,705	\$ 13,588	\$ 45,293	
C-3010	Remove and Replace VCT flooring inc. Wall Base	\$ 14,963	\$ 6,413	\$ 21,375	
C-2000	Reconfigure Specialty Spaces into Gen Classrooms	\$ 113,750	\$ 48,750	\$ 162,500	Computer Lab Space
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 6,489	\$ 2,781	\$ 9,270	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 15,955	\$ 6,838	\$ 22,793	
D-2010	New custodial sink	\$ 2,084	\$ 893	\$ 2,977	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 56,316	\$ 24,136	\$ 80,452	
D-5030	Replace/ Add LED Exit signage	\$ 2,163	\$ 927	\$ 3,090	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 54,928	\$ 23,541	\$ 78,468	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 52,996	\$ 22,712	\$ 75,708	
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	\$ 30,554	\$ 13,095	\$ 43,648	
D-2010	Fire Sprinklers - Upgrade existing system	\$ 32,426	\$ 13,897	\$ 46,322	
D-2010	Inspect & Replace Sewer lines	\$ 18,540	\$ 7,946	\$ 26,486	
D-2010	Inspect & Replace Water lines	\$ 13,431	\$ 5,756	\$ 19,187	
D-5030	Emergency Back-up Lighting	\$ 21,012	\$ 9,005	\$ 30,017	
D-5030	Exterior Building Lighting (LED/Photo cell)	\$ 29,005	\$ 12,431	\$ 41,435	
D-5030	Security System with camera's at critical locations: inc alarm	\$ 28,308	\$ 12,132	\$ 40,440	
G-1021	Exterior stair construction - Inc demo	\$ 6,615	\$ 2,835	\$ 9,450	
G-1021	Concrete sidewalks & pads- replace	\$ 47,250	\$ 20,250	\$ 67,500	
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 17,588	\$ 7,538	\$ 25,125	
G-1040	Grading & Drainage (Minor)	\$ 18,900	\$ 8,100	\$ 27,000	
G-1021	Wall Handrail - steel pipe	\$ 585	\$ 251	\$ 836	
Total		\$1,165,306	\$499,417	\$1,664,723	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGR 7.5%. **TOTAL SOFT COSTS: ~30.0%**

SECTION 4.0 - SUPPORT INFORMATION

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SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Robertson HS School ID: 069136

High Level Overview

General Information

Location: Las Vegas, NM 87701 Ed. Adequacy Model: High School Educational Adequacy
 School Type: High Ed. Adequacy CCI: 100.00%
 School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: ~~426~~ 450 Number of Buildings: 9
 Growth Factor: 1.00 Number of Portables: 0
 Total Gross Square Feet: 173,924 Building Square Feet: 173,924
 Site Size (Acres): 24.00 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$33,284,998 Unweighted Repair Cost: \$15,531,016
 Weighted Repair Cost: \$10,086,426 Unweighted Educational Adequacy Cost: \$70,388
 Weighted Educational Adequacy Cost: \$206,287 Total Unweighted Cost: \$15,601,404
 Total Weighted Cost: \$10,292,713 Unweighted NMCI Score: 46.87
 Weighted NMCI Score: 30.92

NMCI Facility History

Last Assessment Date: 11-14-2012 Previous Award, Yes or No, Year If Yes: No
 Closed: No

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Facility Description

Robertson High School is located at 5th Street and Friedman in Las Vegas, New Mexico, and falls within the Las Vegas City School District. It is a 3-story, 173,924 square foot campus that houses 697, 9th through 12th grade students and a staff of 73. The campus is made up of eight buildings, including general classroom, media/science, gym, vocational, and chorus buildings. Originally constructed in 1936, there have been additions between 1951 and 1997. There are 0 portable facilities on site. To most accurately capture repair costs, the complex is split into 8 building assessments.

Site: The site is approximately 24 acres and includes an athletic field and a stadium. The school has a parking capacity of 400 (20 are handicap spaces). Paved areas are in fair condition and require surface improvements. Concrete sidewalks are in fair condition. Landscaped areas include grass and gravel, and these areas are irrigated. Site drainage is adequate.

Structural/Exterior Closure: The main buildings typically rest on spread footing foundations that are showing no signs of damage or settlement. The typical building structural system uses brick, concrete block, and steel. Typical roofs are metal and most of them were replaced in 1996; they are not leaking. Exterior floors are typically hollow metal and windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types are both painted concrete block and painted drywall. The facilities were last painted in 1996, and interior wall finishes are generally in good condition. Most ceilings are lay-in acoustical tile that was replaced in 1996. Flooring in all areas is vinyl composition tile. All interior doors are solid wood.

Mechanical/ Plumbing: Heating for many of the older buildings is supplied by a gas-fired boiler in the central plant while heating and cooling is provided by rooftop units for some of the newer buildings. The heating distribution system is 2-pipe and ducts while cooling is distributed by ducts. Fresh air is supplied through air handling units and infiltration. Exhaust fans are plentiful and bathroom ventilation is adequate. The plumbing fixtures and piping has been replaced in many of the older buildings, but fixtures and piping are original in the newer buildings. Window HVAC units are being installed at the 2-story classroom buildings.

Electrical: The electrical system is fed from transformers that deliver 127/208 V, 3-phase, 4-wire power via 200, 400, and 600 amp main panels. Branch circuits within rooms are 120/208 V. Lighting is fluorescent and illumination is adequate. Emergency lighting with battery backup is in corridors and emergency exit signs are typically illuminated. The facility does not have an emergency generator.

Fire Protection/Life Safety Systems/ Accessibility: The fire alarm system consists of annunciators in rooms, corridors, and other public spaces. The system is activated by pull stations and smoke detectors, and is not centrally monitored. Most of the buildings have fire sprinkler systems. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire rated. The security system is comprised of cameras and motion detectors. The complex is generally handicap compliant.

Educational Adequacy: Robertson High School generally meets the state general adequacy requirements. The gross square footage is adequate for the current enrollment. Adequacy deficiencies include no separate student drop-off area, incomplete fencing, and an inadequate number of projection screens. Access is not safe due to the lack of a separate student drop-off area and parking is not adequate even when considering dirt areas. There is a two-way public address system and classrooms have data ports, but classrooms do not have CATV.

2003 Update

Many of the buildings had a fire alarm and intercom system installed. There was one addition to McFarland Hall in 2002.

DCU 03-233 and 03064; Fire alarm and intercom installations.

Capital Outlay and PSCOC for 2002 addition to McFarland Hall.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Robertson HS School ID: 069136

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Career Bldg (1975)	High School Building	\$2,397,457	\$1,096,028	1975	24,451 Building	Educational
Chorus (1961)	High School Building	\$197,273	\$74,141	1961	2,989 Building	Educational
Main Building w/ 1 Addition (1951)	High School Building	\$2,711,311	\$2,283,610	1951	34,495 Building	Educational
Marr Gym (1983)	High School Building	\$3,781,777	\$2,022,728	1983	44,323 Building	Educational
McFarland Hall (1936)	High School Building	\$1,435,155	\$1,689,261	1936	18,637 Building	Educational
Media Center/Science Building (1997)	High School Building	\$687,334	\$189,918	1997	9,994 Building	Educational
Patio Bldg (1961)	High School Building	\$1,340,762	\$338,551	1961	21,158 Building	Educational
Quintana Bldg (1970)	High School Building	\$754,500	\$185,176	1970	8,788 Building	Educational
Two Story Addition To Main Building (1997)	High School Building	\$533,271	\$299,939	1997	9,069 Building	Educational
Site	High School Site	\$1,792,176	\$1,907,075	1936	173,924 Building	Site
Building Totals		\$15,531,016	\$10,086,426			
Educational Adequacy Need	High School Educational Adequacy	\$70,388	\$206,287			
School Totals		\$15,601,404	\$10,292,713			

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name:	Cost Model:	High School Building	Size:									
Career Bldg (1975)			24,451									
Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1996	2016	100%	33.25%	\$82,245	4	.25	\$20,561	System replaced 1996. 8/5/13 Update AM Per FMP Vendor: Vendor states that shop ventilation is needed. (SEE NOTES Next page.)
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$66,740	9	.25	\$16,685	...ue to water stains, 15% estimated. 12/4/2012 CJA Split system to capture the above. This is the GOOD portion.
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$66,740	2	1.5	\$100,110	...12/4/2012 CJA Split system to capture the above. This is the BAD portion. Set category override to 2; Degraded
Communications/Security	\$1.96	15	90%	2002	2017	87%	33.25%	\$37,634	9	.25	\$9,409	DCU 03-064 and 03-233.
Exterior Walls	\$15.39	100	100%	1975	2075	17%	33.25%	\$63,247	9	.25	\$15,812	...-21-2012 DNS: Exterior walls showing settlement cracks along with minor damage to finish surfaces. See photos.
Exterior Windows and Doors	\$5.98	30	110%	1996	2026	44%	33.25%	\$71,465	9	.25	\$17,866	System replaced 1996. 8/5/13 Update AM Per FMP Vendor: Doors only replaced.
Fire Detection/Alarm	\$1.98	15	90%	2002	2017	87%	33.25%	\$37,933	9	.25	\$9,483	DCU 03-064 and 03-233.
Fire Sprinkler	\$2.62	50	130%	1996	2046	16%	33.25%	\$13,316	9	.25	\$3,329	System replaced 1996.
Floor Finishes	\$6.43	12	110%	1996	2008	100%	33.25%	\$173,013	4	.25	\$43,253	System replaced 1996. 11-21-2012 DNS: Floor tile showing wear and some cracking in hallways.
Foundation/Slab/Structure	\$29.28	100	100%	1975	2075	17%	33.25%	\$120,350	9	.25	\$30,087	... 11-21-2012 DNS: Settlement cracks on exterior walls. Suggest that Structural Engineer evaluation of building.
HVAC	\$23.92	30	100%	1975 2011	2005	100%	33.25%	\$584,893	4	.25	\$146,223	New Boilers & Chiller installed.
Institutional Equipment	\$3.74	30	100%	1975	2005	100%	33.25%	\$91,537	4	.25	\$22,884	8/5/13 Update AM Per FMP Vendor suggests upgrading.
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1975	2025	67%	33.25%	\$172,501	9	.25	\$43,125	
Interior Walls	\$7.41	60	90%	1975	2035	47%	33.25%	\$76,094	9	.25	\$19,023	8/5/13 Update AM Per FMP Vendor: Updated year installed; Original 1975 interior walls.

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Oct 18, 2016

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Executive Summary Report



Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Lighting/Branch Circuits	\$11.48	30	90%	2005	2035	13%	\$33,975	9	.25	\$8,494	System replaced 1996. 8/5/13 Update AM Per FMP Vendor. Updated year installed; Power upgraded in 2005.
Main Power/Emergency	\$1.33	30	90%	2005	2035	13%	\$3,920	9	.25	\$980	System replaced 1996. 8/5/13 Update AM Per FMP Vendor. Updated year installed; Power upgraded 2005.
Other Electrical Systems	\$0.53	20	90%	1996	2016	100%	\$11,598	4	.25	\$2,899	System replaced 1996.
Other Equipment	\$11.59	60	110%	1996	2056	11%	\$34,635	9	.25	\$8,659	System replaced 1996
Plumbing	\$11.10	30	100%	1996	2026	44%	\$120,614	9	.25	\$30,154	System replaced 1996.
Roof	\$8.05	20	120%	1996	2016	100%	\$236,136	4	.25	\$59,034	...cate the flat portion is old and very degraded. Split system to capture the above. This is the GOOD portion.
Roof	\$8.05	20	120%	1996	2016	100%	\$236,136	3	2	\$472,273	...2/4/2012 CJA Split system to capture the above. This is the BAD portion. Set category override to 3.Mitigated
Technology	\$0.14	10	90%	2000	2010	100%	\$3,107	4	.25	\$777	8/5/13 Update AM Per FMP Vendor suggests upgrading.
Wall Finishes	\$2.90	12	100%	2005	2017	84%	\$59,627	9	.25	\$14,907	
Total:							\$2,397,457			\$1,096,028	

→ NONE OF THE WELDERS ARE CONNECTED TO AN OPERABLE VENTILATION SYSTEM
 No dust collection is in place in the wood shop
 Additional ventilation/exhaust fans needed in small engine repair shop.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name:	Chorus (1961)	Cost Model:	High School Building	Size:	2,989							
Name	Cost SF	Renewal Life	Percent	Degrade Adj. Percent	Factor	Next Reno.	Last Reno.	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	20%	33.25%	2027	2007	\$2,036	9	.25	\$509	System replaced 1996.
Ceiling Finishes	\$5.58	30	110%	44%	33.25%	2026	1996	\$8,159	9	.25	\$2,040	System replaced 1996. 11-20-2012 DNS: Some water stained ceiling areas: See photos
Communications/Security	\$1.96	15	90%	100%	33.25%	2011	1996	\$5,281	4	.25	\$1,320	System replaced 1996.
Exterior Walls	\$15.39	100	100%	30%	33.25%	2061	1961	\$13,913	3	2	\$27,826	...t cracks on interior and exterior walls: Structural engineer evaluation needed to determine extent of problem.
Exterior Windows and Doors	\$5.98	30	110%	100%	33.25%	1991	1961	\$19,656	4	.25	\$4,914	11-20-2012 DNS: Original windows and doors: See photos
Fire Detection/Alarm	\$1.98	15	90%	100%	33.25%	2011	1996	\$5,323	4	.25	\$1,331	System replaced 1996.
Fire Sprinkler	\$2.62	50	130%	16%	33.25%	2046	1996	\$1,628	9	.25	\$407	System replaced 1996.
Floor Finishes	\$6.43	12	110%	100%	33.25%	2008	1996	\$21,150	4	.25	\$5,287	System replaced 1996. 11-20-2012 DNS: Chipped and cracked in need of replacement: See photos
Foundation/Slab/Structure	\$29.28	100	100%	30%	33.25%	2061	1961	\$26,475	9	.25	\$6,619	11-20-2012 DNS: Settlement cracks on exterior walls: See photos: structural engineer study evaluation needed. <i>SEE NOTE Below</i>
HVAC	\$23.92	30	100%	9%	33.25%	2037	2007	\$6,435	9	.25	\$1,609	11-20-2012 DNS: New HVAC and heaters installed in 2007: See photos <i>(No Cooling)</i>
Institutional Equipment	\$3.74	30	100%	44%	33.25%	2026	1996	\$4,973	9	.25	\$1,243	See gym
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	16%	33.25%	2046	1996	\$5,018	9	.25	\$1,254	System replaced 1996.
Interior Walls	\$7.41	60	90%	84%	33.25%	2021	1961	\$16,739	9	.25	\$4,185	
Lighting/Branch Circuits	\$11.48	30	90%	44%	33.25%	2026	1996	\$13,730	9	.25	\$3,432	System replaced 1996.
Main Power/Emergency	\$1.33	30	90%	44%	33.25%	2026	1996	\$1,584	9	.25	\$396	System replaced 1996.
Other Electrical Systems	\$0.53	20	90%	100%	33.25%	2016	1996	\$1,418	4	.25	\$354	System replaced 1996.
Other Equipment	\$11.59	60	110%	11%	33.25%	2056	1996	\$4,234	9	.25	\$1,058	System replaced 1996.

Structural Investigation Completed - SEE REPORT Repairs required to stabilize structure

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Life	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Plumbing	\$11.10	30	2007	9%	\$2,986	9	.25	\$746	11-20-2012 DNS: New Fixtures in R/R: see photos
Roof	\$8.05	20	1996	100%	\$28,866	4	.25	\$7,217	System replaced 1996.
Technology	\$0.14	10	1996	100%	\$380	2	1.5	\$570	System replaced 1996. 8/5/13 Update AM Per FMP Vendor: Vendor suggests upgrading.
Wall Finishes	\$2.90	12	2005	84%	\$7,289	9	.25	\$1,822	11-20-2012 DNS: Clean and painted with some peeling of paint due to moisture problem: See photos.
Total:					\$197,273			\$74,141	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name: Main Building w/ 1 Addition (1951) Cost Model: High School Building Size: 34,495

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2012	2032	4%	33.25%	\$4,641	9	.25	\$1,160	System replaced 1997. 8/5/13 Update AM Per FMP Vendor: Updated year installed; Upgraded in 2012.
Ceiling Finishes	\$5.58	30	110%	1997	2027	40%	33.25%	\$84,976	9	.25	\$21,244	System replaced 1997.
Communications/Security	\$1.96	15	90%	2003	2018	75%	33.25%	\$45,780	9	.25	\$11,445	DCU 03-064 and 03-233.
Exterior Walls	\$15.39	100	100%	1951	2051	42%	33.25%	\$224,263	3	2	\$448,525	...eer evaluation still needed. Exterior cracking running from top to bottom of exterior walls in several areas.
Exterior Windows and Doors	\$5.98	30	110%	1997	2027	40%	33.25%	\$90,991	9	.25	\$22,748	...ing in need of repair or replacement: See photos. 8/5/13 Update AM Per FMP Vendor: Vendor suggests upgrading.
Fire Detection/Alarm	\$1.98	15	90%	2002	2017	87%	33.25%	\$53,515	9	.25	\$13,379	DCU 03-064 and 03-233.
Fire Sprinkler	\$2.62	50	130%	1997	2047	14%	33.25%	\$16,955	9	.25	\$4,239	System replaced 1997.
Floor Finishes	\$6.43	12	110%	1997	2009	100%	33.25%	\$244,083	2	1.5	\$366,125	...gging sloping floors on the second floor. Structural engineer evaluation needed to determine extent of problem
Foundation/Slab/Structure	\$29.28	100	100%	1951	2051	42%	33.25%	\$426,740	3	2	\$853,480	... Engineer evaluation needed due to XSEE settlement cracks in exterior walls running from top to bottom of building. <i>NO IS BELOW</i>
HVAC	\$23.92	30	100%	1997	2027	40%	33.25%	\$330,979	9	.25	\$82,745	System replaced 1997. 8/5/13 Update AM Per FMP Vendor: Updated year installed; Upgraded 2012. <i>X Boiler upgraded 2012</i>
Institutional Equipment	\$3.74	30	100%	1951	1981	100%	33.25%	\$129,138	2	1.5	\$193,708	See gym 8/5/13 Update AM Per FMP Vendor: Casework poor. <i>Residential grade window unit only.</i>
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1997	2047	14%	33.25%	\$52,263	9	.25	\$13,066	
Interior Walls	\$7.41	60	90%	1951	2011	100%	33.25%	\$229,902	4	.25	\$57,475	
Lighting/Branch Circuits	\$11.48	30	90%	1997	2027	40%	33.25%	\$143,000	9	.25	\$35,750	System replaced 1997.
Main Power/Emergency	\$1.33	30	90%	1997	2027	40%	33.25%	\$16,501	9	.25	\$4,125	System replaced 1997.

X Structural Investigation Completed - SEE SUBMITTER REPORT
Oct 18, 2016 X Significant structural repairs needed

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments	
Other Electrical Systems	\$0.53	20	90%	1997	2017	90%	33.25%	\$14,767	9	.25	\$3,692	System replaced 1997. 11-20-2012 DNS: Electrical service upgraded in 1988 & 1999: See photos
Other Equipment	\$11.59	60	110%	1997	2057	10%	33.25%	\$44,098	9	.25	\$11,024	System replaced 1997.
Plumbing	\$11.10	30	100%	1997	2027	40%	33.25%	\$153,570	9	.25	\$38,392	System replaced 1997. 8/5/13 Update AM Per FMP Vendor: Vendor suggests a renovation to 1/2 of restrooms.
Roof	\$8.05	20	120%	1997	2017	90%	33.25%	\$300,656	9	.25	\$75,164	System replaced 1997. 8/5/13 Update AM Per FMP Vendor: Needs service.
Technology	\$0.14	10	90%	1997	2007	100%	33.25%	\$4,383	4	.25	\$1,096	System replaced 1997. 8/5/13 Update AM Per FMP Vendor: Needs upgrade.
Wall Finishes	\$2.90	12	100%	1997	2009	100%	33.25%	\$100,111	4	.25	\$25,028	System replaced 1997. 11-20-2012 DNS: Clean and painted, see photos
Total:								\$2,711,311			\$2,283,610	

Restrooms need renovation and upgrades. There are several inoperable fixtures. In two of the restrooms many of the finishes are more than 20 years old.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name:	Marr Gym (1983)	Cost Model:	High School Building	Size:	44,323							
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1983	2003	100%	33.25%	\$149,088	4	.25	\$37,272	3/15/2012 C.J.A Vendor states increased venting needed in dressing and training rooms.
Ceiling Finishes	\$5.58	30	110%	1983	2013	100%	33.25%	\$272,209	4	.25	\$68,052	... system, not standards based. 11-21-2012 DNS: Damage ceiling tile in need of replacement: Note above comments
Communications/Security	\$1.96	15	90%	2003	2018	75%	33.25%	\$58,823	9	.25	\$14,706	DCU 03-064 and 03-233.
Exterior Walls	\$15.39	100	100%	1983	2083	11%	33.25%	\$74,273	3	2	\$148,546	...S: Stucco cracking and in need of repair on field house and north lower level building (6784 S.F.): See Photos
Exterior Windows and Doors	\$5.98	30	110%	1983	2013	100%	33.25%	\$291,479	1	3.5	\$1,020,176	...ing out of square. Safety issue on the Main gym building. 8/5/13 Update AM Per FMP Vendor: Windows are poor.
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$59,290	9	.25	\$14,823	DCU 03-064 and 03-233.
Fire Sprinkler	\$2.62	50	130%	1983	2033	44%	33.25%	\$65,719	9	.25	\$16,430	Has sprinkler system
Floor Finishes	\$6.43	12	110%	2012	2024	11%	33.25%	\$34,847	9	.25	\$8,712	...Heavy wear on the VCT with cracking and chipped (20% estimate). 8/5/13 Update AM Per FMP Vendor: Updated 2012.
Foundation/Slab/Structure	\$29.28	100	100%	1983	2083	11%	33.25%	\$141,331	9	.25	\$35,333	*SEE Note below
HVAC	\$23.92	30	100%	1983	2013	100%	33.25%	\$1,060,252	4	.25	\$265,063	Not served by central heating plant
Institutional Equipment	\$3.74	30	100%	2005	2035	13%	33.25%	\$22,309	9	.25	\$5,577	...ocker room remodeled in 2005, PSFA # 031-06. 8/5/13 Update AM Per FMP Vendor: Bleachers are in poor condition.
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2005	2055	5%	33.25%	\$22,508	9	.25	\$5,627	Locker room remodeled in 2005, PSFA # 031-06.
Interior Walls	\$7.41	60	90%	1983	2043	30%	33.25%	\$89,359	9	.25	\$22,340	
Lighting/Branch Circuits	\$11.48	30	90%	1983	2013	100%	33.25%	\$458,084	4	.25	\$114,521	
Main Power/Emergency	\$1.33	30	90%	1983	2013	100%	33.25%	\$52,859	4	.25	\$13,215	
Other Electrical Systems	\$0.53	20	90%	1983	2003	100%	33.25%	\$21,024	4	.25	\$5,256	
Other Equipment	\$11.59	60	110%	1983	2043	30%	33.25%	\$170,928	9	.25	\$42,732	

* Structural Investigation completed - SEE Report Oct 18, 2016 Structural repairs/upgrades made

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Plumbing	\$11.10	30	100%	2005	2035	13%	33.25%	\$66,139	9	.25	\$16,535	Locker room remodeled in 2005, PSFA # 031-06.
Roof	\$8.05	20	120%	1983	2003	100%	33.25%	\$428,051	4	.25	\$107,013	... area replaced in 2005 with DCP funds. 12/5/2012 CJA Spill system to reflect above. This is the OLD portion.
Roof	\$8.05	20	120%	2005	2025	30%	33.25%	\$129,485	9	.25	\$32,371	...f area replaced in 2005 with DCP funds. 12/5/2012 CJA Spill system to reflect above. This is the NEW portion.
Technology	\$0.14	10	90%	1997	2007	100%	33.25%	\$5,632	4	.25	\$1,408	System installed 1997. No CATV
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$108,088	9	.25	\$27,022	Maintained. Locker room remodeled in 2005, PSFA # 031-06.
Total:								\$3,781,777			\$2,022,728	

While locker rooms were upgraded in 2005
 NONE of the restrooms have been upgraded/
 Renovated. Plumbing fixtures & finishes
 are original from 1983, No ADA compliance
 and in some cases partition doors are
 missing.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name: McFarland Hall (1936) Cost Model: High School Building Size: 18,637

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$18,963	9	.25	.25	\$4,741	11-20-2012 DNS: Possible upgraded during R/R remodel. See Photos
Ceiling Finishes	\$5.58	30	110%	1936	1966	100%	33.25%	\$114,459	2	1.5	1.5	\$171,689	11-20-2012 DNS: Damaged ceiling tile in the main gym area. See Photos
Communications/Security	\$1.96	15	90%	2003	2018	75%	33.25%	\$24,734	9	.25	.25	\$6,183	
Exterior Walls	\$15.39	100	100%	1936	2036	64%	33.25%	\$183,540	3	2	2	\$367,079	... on west gym. ???Struct engineer X SEE 11-20-2012 DNS: Structural engineer study need to determine extent of damage. <i>No k Below</i>
Exterior Windows and Doors	\$5.98	30	110%	1996	2026	44%	33.25%	\$54,472	9	.25	.25	\$13,618	System replaced 1996. <i>Below</i>
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$24,930	9	.25	.25	\$6,233	DCU 03-064 and 03-233.
Fire Sprinkler	\$2.62	50	130%	1996	2046	16%	33.25%	\$10,150	9	.25	.25	\$2,538	System installed 1996
Floor Finishes	\$6.43	12	110%	1936	1948	100%	33.25%	\$131,874	2	1.5	1.5	\$197,811	...0-2012 DNS: Some cracking of floor tile on the North side entrance but over all in good condition: See Photos.
Foundation/Slab/Structure	\$29.28	100	100%	1936	2036	64%	33.25%	\$349,250	3	2	2	\$698,500	...ior cracking of walls: See photos, suggest that structural engineer evaluation to determine extent of problem: X SEE notes <i>Below</i>
HVAC	\$23.92	30	100%	2011	2041	3%	33.25%	\$12,384	9	.25	.25	\$3,096	
Institutional Equipment	\$3.74	30	100%	1936	1966	100%	33.25%	\$69,771	2	1.5	1.5	\$104,657	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2002	2052	8%	33.25%	\$15,331	9	.25	.25	\$3,833	11-20-2012 DNS: Interior doors replaced during renovation of Ad-min offices: See Photos
Interior Walls	\$7.41	60	90%	1936	1996	100%	33.25%	\$124,212	4	.25	.25	\$31,053	11-20-2012 DNS: Clean and painted. See photos.
Lighting/Branch Circuits	\$11.48	30	90%	2005	2035	13%	33.25%	\$25,896	9	.25	.25	\$6,474	DCU 03-064 and 03-233. Locker room remodeled in 2005, PSFA # 031-06.
Main Power/Emergency	\$1.33	30	90%	1997	2027	40%	33.25%	\$8,915	9	.25	.25	\$2,229	System replaced 1997. 11-20-2012 DNS: Standby backup electrical generator in place: See photos.

~~X~~ Structural Investigation Completed - SEE Report
 Oct 18, 2016
 Structural Repairs / Upgrades Needed.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments	
Other Electrical Systems	\$0.53	20	90%	2005	2025	30%	33.25%	\$2,674	9	.25	\$669	Locker room remodeled in 2005, PSFA # 031-06.
Other Equipment	\$11.59	60	110%	2005	2065	3%	33.25%	\$7,986	9	.25	\$1,996	Locker room remodeled in 2005, PSFA # 031-06.
Plumbing	\$11.10	30	100%	2005	2035	13%	33.25%	\$27,810	9	.25	\$6,953	...ed in 2005, PSFA # 031-06. 11-20-2012 DNS: Ad-min offices and R/R remodeled and in good condition: See photos
Roof	\$8.05	20	120%	1996	2016	100%	33.25%	\$179,988	4	.25	\$44,997	System replaced 1996 11-20-2012 DNS: Red metal roof: See photos
Technology	\$0.14	10	90%	1996	2006	100%	33.25%	\$2,368	2	1.5	\$3,552	System replaced 1996. No CATV
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$45,449	9	.25	\$11,362	...05, PSFA # 031-06. 11-20-2012 DNS: Wall finishes clean and painted. Ad-min area remodeled in 2002: See photos
Total:								\$1,435,155			\$1,689,261	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name: Media Center/Science Building (1997) Cost Model: High School Building Size: 9,994

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1997	2017	90%	\$30,339	9	.25	\$7,585	
Ceiling Finishes	\$5.58	30	110%	1997	2027	40%	\$24,619	9	.25	\$6,155	...replacement of roof, estimated 20%. 12/4/2012 CJA Split system to capture the above. This is the GOOD portion.
Ceiling Finishes	\$5.58	30	110%	1997	2027	40%	\$24,619	3	2	\$49,239	... 12/4/2012 CJA Split system to capture the above. This is the BAD portion. Set category override to 3:Mitigate
Communications/Security	\$1.96	15	90%	1997	2012	100%	\$17,658	4	.25	\$4,415	
Exterior Walls	\$15.39	100	100%	1997	2097	4%	\$5,552	9	.25	\$1,388	
Exterior Windows and Doors	\$5.98	30	110%	1997	2027	40%	\$26,362	9	.25	\$6,591	
Fire Detection/Alarm	\$1.98	15	90%	1997	2012	100%	\$17,799	4	.25	\$4,450	
Fire Sprinkler	\$2.62	50	130%	1997	2047	14%	\$4,912	9	.25	\$1,228	Sprinkler system this building <i>Blow Down IS NOT Sprinkler</i>
Floor Finishes	\$6.43	12	110%	1997	2009	100%	\$70,717	4	.25	\$17,679	8/5/13 Update AM Per FMP Vendor. Flooring in poor condition. ✓
Foundation/Slab/Structure	\$29.28	100	100%	1997	2097	4%	\$10,564	9	.25	\$2,641	
HVAC	\$23.92	30	100%	1997	2027	40%	\$95,892	9	.25	\$23,973	8/5/13 Update AM Per FMP Vendor. Vendor suggests upgrading. <i>Upgraded 2015</i>
Institutional Equipment	\$3.74	30	100%	1997	2027	40%	\$15,007	9	.25	\$3,752	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1997	2047	14%	\$15,142	9	.25	\$3,785	
Interior Walls	\$7.41	60	90%	1997	2057	10%	\$6,679	9	.25	\$1,670	
Lighting/Branch Circuits	\$11.48	30	90%	1997	2027	40%	\$41,431	9	.25	\$10,358	
Main Power/Emergency	\$1.33	30	90%	1997	2027	40%	\$4,781	9	.25	\$1,195	
Other Electrical Systems	\$0.53	20	90%	1997	2017	90%	\$4,278	9	.25	\$1,070	
Other Equipment	\$11.59	60	110%	1997	2057	10%	\$12,776	9	.25	\$3,194	
Plumbing	\$11.10	30	100%	1997	2027	40%	\$44,493	9	.25	\$11,123	<i>Restrooms Need Renovations - Now ADA IN MEDIA CENTER</i>

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Roof	\$8.05	20	120%	-1997 <i>2015</i>	2017	90%	33.25%	\$87,107	9	.25	\$21,777	...ion of the roof for replacement. 12/4/2012 - GJA Split system to capture the above. This is the GOOD portion. <i>Roof Replaced 2015</i>
Roof	\$8.05	20	120%	2014	2034	1%	33.25%	\$965	9	.25	\$241	...system to capture the above. This is the BAD portion. Set category override to 3. Mitigate new roof 6/8/14 BAJ
Technology	\$0.14	10	90%	1997	2007	100%	33.25%	\$1,270	4	.25	\$317	No GATV <i>NEED COMPLETE REPAIRS</i>
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$24,372	9	.25	\$6,093	
Total:								\$587,334			\$189,918	

→ New TPO & Metal Roof 2015.

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name: Patio Bldg (1961) Cost Model: High School Building Size: 21,158

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2008	2028	16%	\$11,387	9	.25	\$2,847	System replaced 1996 8/5/13 Update AM Per FMP Vendor: Upgraded 2008.
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	\$57,752	9	.25	\$14,438	11-20-2012 DNS: Minor ceiling tile showing water stains in need of replacement.
Communications/Security	\$1.96	15	90%	1996	2011	100%	\$37,384	4	.25	\$9,346	System replaced 1996
Exterior Walls	\$15.39	100	100%	1961	2061	30%	\$98,486	9	.25	\$24,621	11-20-2012 DNS: Exterior settlement cracks. See photos
Exterior Windows and Doors	\$5.98	30	110%	1996	2026	44%	\$61,840	9	.25	\$15,460	
Fire Detection/Alarm	\$1.98	15	90%	1996	2011	100%	\$37,681	4	.25	\$9,420	System replaced 1996
Fire Sprinkler	\$2.62	50	130%	1996	2046	16%	\$11,523	9	.25	\$2,881	System installed 1996
Floor Finishes	\$6.43	12	110%	1996	2008	100%	\$149,712	4	.25	\$37,428	8/5/13 Update AM Per FMP Vendor: Vendor states that carpet and sub floor are needed at band area.
Foundation/Slab/Structure	\$29.28	100	100%	1961	2061	30%	\$187,405	9	.25	\$46,851	..012 DNS: Exterior walls showing cracking due to settlement. Structural engineer evaluation needed. See Photos. <i>SEE BELOW</i>
HVAC	\$23.92	30	100%	2008	2038	7%	\$35,991	9	.25	\$8,998	8/5/13 Update AM Per FMP Vendor: Upgraded 2008. <i>(No Cooling)</i>
Institutional Equipment	\$3.74	30	100%	1961	1991	100%	\$79,209	4	.25	\$19,802	See gym
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1996	2046	16%	\$35,519	9	.25	\$8,980	3/15/2012 CJA Vendor states slip strips need to be added to treads. ???
Interior Walls	\$7.41	60	90%	1996	2056	11%	\$15,668	9	.25	\$3,917	
Lighting/Branch Circuits	\$11.48	30	90%	1996	2026	44%	\$97,187	9	.25	\$24,297	System replaced 1996
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	\$11,215	9	.25	\$2,804	System replaced 1996
Other Electrical Systems	\$0.53	20	90%	1996	2016	100%	\$10,036	4	.25	\$2,509	System replaced 1996
Other Equipment	\$11.59	60	110%	1996	2056	11%	\$29,970	9	.25	\$7,493	System replaced 1996
Plumbing	\$11.10	30	100%	1996	2026	44%	\$104,370	9	.25	\$26,093	Fixtures and piping replaced 1996
Roof	\$8.05	20	120%	1996	2016	100%	\$204,334	4	.25	\$51,084	System replaced 1996

Structural Investigation Completed - SEE REPORT
Structural Repairs/Upgrades Needed.

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Technology	\$0.14	10	90%	1996	2006	100%	\$2,688	2	1.5	\$4,032	<i>Need complete upgrade</i>
Wall Finishes	\$2.90	12	100%	1996	2008	100%	\$61,404	4	.25	\$15,351	
Total:							\$1,340,762			\$338,561	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name: Quintana Bldg (1970) Cost Model: High School Building Size: 8,788

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1996	2016	100%	33.25%	\$29,560	4	.25	\$7,390	System replaced 1996
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$23,987	9	.25	\$5,997	...96 11-20-2012 DNS: Some minor water stained ceiling tile in need of replacement after roof problem repaired.
Communications/Security	\$1.96	15	90%	2003	2018	75%	33.25%	\$11,663	9	.25	\$2,916	DCU 03-233.
Exterior Walls	\$15.39	100	100%	1970	2070	21%	33.25%	\$28,614	9	.25	\$7,154	...0-2012 DNS: Suggest possible ground level mold present need evaluation by outside vendor to determine problem.
Exterior Windows and Doors	\$5.98	30	110%	1996	2026	44%	33.25%	\$25,685	9	.25	\$6,421	System replaced 1996
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$11,756	9	.25	\$2,939	DCU 03-233.
Fire Sprinkler	\$2.62	50	130%	1970	2020	85%	33.25%	\$25,319	0	0	\$0	Not required by UBC
Floor Finishes	\$6.43	12	110%	1996	2008	100%	33.25%	\$62,183	4	.25	\$15,546	System replaced 1996 8/5/13 Update AM Per FMP Vendor: 25% of halls are poor.
Foundation/Slab/Structure	\$29.28	100	100%	1970	2070	21%	33.25%	\$54,449	9	.25	\$13,612	
HVAC	\$23.92	30	100%	1970	2000	100%	33.25%	\$210,218	4	.25	\$52,554	FURNACES ONLY PARTIALLY OPERABLE (No Cooling)
Institutional Equipment	\$3.74	30	100%	1970	2000	100%	33.25%	\$32,900	4	.25	\$8,225	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1970	2020	85%	33.25%	\$78,043	9	.25	\$19,511	
Interior Walls	\$7.41	60	90%	1970	2030	59%	33.25%	\$34,426	9	.25	\$8,607	
Lighting/Branch Circuits	\$11.48	30	90%	1996	2026	44%	33.25%	\$40,367	9	.25	\$10,092	System replaced 1996
Main Power/Emergency	\$1.33	30	90%	2003	2033	19%	33.25%	\$1,968	9	.25	\$492	11-20-2012 DNS: Upgraded panel and service in 2003; see pictures
Other Electrical Systems	\$0.53	20	90%	1996	2016	100%	33.25%	\$4,168	4	.25	\$1,042	System replaced 1996 11-20-2012 DNS: Upgraded panel and service in 2003
Other Equipment	\$11.59	60	110%	1996	2056	11%	33.25%	\$12,448	9	.25	\$3,112	System replaced 1996
Plumbing	\$11.10	30	100%	1996	2026	44%	33.25%	\$43,350	9	.25	\$10,838	System replaced 1996 11-20-2012 DNS: New water heater in 2002

Oct 18, 2016

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SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Renp.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Roof	\$8.05	20	120%	2014	2034	1%	33.25%	\$849	3	2	\$1,697	...t evaluation of roof for replacement. Wear on edges and possible leaks into the building. New roof 5/8/14 BAJ
Technology	\$0.14	10	90%	1996	2006	100%	33.25%	\$1,117	2	1.5	\$1,675	System replaced 1996. No CATV
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$21,431	9	.25	\$5,358	11-20-2012 DNS: Clean and painted
Total:								\$754,500			\$185,176	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



District: Las Vegas City School: Robertson HS School ID: 069136

Asset Detail

Building Name:		Cost Model:		High School Building		Size: 9,089						
Name	Cost SF	Renewal Life	Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1997	2017	90%	33.25%	\$27,592	9	.25	\$6,898	
Ceiling Finishes	\$5.58	30	110%	1997	2027	40%	33.25%	\$22,390	9	.25	\$5,598	Placed: See photos 15% estimated, 12/4/2012 CJA Split system to capture the above. This is the GOOD portion.
Ceiling Finishes	\$5.58	30	110%	1997	2027	40%	33.25%	\$22,390	2	1.5	\$33,585	...ated. 12/4/2012 CJA Split system to capture the above. This is the BAD portion. Set category override to 2:D
Communications/Security	\$1.96	15	90%	1997	2012	100%	33.25%	\$16,059	4	.25	\$4,015	
Exterior Walls	\$15.39	100	100%	1997	2097	4%	33.25%	\$5,049	9	.25	\$1,262	
Exterior Windows and Doors	\$5.98	30	110%	1997	2027	40%	33.25%	\$23,975	9	.25	\$5,994	
Fire Detection/Alarm	\$1.98	15	90%	1997	2012	100%	33.25%	\$16,187	4	.25	\$4,047	
Fire Sprinkler	\$2.62	50	130%	1997	2047	14%	33.25%	\$4,467	9	.25	\$1,117	Sprinkler system present this building
Floor Finishes	\$6.43	12	110%	1997	2009	100%	33.25%	\$64,313	4	.25	\$16,078	...s floor finishes are original to the building. Yes, we capture this with the year installed date set to 1997.
Foundation/Slab/Structure	\$29.28	100	100%	1997	2097	4%	33.25%	\$9,607	9	.25	\$2,402	Structural Upgrades needed
HVAC	\$23.92	30	100%	1997	2027	40%	33.25%	\$87,209	9	.25	\$21,802	Boiler 2011 / No Cooling
Institutional Equipment	\$3.74	30	100%	1997	2027	40%	33.25%	\$13,648	9	.25	\$3,412	See gym 8/5/13 Update AM Per FMP Vendor: Casework poor.
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	1997	2047	14%	33.25%	\$13,771	9	.25	\$3,443	
Interior Walls	\$7.41	60	90%	1997	2057	10%	33.25%	\$6,074	9	.25	\$1,519	
Lighting/Branch Circuits	\$11.48	30	90%	1997	2027	40%	33.25%	\$37,679	9	.25	\$9,420	
Main Power/Emergency	\$1.33	30	90%	1997	2027	40%	33.25%	\$4,348	9	.25	\$1,087	
Other Electrical Systems	\$0.53	20	90%	1997	2017	90%	33.25%	\$3,891	9	.25	\$973	
Other Equipment	\$11.59	60	110%	1997	2057	10%	33.25%	\$11,619	9	.25	\$2,905	
Plumbing	\$11.10	30	100%	1997	2027	40%	33.25%	\$40,464	9	.25	\$10,116	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report



Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Roof	\$8.05	20	120%	1997	2017	90%	33.25%	\$79,219	3	2	\$158,438	...ing from roof leaks. Suggest that the PSFA roof consultant conduct evaluation to determine extent of problem.
Technology	\$0.14	10	90%	1997	2007	100%	33.25%	\$1,155	4	.25	\$289	No CATV
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$22,165	9	.25	\$5,541	
Total:								\$533,271			\$299,939	

SECTION 4.0 - SUPPORT INFORMATION



Executive Summary Report

District: Las Vegas City School: **Robertson HS** School ID: **069136**

Asset Detail

Building Name:	Site	Cost Model:	High School Site	Size:							
				173,924							
Name	Cost SF	Renewal Life	Percent	Degrade Adj. Factor	Next Reno.	Renov.	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.40	30	90%	13%	2035	2035	\$8,418	9	.25	\$2,104	... 030-06 11-20-2012 DNS: Fields are in fair condition. 8/5/13 Update AM Per FMP Vendor: Reconditioned in 2005.
Fencing	\$0.43	100	110%	64%	2036	2036	\$52,316	3	2	\$104,633	11-20-2012 DNS: Fencing in need of repair or replacement due to damage: See Photos.
Landscaping	\$1.98	30	110%	44%	2026	2026	\$168,513	9	.25	\$42,128	... landscaping in good condition were installed. Most of the area is paved over except for the athletic fields.
Parking Lots	\$6.70	20	80%	4%	2032	2032	\$37,289	9	.25	\$9,322	8/5/13 Update AM Per FMP Vendor: Upgraded 2012
Playground Equipment	\$0.11	15	100%	100%	1951	1951	\$19,132	0	0	\$0	...hetic fields: Baseball, Track, Football & Soccer 8/5/13 Update AM Per FMP Vendor: Track was done in 2008.
Site Lighting	\$1.40	40	100%	23%	2037	2037	\$54,938	9	.25	\$13,735	11-20-2012 DNS: Newer exterior lighting installed, estimated time frame 1997: See photos
Site Specialties	\$0.07	40	100%	100%	2011	2011	\$12,175	4	.25	\$3,044	
Site Utilities	\$2.17	50	120%	100%	1986	1986	\$452,202	4	.25	\$113,051	...36 site utilities remain 50%. Split system based on previous note. System split 50/50 this is the OLD portion.
Site Utilities	\$2.17	50	120%	16%	2046	2046	\$72,352	9	.25	\$18,088	...36 site utilities remain 50%. Split system based on previous note. System split 50/50 this is the NEW portion.
Walkways	\$2.39	30	110%	100%	1966	1966	\$457,420	2	1.5	\$686,130	...acking & spalling: See Photos. 12/4/2012 CJA Split system to capture the above. This is the GOOD portion.
Walkways	\$2.39	30	110%	100%	1936	1966	\$457,420	3	2	\$914,840	...12/4/2012 CJA Split system to capture the above. This is the BAD portion. Set category override to 3:Mitigate
Total:							\$1,792,176			\$1,907,075	

SECTION 4.0 - SUPPORT INFORMATION

Executive Summary Report

District: Las Vegas City School: **Robertson HS** School ID: **069136**

Educational Adequacy Detail

Population			
Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	73 47	Number of 1-5 Students:	0
Number of Students:	426 450	Number of 6-8 Students:	0
Number of Special Education Students:	0	Number of 9-12 Students:	426 450
Square Footage		General Storage NSF:	5,786 5,488
Permanent GSF:	173,924	Maintenance or Janitorial Space NSF:	230 649
Portable GSF:	0	Media Center NSF:	3,442 4,666
Admin NSF:	4,972 4,706	Parent Work Space NSF:	0 ✓
Art/Music NSF:	44,363- 10,844	Physical Ed NSF:	25,000 24,548
Assembly NSF: (Lecture Hall)	21,402 893	Science Classroom NSF:	4,678- 5,947
Career Ed NSF:	12,465 10,014	Science Storage NSF:	413 734
Computer Lab NSF:	3,805 2505	Special Education Classroom NSF:	5,574 3,876
Faculty Work Area NSF:	900 602	Student Health NSF:	872 684
Food Service NSF:	3,614 3,938		
General Classroom NSF:	14,024 19,386		
Classrooms		Number of Special Education Classrooms:	5 ✓
Number of Classrooms:	45 46		
Parking		Number of Bus Drop Offs:	1
Number of Paved Parking Spaces:	286 321	Number of Student Drop Offs:	0
Number of Handicap Parking Spaces:	26 29		
Number of Gravel Parking Spaces:	0	Number of Multi-Use Playgrounds:	0
Miscellaneous			
Number of Chemical Storage Rooms:	1 2		
Playground Equipment:	N/A		

SECTION 4.0 - SUPPORT INFORMATION



District: Las Vegas City School: Robertson HS School ID: 069136

EA Deficiencies

EA Cost Model: High School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	426	\$80	\$80.00	\$45,412	7	3	\$136,235
Insufficient Food Service Square Footage	3,614	3,830	\$80	\$80.00	\$23,026	7	3	\$69,077
Inadequate Number of Chemical Storage Units	1	2	\$1,464	\$1,464.30	\$1,951	8	.5	\$976
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	286	216	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	872	426	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	0	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	5,574	2,325	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	413	160	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,678	1,704	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	25,000	9,356	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	3,442	1,278	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	230	213	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	5,786	426	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	14,024	10,650	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	900	426	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	3,805	1,278	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	12,465	1,704	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	4,972	789	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	14,353	2,130	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	26	7	\$144	\$143.52	\$0	6	1	\$0
Total				\$70,388				\$206,287

SECTION 4.0 - SUPPORT INFORMATION

Facility Maintenance Assessment Report

2016 LAS VEGAS CITY

069136 Robertson HS

Combined Id 1:
Schools Id 2:

FMAR_Date: 2/16/2016 Weather: Sunny and Warm light wind

PSFA Reps: Dennis Schneider Tillotson, Larry

District Reps : Joe

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.72
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	8	-1.89	0	-15.12
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-2.83	1.5	-8.49
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	7	-2.83	3.5	-69.34
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.72
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	4	-2.83	1.5	-16.98
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.71
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-2.83	3.5	-99.05
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	6	-2.83	1.5	-25.47
Maintenance Management	PM Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				10	-3.77		-37.7
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maint. Contractor Oversight	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Facilities Mater Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				3	-3.77		-11.31
Total Performance Deficiencies:		-632.17		Total Score:		367.83		Overall Rating:		36.78%			

SECTION 4.0 - SUPPORT INFORMATION

Comments Section

Roadway/Parking

Top surface showing deterioration along with pot holes needing repair. Stripping is faded due to age. Signage in place. Handicap ramps from parking areas showing spalling, cracks in need of repair. Fire lanes open and clear with accessible access to fire hydrants.

Site Utilities

Exterior utilities locked and secure with hazard labels in place. Barriers in place around natural gas lines. Handles on the electrical panels on the East side of the old gym broken and in need of repair. Barrier fence on the Southwest side of the main HS building needing repair.

Playgrounds/Athletic Fields

Athletic fields in good condition and maintained. Track, football field grass along with additional fields have sprinkler system in place. Score board In place and in good condition. Weeds around the fields removed and area maintained. No safety or risk hazards found during the site survey.

Site Drainage

Down spouts in place along with splash blocks moving water away from the buildings. Ground drain grates clear of debris. Concrete swale next to the tennis court needing to have leaves and branches removed.

Sidewalks

The sidewalk in several area's is in poor condition due to cracks, missing concrete and raised edges with possible tripping hazards to students and staff. Steps on the West side of the new gym having spalling and no hand rail in place. ADA ramps in place from the street and parking area in poor condition due to spalling of concrete.

Grounds

Grounds are a mix of grass, trees and dirt. Rut's from snow removal next to the library need to be repaired. Fence needing repair next to the Main Gym building on the West side (steep slope).

Windows/Caulking

Windows are a mix of fixed and operational type units. Screens missing and damage on the main HS building. Caulking needed on the upper windows on the Choir building. Window tracks need to be cleaned and repaired. Damage glass blocks from vandalism on the Field R/R building needing replacement.

Walls/Finishes

Buildings have brick façade showing settlement cracks and missing brick. Recommend to the district to conduct structural engineer study to determine extent of cracks both on the exterior and interior of the two story HS building and the old gym building. Damage exterior walls on the career building and Choir building noted.

Entry/Exterior Doors

Exterior exit doors have damage and missing hardware on the main HS building needing repairs or replacement (possible security issue). Double entry doors on the old gym North side, frame out of square causing door not to close properly. Panic bar on the East side of the career building needing repair, door hangs up with trying to open (used as emergency exit). Weather seals in place. Handicap access doors not working due to damage or inoperative hardware.

Roof/Flashing/Gutters

The roofs are pitched metal and flat type. Water leaks from the metal roof into the interior of the second floor West side of the HS building (district trying to determine point of leak). Missing and loose flashing on the South side of the main HS building. Down spouts and gutters in place on several buildings.

Walls/Floors/Ceilings/Stairs

The interior walls in several building showing settlement cracks and damage surface wall finishes needing repairs. Suggested to the district that they conduct a structural engineer study to determine extent of damage. Damage interior walls from water leaks needing repairs. Damage interior upper walls in the new Main gym area. Ceiling tiles in several areas needing replacement due to either past or current roof leaks around the campus buildings. Stairs have handrails in place.

Interior Doors

Interior door closures in place along with hardware in proper working condition. No broken or missing

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window glass panes. Interior doors fire rated. Door seals in place. Handicap door hardware addressed on the Exterior doors section of the FMAR.

Restrooms

Interior of the R/R are clean but showing their age with damaged walls in several areas. No hot water to several of the R/R with hand wash fixtures not working or needing to be reattached. Damage stall panels in the R/R in the old gym area needing repair. Several light fixtures needing bulbs and lens covers.

Housekeeping

The interior of the custodian closets needing to be organized with hazard paint containers removed and stored in proper locations. MSDS books available to custodians and staff. Blinds need to be either removed or repaired with dusting needed on vents and window sills. Trashcans both on the interior and exterior of the buildings. Equipment available to custodian for waxing, and carpet cleaning.

Electrical Distribution

Several areas have major findings due to missing blanking cover on circuit breaker electrical panel located in the original gym building mechanical room allowing direct access to the main buss bar. Circuit breaker in the kitchen area has circuit breaker double wired (code and safety issue). Recommend review. Open wire leads in the mechanical room South side of Admin offices near the forced air heater unit.

Lighting

Exterior and interior light fixtures in place. One exterior light on the North side of the HS building needing sensor adjusted due to being on during the day light hours. Several emergency lights tested and found non operational. Several interior light fixtures needing either bulbs or ballast replacements.

Fire Protection Systems

Fire protection drop box's, fire extinguishers in place along with main fire panel in normal status. Several fire extinguishers with outdated certification in the boiler room of the HS. Emergency lights tested for proper operation and found to be non operational in several buildings. District Rep so noted this problem. Fire suppression system in the kitchen with current cert. Sprinkler system in the main gym area.

Equipment Rooms

Equipment rooms clean with no storage items blocking access to equipment for repairs or PM.

Heating/Cooling/Ventilation

Heating and cooling are a mix of RTU and ground units around the campus. Heat is supplied via boilers or forced air heaters. Window A/C units being used on the main HS building. Covers needing to be reinstalled on several units during the site survey. Boiler cert. posted in one area but not found in the HS boiler room, district indicated that they have copy in main office.

Air Filters

Filters in place on the air handler units. The forced air heater filters needing to be changed out due to being dirty. District indicated that filters are on order. Suggest that they date filters when last installed.

Kitchen Equipment/Refrig

Kitchen area clean and maintained. Condensor units starting to frost up with coils needing cleaning. Fire suppression system in place with current cert. date. Storage items organized. Hood has current inspection cleaning sticker posted. Refrigerators and freezers running at proper temp. Lighting system over hood area working as designed.

Plumbing/Water Heaters

Plumbing labled with gauges working in the mechanical rooms. Eye wash stations tested for proper operation, one station showing water orange when tested. No hot water to hand wash sinks in the Main gym area.

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4.1.9 – District Central Administration Office

Site Acreage: 0.52
 Constructed:..... 1927
 Permanent SF:..... 20,080

Facility Notes and Comments:

The Las Vegas City Schools Central Administration Office is located at 901 Douglas Avenue, and was the former home to the US Post Office and the San Miguel County Courthouse nearly 90 years ago. It is unknown as to exactly when the LVCS acquired the property but is presumed to be within the past 10-12 years. The facility has two-stories plus a full basement which still contains the original boilers from when the building was constructed. The basement has a large mechanical room, storage room and some offices that were formerly used by both the Post Office and the County Sheriff. The upper two floors of the facility maintain a lot of the original vestiges of the former Post Office and Courtroom. The first floor is currently used as offices for the district’s finance department and support services. The second floor houses the remaining administrative staff, Superintendent’s Office and the Board of Education Room, which is located in the former old courtroom. As a historic building, all previous renovation efforts worked hard to maintain the historic integrity of the building from the exterior to the interior and have set the level of refurbishment that needs to be maintained.

As this facility is currently listed both the State of New Mexico and National Historic Register, there are specific elements significant from an architectural and historical standpoint that must be maintained through all future restoration efforts. Factors contributing to the significance of buildings include:

- Historic integrity criteria as defined by the National Register - 1) location; 2) design; 3) setting; 4) materials; 5) workmanship; 6) feeling; and 7) association. (Note: A resource must have retained at least three of the seven aspects to have integrity).
- A clear architectural style representative of the time period in which it was constructed.
- A uniform level of architectural detail throughout the entire structure.
- A unique form or structure (like a Silo building)
- Decorative finishes/materials integrated in the entire façade.

Site:

Located on a .52 acre lot the district’s Central Administration office has very limited off-street parking located on the south side of the building, additional parking available is located along the street for staff and visitors. The south parking area’s pavement is deteriorated and needs to be repaired or replaced, with new striping. The sidewalks that surround the building and are used to access the building are worn, settling, and have areas of spalling on the north and east sides of the building as well as exterior stairs need to have handrails installed or replaced. All sidewalk



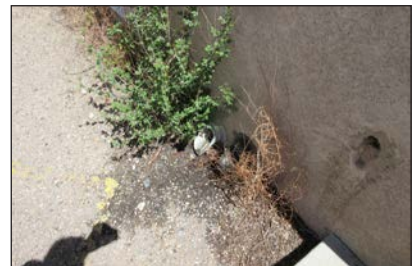
Main Entry to Building



Side Entrance to Building - Broken Sidewalks



Rear Parking Lot Access Deteriorated Stairs/ No Handrails



Roof Drain Discharge - water does not flow away from building

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repair/ replacement projects need to be coordinated with the City of Las Vegas.

Structural/Exterior Closure:

The three story facility was constructed in 1939 with concrete footings, columns, and stem walls with a slab-on grade foundation that appears to be showing signs of settlement particularly along the west side of the building (primarily due to the age of the facility); exterior masonry walls, steel columns and joists, and metal decking form the roof structural system. The exterior walls consist of CMU with a red brick veneer, which is in need of joint maintenance, repairs of broken brick and tuck-pointing. The bricks surround the chimney stack are very deteriorated and requires restoration before additional damage occurs. The exterior walls also have stone lintel corners and courses, key courses, stone cornice; and decorative stone panels and inlays around the perimeter. All of the building's exterior particularly under the windows and at the corners that are in need of crack repairs and resealing to maintain the historical integrity of the building system. There are also several areas that have exterior wall penetrations that require sealing to protect the building from moisture infiltration.

The roof consists of a TPO roof system that was recently replaced in 2015, is in good condition. The roof has some areas of soft spots and bubbling; and where the TPO material is loose at the vertical corners. There are several areas where the stone parapet caps, wood trim and soffit panels are deteriorating and require maintenance and refurbishment. The roof drains both on the roof and at the ground level discharge point need maintenance.

Exterior doors and frames are a combination of the original wood doors and hollow metal doors with an automatic door opener at the main entry, and several doors that have broken or deteriorated door hardware. Any replacement or refurbishment of the exterior doors needs to maintain the historical integrity of the building. The exterior light at all of the building entrances are from the building's original construction and need to be upgraded restored

The exterior windows consist of original wood framed window units, that have had a secondary glazing system installed and are combination of single pane glazing with both fixed and partially operable units. All of the building's windows have areas of broken seals and sealants that are deteriorated and need maintenance in the short term. In order to maintain the historical integrity of the exterior of the building, the window units need refurbishment including either restoration/ repair of all rotted wood frames/ sills.

Interiors:

The interior walls are a combination of wood stud framed walls with painted gypsum board or plaster, with some areas having wood paneling and wood chair rails. The interior walls have several areas that are worn, need minor repairs and repainting. The interior wood door frames and transoms are original, and are in relatively good condition, however have been painted and also need minor repairs and refurbishment. Most of the original wood doors are still in place including glazing and hardware. The door hardware may need to be replaced to meet ADA access requirements in select locations.



Deteriorated Parking Lot Paving - Rear



Wood Windows Need Refurbishment/ Caulking



Masonry Restoration/ Cleaning Needed



Masonry Restoration/ Cleaning Needed



Roof Drains Clogged

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The flooring throughout varies with the “ground floor” having large marble inlays with a red unglazed paving tile in the main lobby area, and the offices having carpet over wood floors, and vinyl composition tile in the break room, and restrooms. Carpeting covers most of the original wood flooring in the offices on both the upper floors and a painted concrete flooring in the restrooms. The basement has a combination of carpeting in the office areas and unsealed concrete in the storage and mechanical rooms. There were several areas observed that may still contain the original vinyl asbestos tile which was in poor condition. The original wood wainscoting, wood moldings and paneling needs to be refurbished throughout.

The ceilings throughout consist of three types: painted plaster, 12”x12” adhered acoustic tiles and 2’x4’ suspended ceiling tile system. There are several areas where the ceiling tiles are stained from roof leaks and need to be replaced. A combination of vertical and horizontal blinds cover the exterior windows in the offices areas, and many are in need of replacement. The main stairwell consists of the original marble flooring, decorative steel railings, and wood banister on one site and are in worn but good condition, however they require extensions at each landing to meet current code and safety requirements. The new extensions should be designed to match the existing design.

Mechanical/Plumbing:

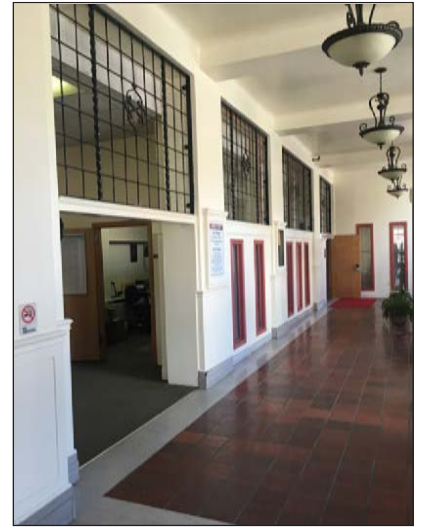
Heating is supplied by a boiler system located in the basement that was replaced in 2015, however the ground mounted cooling system with aging ground mounted condensers was not replaced nor is energy efficient. There are often issues in the ability to maintain air temperature in the offices due to the delivery system of the radiators which often have multiple maintenance issues and the need for better delivery of cooled air; a mechanical study is recommended to evaluate the building to determine areas of improvement. There are several areas in which the ductwork has been modified to supply reconfigured areas that is not efficient.

The water supply within the building is assumed to be galvanized piping that ranges in size from ¾”-2”, there are some small areas that have been replaced with copper as part of minor renovations and repairs. The sewer line is assumed to be cast iron and over the course of the buildings life, there have been multiple issues with the sewer lines within the building and will require further examination as to their ability to be reused as part of any renovation process.

Restrooms are located on each floor of the building with two sets restrooms on the ground floor, one near the employee break room and two single occupant restrooms near the elevator that are considered the building’s “public” restrooms were renovated many years ago. The existing second floor restrooms still have the original configuration, including the original toilet partitions, lighting, flooring and plumbing fixtures, as well as are not ADA compliant, including the single occupant restrooms. While the restrooms over the past 87 years have undergone some upgrades, all are in need of complete renovation/ restoration and ADA upgrades where possible and may include replacement of the original water and sewer lines.

Electrical/ Lighting:

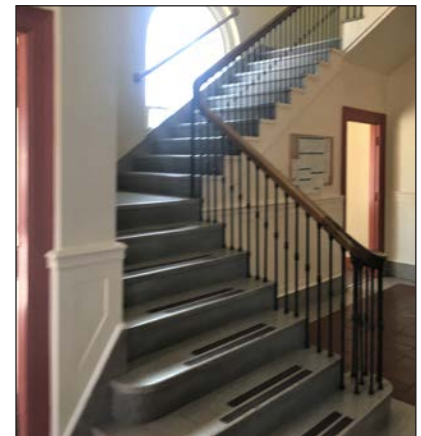
The building’s electrical supply is fed from a 300KVA ground mounted transformer that provides 120/208 V, 3-phase power to the building. While over the years



Main Lobby Area - Needs Restoration



Basement Work Room & Elevator



Original Staircase - Restoration Needed



Board of Ed Room - Restoration Needed

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the building has undergone some partial secondary service upgrade, there are still several electrical panels in use that operate with glass fuses. The wiring throughout much of the building is old, with some areas still having the original light switches in place, a complete secondary service upgrade is needed.

Lighting throughout is a combination of the original pendent mounted fluorescent light fixtures, newer 2'x4' lay-in fluorescent light fixtures and some areas with incandescent bulb fixtures. A complete lighting upgrade to LED will improve light quality throughout and reduce energy costs. Care needs to be taken throughout to refurbish the existing historical light fixtures both interior and exterior as part of the lighting upgrade.

Fire Protection / Life-Safety Systems / Accessibility:

Currently the building does not have a fire alarm system in place throughout. A new fire alarm system that is centrally monitored, complies with current code and consists of smoke detectors, audible alarms and strobes in all occupied spaces and corridors, fire alarm pulls on each floor and adjacent to the exit doors needs to be installed. At the west end of the BOE room there is an exterior emergency stairwell that needs to be evaluated for compliance as an emergency exit. Additional exit signs are needed throughout as many are more than 50 years old and the emergency back-up lighting also needs to be upgraded. The building does not have a fire sprinkler system which may be required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) as part of any major facility renovation.

It does not appear that the interior corridors are fire rated, nor are the building's janitor closets, electrical and mechanical rooms as walls in several areas do not extend up to the underside of the ceiling/ roof deck. None of the interior corridor doors and frames are fire rated as many have glazed vision panels and transoms. The elevator appears to be an older model, and should be refurbished to meet current code and ADA requirements.

Hazardous Materials:

Due to the age of the building there is potential for some areas to still contain hazardous materials such as asbestos VAT flooring (which was observed in a deteriorated state), wall base, 12"x12" ceiling tiles, mastic, insulation, plaster, pipe fittings, the old boilers in the basement, etc., or contain areas of lead paint. A complete Hazardous Material inspection report and remediation plan is recommended prior to any renovation/ restoration of the facility.



Original 1927 Restrooms - Restoration Needed



Original Plumbing Fixtures



Need Updated Exit Signage

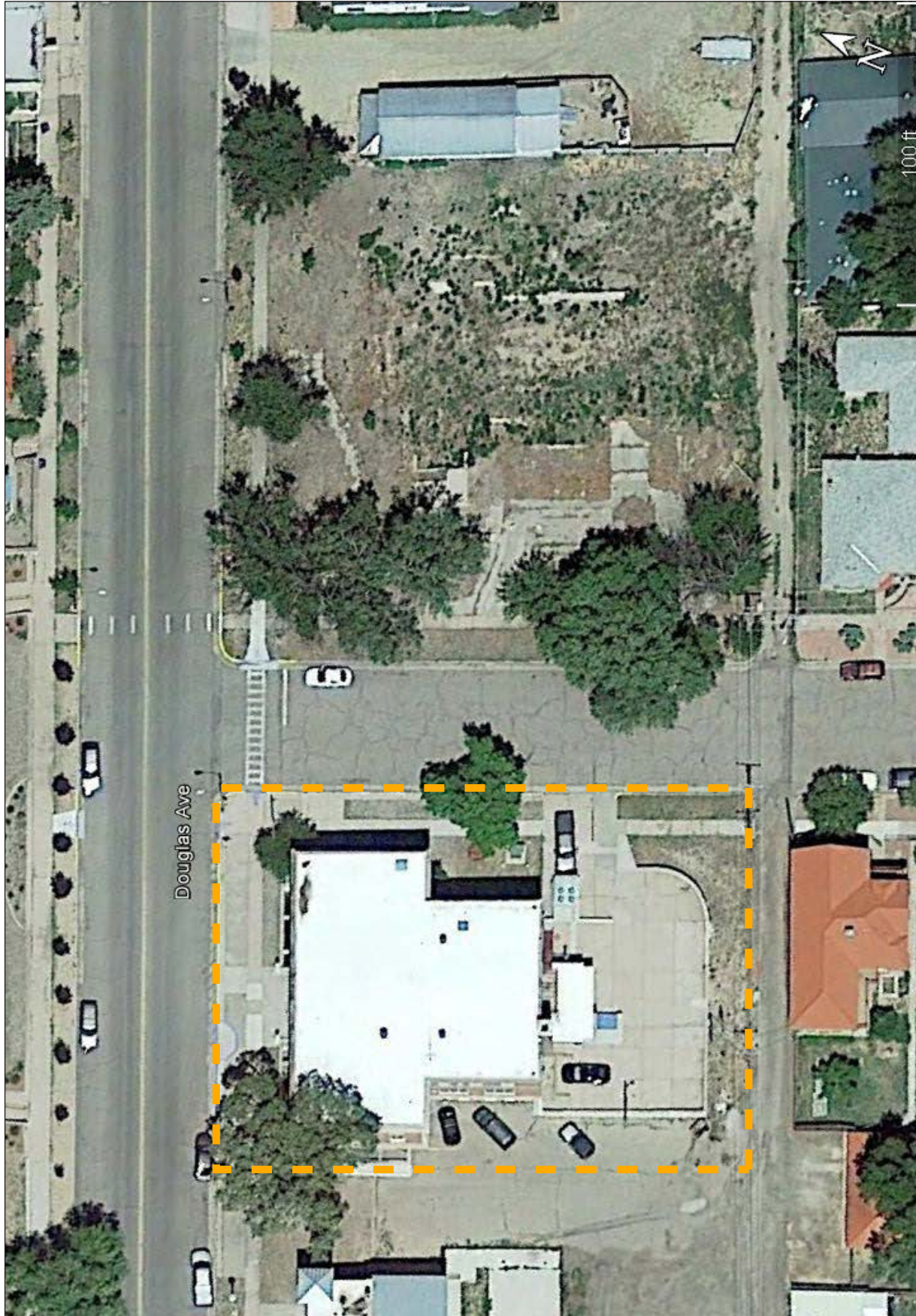


Original Boilers Remain - Non-Operational



Original Panels Remain With Glass Fuses

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Site Plan - Central Administration Office
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project	2017 GO Bond Project	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
LVCS Central Administration Office	X					Structural Investigation: There is settlement occurring along the south and west sides of the building, a structural review is needed to determine necessary repairs that are in keeping with the historic requirements for this facility.
LVCS Central Administration Office	X					Roof Maintenance: Clean and remove all roof debris and unclog all roof drains.
LVCS Central Administration Office					X	Repair and/or replace cracked concrete/ asphalt in parking lot and restripe
LVCS Central Administration Office					X	Replace cracked and spalled concrete sidewalks and entryways
LVCS Central Administration Office					X	Install ADA curbscuts at sidewalks - Coordinate with the City of Las Vegas
LVCS Central Administration Office					X	Repair damaged brick at all corners of the building & patch all old conduit holes in brick.
LVCS Central Administration Office					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
LVCS Central Administration Office					X	Clean, repair all exterior decorative concrete wall panels, cornices, parapet caps, key stones, stone lintel & corner courses, and reseal.
LVCS Central Administration Office					X	Replace/ Refurbish all exterior windows for energy efficiency and to maintain historical integrity of the building exterior. Several frames on
LVCS Central Administration Office					X	Repair/ Replace exterior doors to maintain historical integrity of the building exterior.
LVCS Central Administration Office					X	Repair/refurbish and repaint interior walls
LVCS Central Administration Office					X	Refinish interior doors, wood trim and install ADA door hardware where required.
LVCS Central Administration Office					X	Replace damaged/ stained ceiling tiles
LVCS Central Administration Office					X	Remove carpet and refinish wood flooring throughout all offices and corridors
LVCS Central Administration Office					X	Replace old VAT/VCT flooring on the first floor and basement.
LVCS Central Administration Office					X	Replace damaged/ stained ceiling tiles (lay-in only)
LVCS Central Administration Office					X	Refurbish Board of Education Room
LVCS Central Administration Office					X	Renovate restrooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation) and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all restroom renovations as required. Care may
LVCS Central Administration Office					X	Replace water fountains and provide ADA fountain
LVCS Central Administration Office					X	Extend metal handrails at main stairwell to match existing historic design and to comply with code and safety requirements
LVCS Central Administration Office					X	Upgrade secondary electrical service throughout and expand capacity
LVCS Central Administration Office					X	Refurbish/ replace lighting throughout to LED, including exterior fixtures. Comply with historic restoration requirements.
LVCS Central Administration Office					X	Refurbish elevator cab and equipment to meet current code and ADA requirements.
LVCS Central Administration Office					X	Replace and add additional exit signage throughout
LVCS Central Administration Office					X	At the west end of the BOE room there is an exterior emergency stairwell that needs to be evaluated for compliance as an emergency exit.
LVCS Central Administration Office					X	Mechanical Evaluation is needed to improve HVAC System. Cooling system upgrade is needed and test
LVCS Central Administration Office					X	Replace water fountains and provide ADA fountain
LVCS Central Administration Office					X	Install new fire alarm system with centrally monitored control panel, smoke detectors, with audible alarms and strobes, pull stations and
LVCS Central Administration Office			X			Upgrade intrusion alarm system including additional cameras
LVCS Central Administration Office					X	Test for hazardous materials: Possible ACM (flooring, ceilings, insulation, mastic, etc.) and lead paint. Remove old boiler

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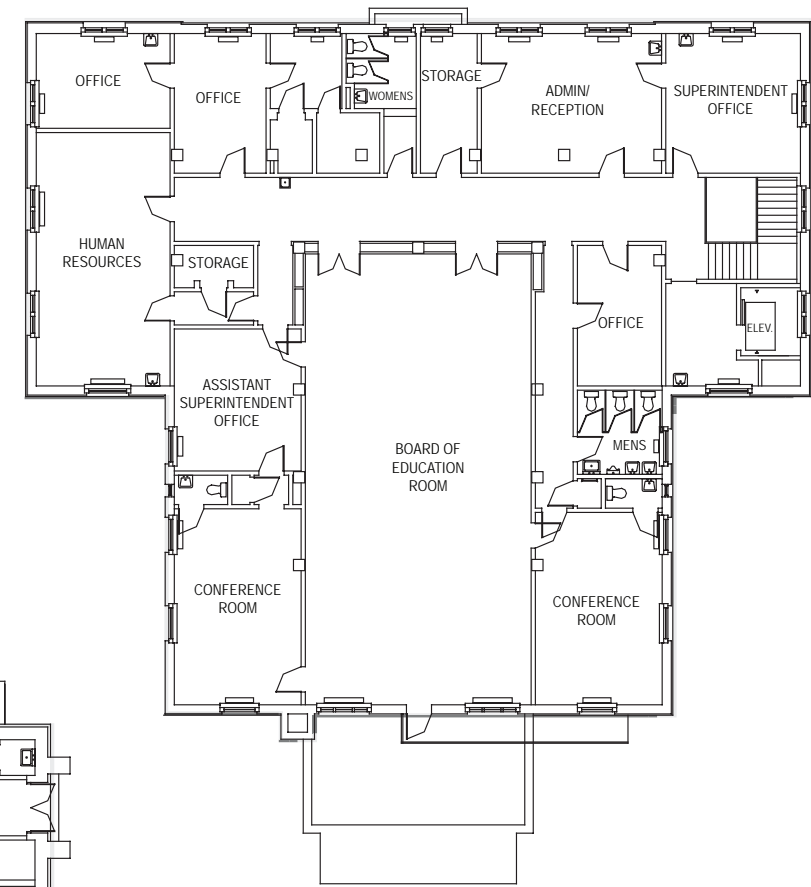
Las Vegas City Schools - District Central Administration Office Floor Plan



Basement Floor



First Floor



Second Floor

FLOOR PLAN

LVCS Administration Building

Scale: 1/32"=1'-0"
20,080 SF



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Las Vegas City Schools		1/27/2017	MACC	\$	5,333,620
Central Administration Office	Building SF:	20,080	Soft Costs*	\$	2,285,837
Renovation/ Site Improvements	Total Cost/PSF:	\$ 265.62	Total Project Budget	\$	7,619,458

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 91,593.60	\$ 39,254.40	\$ 130,848.00	Entire Building
B-2010	Exterior Control Joint Maintenance	\$ 7,488.00	\$ 3,209.14	\$ 10,697.14	Entire Building
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 67,256.80	\$ 28,824.34	\$ 96,081.14	Entire Building
B-2020	Exterior Doors, Frames, & Hardware - Single (Historic)	\$ 18,059.20	\$ 7,739.66	\$ 25,798.86	
B-2020	Exterior Doors, Frames, & Hardware - Double (Historic)	\$ 21,985.44	\$ 9,422.33	\$ 31,407.77	
B-2020	Window Replacement - Historic Refurbishment	\$ 127,400.00	\$ 54,600.00	\$ 182,000.00	
B-2010	Exterior Brick Repair / Replacement (Historic Refurb)	\$ 24,460.80	\$ 10,483.20	\$ 34,944.00	Repairs - entire exterior
C-2000	Renovate Admin Office Areas (Historic Refurb)	\$ 1,739,500.00	\$ 745,500.00	\$ 2,485,000.00	Includes all finishes
C-2000	Renovate Board of Ed Room(Historic Refurb)	\$ 415,100.00	\$ 177,900.00	\$ 593,000.00	Includes all finishes
C-3010	Wood Flooring (non gym) - Refinishing	\$ 49,875.00	\$ 21,375.00	\$ 71,250.00	Refinish wood floors after carpeting removed
C-3010	Ceiling - suspended 2x4 Lay-in acoustical panels (dble for teglar)	\$ 1,102.50	\$ 472.50	\$ 1,575.00	Replace stained tiles
B-2020	Refinish Interior Doors (Historic) & Replace Hardware as Rq'd	\$ 37,537.50	\$ 16,087.50	\$ 53,625.00	Refinish wood doors, frames and transoms. Replace door hardware where rq'd
C-3010	Remove and Replace VCT (VAT post remediation) flooring inc. Wa	\$ 2,892.75	\$ 1,239.75	\$ 4,132.50	
C-3010	Remove and Replace VCT flooring inc. Wall Base	\$ 5,985.00	\$ 2,565.00	\$ 8,550.00	Inc Admin and T. Lounge
C-1030	Casework-LF	\$ 733,320.00	\$ 314,280.00	\$ 1,047,600.00	Break Room
C-2000	Repaint Interior	\$ 52,710.00	\$ 22,590.00	\$ 75,300.00	Remaining interior painting - corridors, restrooms, lobby
D-2010	New custodial sink	\$ 6,260.25	\$ 2,682.96	\$ 8,943.21	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	\$ 19,467.00	\$ 8,343.00	\$ 27,810.00	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 118,170.80	\$ 50,644.63	\$ 168,815.43	
D-5030	Exterior Lighting (LED/Photo cell) Historic Refurbish	\$ 20,435.20	\$ 8,757.94	\$ 29,193.14	
D-5030	Emergency Back-up Lighting & Exit Signage	\$ 38,934.00	\$ 16,686.00	\$ 55,620.00	
D-5030	Card Key Access System - Up to 6 Doors	\$ 50,820.00	\$ 21,780.00	\$ 72,600.00	
D-5090	Automatic Door Openers and Hardware	\$ 3,296.00	\$ 1,412.57	\$ 4,708.57	
D-5030	Secondary Service Upgrade	\$ 149,740.58	\$ 64,174.53	\$ 213,915.11	
D-3020	HVAC - Cooling system upgrade - Pkg Units (Ref Air)	\$ 39,420.00	\$ 16,894.29	\$ 56,314.29	Cooling only
D-3020	HVAC Controls - Direct Digital Controls (BAS)	\$ 32,057.72	\$ 13,739.02	\$ 45,796.74	
D-2010	Inspect & Replace Water lines	\$ 67,424.62	\$ 28,896.27	\$ 96,320.89	
D-2010	Inspect & Replace Sewer lines	\$ 93,070.80	\$ 39,887.49	\$ 132,958.29	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	\$ 152,238.90	\$ 65,245.24	\$ 217,484.14	Maintain Historic Integrity
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	\$ 157,069.60	\$ 67,315.54	\$ 224,385.14	Maintain Historic Integrity
D-2011	Renovate single occupant restroom & comply with ADA (Demo, new finishes & fixtures)	\$ 91,970.76	\$ 39,416.04	\$ 131,386.80	
D-1010	Elevator- interior (refurbish existing equipment)	\$ 70,040.00	\$ 30,017.14	\$ 100,057.14	
D-2010	Fire Sprinklers - Install New System	\$ 159,385.00	\$ 68,307.86	\$ 227,692.86	May Not Be Required - Need Code Analysis

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Las Vegas City Schools		1/27/2017	MACC	\$	5,333,620
Central Administration Office	Building SF:	20,080	Soft Costs*	\$	2,285,837
Renovation/ Site Improvements	Total Cost/PSF:	\$ 265.62	Total Project Budget	\$	7,619,458

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
D-5030	Upgrade Security System w/camera's at critical locations: inc alarm	\$ 56,876.60	\$ 24,375.69	\$ 81,252.29	
D-5095	General Technology Upgrades	\$ 84,975.00	\$ 36,417.86	\$ 121,392.86	
E-1010	LED Smart Board 80-90" /Promethian Board	\$ 7,245.00	\$ 3,105.00	\$ 10,350.00	Board of Ed Room
F-2020	Test & Demo Hazardous Material - Flooring, Ceilings & Insulation	\$ 208,832.00	\$ 89,499.43	\$ 298,331.43	
F-1020	Structural Stabilization of Existing Facilities - Major	\$ 135,200.00	\$ 57,942.86	\$ 193,142.86	Structural Investigation & Repairs
G-1040	Concrete Retaining Wall - 8" thick (Replace or Install)	\$ 26,381.25	\$ 11,306.25	\$ 37,687.50	
G-1023	Paving, curbs, striping, landscaping	\$ 80,906.06	\$ 34,674.03	\$ 115,580.09	
G-1021	Concrete sidewalks - replace	\$ 65,508.75	\$ 28,075.18	\$ 93,583.93	
G-1021	Handrail (ADA/ Code Compliant) - Freestanding steel pipe: painted	\$ 1,627.80	\$ 697.63	\$ 2,325.43	Near Rear Entrance
Total		\$ 5,333,620	\$ 2,285,837	\$ 7,619,458	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: ~30.0%**

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4.1.10 – District Maintenance Complex

Site Acreage: 2.1 Acres
Constructed:..... 1962, 1974, 1995
Permanent SF:..... 18,219 GSF

Facility Notes and Comments:

The LVCS District Maintenance Complex is located across from Robertson High School along 4th Street. All the district’s maintenance and transportation personnel are assigned to this facility. The Maintenance Complex consists of 5 buildings, with the main building in need of upgrades as there have been very few completed over the past 20 years.

Site:

The Maintenance Complex consists of a 2.1-acre site adjacent to the RHS Marr Gym and is fenced with razor wire bordering the top. The site houses one main maintenance shop building and four smaller warehouse and repair buildings which are in poor to fair condition and should be considered for demolition. District’s buses are stored within the maintenance yard when not in use, there are several exterior storage areas used to store excess equipment. The remainder of the site is paved asphalt and there is no landscaping. There are two parking areas along the west side of the main Maintenance Shop along 4th Street and in the maintenance yard. All paved areas need various levels of repairs, resurfacing or top coat and re-stripping. The concrete sidewalks around the building have several areas that are spalled, settling, and cracked that require replacement to prevent tripping and meet to ADA requirements.

Facility:

The main maintenance shop and office area consists of 5,697 square feet and has three open bays for vehicle, bus and machinery maintenance and storage, an office area with restrooms, and a secured storage area. The metal building has a masonry front façade with walls that are minimally insulated and exterior metal wall panels around the remainder of the building. The exterior metal building panels are showing signs of rust, deterioration and have areas that need replacement/ repair. There are three overhead coiling doors along the south side of the building to allow for mid-to large vehicles access to the building as well as regular door entryways with hollow metal doors and frames.

The vinyl composition tile in the administrative office area is poor to fair condition as there are several areas in which tiles are chipped and broken and the carpeting needs to be replaced. The remainder of the facility has concrete floors that appear to be in good condition throughout and all ceilings are exposed structure with suspended light fixtures. Skylight panels that are part of the metal roof provide some daylight and the building has adequate electrical supply for maintenance repair needs.

Heating is provided by gas-fired ceiling-hung units in the open bay area, and by wall-mounted gas fired heating system in the office area. Cooling in the office area



Resurface parking lot



Repair/replace damaged overhead doors



Due to amount of flammable material, a separate room enclosure may be required code analysis

SECTION 4.0 - SUPPORT INFORMATION

is via through-wall mounted evaporative cooling units that need to be replaced. There is no mechanical cooling in the open bay. The building does not have a fire sprinkler system in place and may be required in the event of a major renovation. There is both a fire alarm system with annunciators and strobes in place as well as an intrusion alarm system for security.



Repaint flooring



Upgrade HVAC system



Replace exterior windows



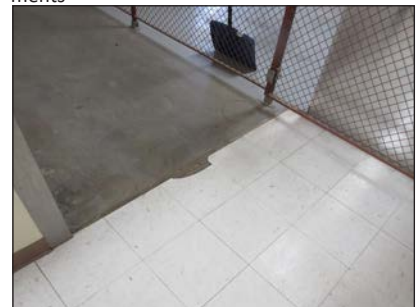
Re-stripe flooring to meet OSHA requirements



Replace VCT



Restrooms in good condition but ADA upgrades needed



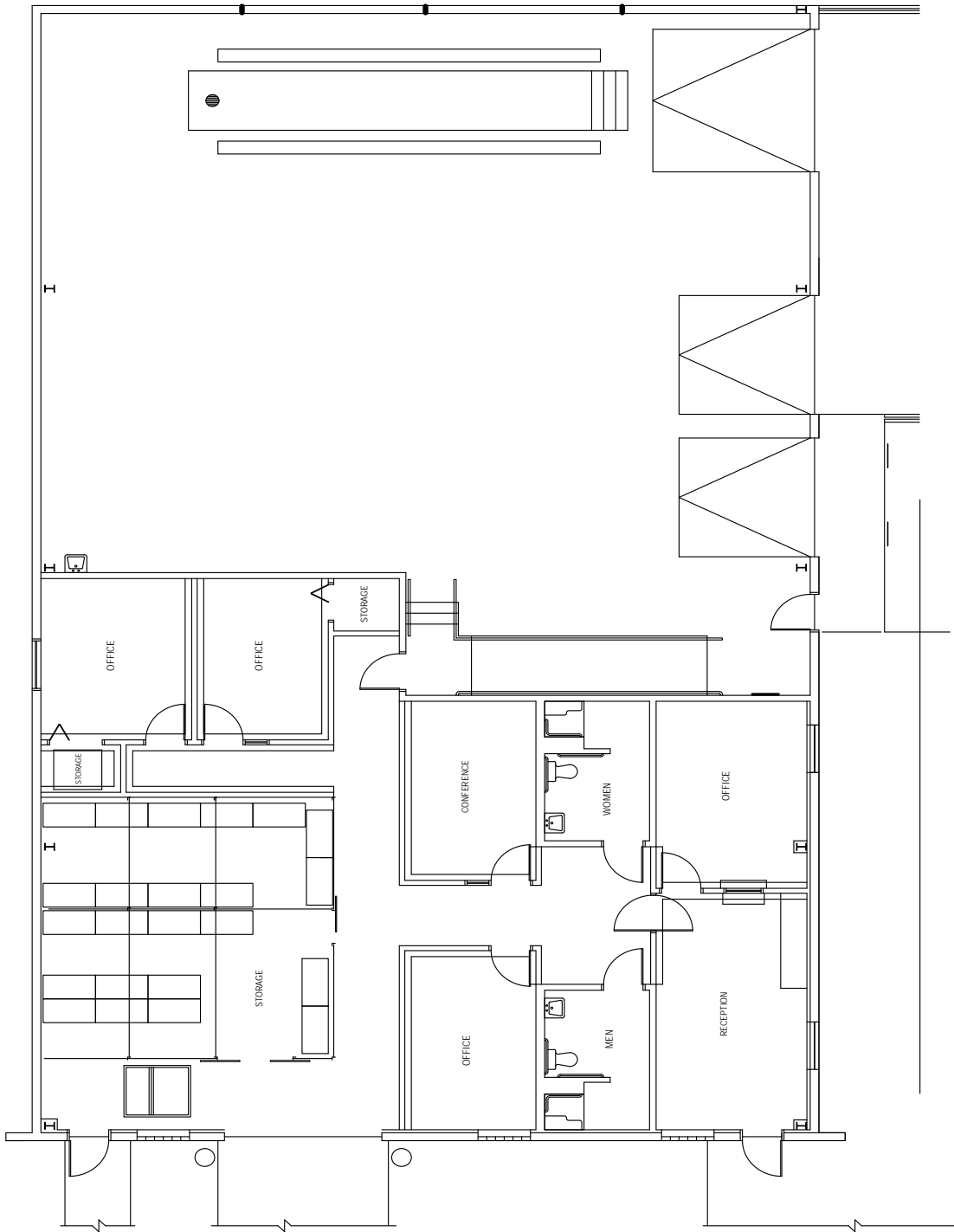
Replace VCT

SECTION 4.0 - SUPPORT INFORMATION



Site Plan - District Maintenance Complex
Las Vegas City Schools

SECTION 4.0 - SUPPORT INFORMATION



Scale: 1/8"=1'-0"
19,038 SF

FLOOR PLAN
LVCS Maintenance Building

SECTION 4.0 - SUPPORT INFORMATION

Capital Improvement Needs:

Based on the Facility Assessments in April 2016, the following Capital Improvement Needs have been identified. The findings have been divided into four categories - Maintenance Work Order, Current (2013& 2017) and Future GO Bond Capital Projects and Other Funding Options.

School Facility/ Building	Maintenance Work Order	2013 GO Bond Project	2017 GO Bond Project	Other Funding Options	Future GO Bond Project	Facility Deficiencies & Needs
LVCS Maintenance Complex					X	Replace/ Upgrade fencing
LVCS Maintenance Complex					X	Grading and drainage improvements needed to provide positive drainage away from the building and reduce ponding.
LVCS Maintenance Complex					X	Repair cracks, potholes, resurface asphalt and restripe south parking lot.
LVCS Maintenance Complex					X	Replace remaining misc. spalled concrete sidewalks
					X	Clean and tuck point exterior masonry, re-caulk all vertical joints, around wall openings and misc. wall penetrations.
LVCS Maintenance Complex					X	Sand, primer and repaint all exterior metals including columns, flashing, trim and handrails. Replace rusted exterior wall panels
LVCS Maintenance Complex					X	Replace exterior windows including blinds
LVCS Maintenance Complex					X	Replace exterior doors, frames and hardware.
LVCS Maintenance Complex					X	Replace VCT flooring in the office lobby area and replace carpeting in all offices.
LVCS Maintenance Complex					X	Repair and patch walls as needed and repaint entire interior and install corner guards to prevent future damage
LVCS Maintenance Complex					X	Install industrial exhaust fans in the workshop area to improve ventilation
LVCS Maintenance Complex					X	Upgrade cooling system in the office areas.
LVCS Maintenance Complex					X	Replace all exterior building lighting - LED
LVCS Maintenance Complex					X	Replace interior lighting throughout to LED, upgrade all emergency back-up and exit lighting
LVCS Maintenance Complex					X	Install fire sprinkler system throughout the entire building to meet CURRENT NM IEBC Code Requirements.
LVCS Maintenance Complex					X	Install security camera system (interior/exterior) and connect to central monitoring system.

SECTION 4.0 - SUPPORT INFORMATION

Las Vegas City Schools		1/27/2017	MACC	\$	945,910
Maintenance Complex	Building SF:	18,219	Soft Costs*	\$	405,390
Renovation/ Site Improvements	Total Cost/PSF:	\$ 51.92	Total Project Budget	\$	1,351,300

LEVEL	CAPITAL IMPROVEMENTS	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	\$ 91,593.60	\$ 39,254.40	\$ 130,848.00	Entire Building
B-2010	Exterior Control Joint Maintenance	\$ 7,488.00	\$ 3,209.14	\$ 10,697.14	Entire Building
B-2010	Exterior Tuck Point / Masonry Cleaning/ Restoration	\$ 11,381.92	\$ 4,877.97	\$ 16,259.89	Entire Building
B-2020	Exterior Doors, Frames, & Hardware - Single	\$ 15,979.20	\$ 6,848.23	\$ 22,827.43	
B-2020	Overhead exterior coiling door (12x12 Electric)	\$ 20,383.84	\$ 8,735.93	\$ 29,119.77	
B-2020	Overhead exterior coiling door (12x18 Electric)	\$ 4,393.92	\$ 1,883.11	\$ 6,277.03	
B-2020	Window Replacement Insulated - Remove/ Replace	\$ 6,940.00	\$ 2,974.29	\$ 9,914.29	
B-2010	Metal Wall/ Soffit Panels	\$ 20,955.20	\$ 8,980.80	\$ 29,936.00	
C-2000	Repaint Interior	\$ 10,250.00	\$ 4,392.86	\$ 14,642.86	Office Areas
C-3010	Remove and Replace VCT flooring inc. Wall Base	\$ 2,992.50	\$ 1,282.50	\$ 4,275.00	Lobby Area
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	\$ 6,485.15	\$ 2,779.35	\$ 9,264.50	Office Areas
D-3020	Exhaust Fan - Industrial Shop Area	\$ 5,750.40	\$ 2,464.46	\$ 8,214.86	
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	\$ 107,218.82	\$ 45,950.92	\$ 153,169.74	
D-5030	Exterior Lighting (LED/Photo cell) Historic Refurbish	\$ 20,435.20	\$ 8,757.94	\$ 29,193.14	
D-3020	HVAC - Cooling system upgrade - Pkg Units (Ref Air)	\$ 17,739.00	\$ 7,602.43	\$ 25,341.43	Cooling only
D-2010	Fire Sprinklers - Install New System	\$ 144,613.31	\$ 61,977.13	\$ 206,590.45	May Not Be Required - Need Code Analysis
D-5030	Upgrade Security System w/camera's at critical locations: inc alarm	\$ 51,605.32	\$ 22,116.56	\$ 73,721.88	
D-5095	General Technology Upgrades	\$ 84,975.00	\$ 36,417.86	\$ 121,392.86	
F-2010	Demolition - Building	\$ 101,400.00	\$ 43,457.14	\$ 144,857.14	Old Buildings used for Storage & Misc programs - Bad Condition
G-1040	Fencing (6' high - Chainlink)	\$ 6,444.90	\$ 2,762.10	\$ 9,207.00	
G-1023	Repair /Resurface Parking lot - upto 1" asphalt-overlay inc. striping	\$ 149,375.00	\$ 64,017.86	\$ 213,392.86	
G-1021	Concrete sidewalks - replace	\$ 29,115.00	\$ 12,477.86	\$ 41,592.86	
G-1040	Grading & Drainage (Minor)	\$ 28,395.00	\$ 12,169.29	\$ 40,564.29	Near Rear Entrance
Total		\$ 945,910	\$ 405,390	\$ 1,351,300	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fee's - 1.0%, District Equipment & Furnishings - 3%, Surveys and Soils Tests - 1.0% and NMGRT 7.5%. **TOTAL SOFT COSTS: -30.0%**

SECTION 5.0 - APPENDIX

SUPPLEMENTAL INFORMATION

1. LVCS Preventative Maintenance Plan - Adopted February 2017 by the Board of Education
2. Multi-Campus Structural Assessment Report - Chaves Grieves Engineering

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