San Jon Municipal Schools
Facility Master Plan
2016 - 2021

December 12, 2016

Visions In Planning, Inc.
Educational Facility Planning Consultants

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ACKNOWLEDGMENTS

San Jon Municipal Schools Board of Education

Franklin Gibson ..... President
Tommy Evans ..... Vice President
Cynthia Lee ..... Board Secretary
Pam Slater ..... Member
Dale Bone ..... Member

San Jon Municipal Schools Administration

Colin Taylor ..... Superintendent
Lucy Heddlesten ..... Business Manager
Colin Taylor ..... Site Principal
Bobby Gomez ..... Maintenance Supervisor
Russell Bowe ..... Technology Director

Facilities Advisory Group

Colin Taylor ..... Superintendent
Bobby Gomez ..... Maintenance Supervisor
Lucy Heddlesten ..... Business Manager

PSFA Regional Manager

Jeremy Sanchez

PSFA Facility Planner

Bill Sprick

Educational Facility Planning Consultant

Visions In Planning, Inc
P.O. Box 65130
Albuquerque, NM 87193

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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 San Jon Municipal 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 four 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.

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SECTION 1.0 - GOALS/ PROCESS

1.0 GOALS / PROCESS

1.1 Goals

The Village of San Jon was established in 1902, around an economy of ranching and quickly became a central shipping center with the arrival of the railroad in 1904. In the mid-to late 1920's with the construction of Route 66, the Village grew again in importance as it became the first real stop for early travelers as commercial center and stop along the highway that was home to numerous tourist-oriented businesses, such as gasoline service stations, cafe's and motels. However, when Interstate 40 bypassed the village in 1981, the local economy went into a decline, leading most of those businesses to shut down. The only remaining motel still in operation is the San Jon Motel and centered around the I-40 interchange on the north side of town are the only remaining gas stations and dining establishments.

San Jon Municipal Schools (SJMS) has been serving the educational needs of the San Jon area, and surrounding communities for well over 114 years. The District is committed to the educational quality of all students. As such, SJMS is focused on providing quality 21st century education opportunities for all students attending its schools by providing healthy, safe and academically superior learning environments in all district facilities. The new 2016-2021 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

"Build a proud community, motivate our children to succeed, and ensure learning for all."

San Jon Municipal School recognizes its shared responsibility with the surrounding community for the effective and efficient use of its resources to educate students. San Jon Municipal School District believes that all students are unique individuals with special needs and abilities.

The Board of Education has adopted the following District Priorities & Goals to ensure that every student is provided the full opportunity to develop and utilize their unique talents and abilities to enable them to become responsible, productive, and contributing members of society.

SECTION 1.0 - GOALS / PROCESS

District Priorities & Goals: *(December 2015)*

- ***Priority One: Focus on continued growth in student academic achievement*** - This priority is significant in order to sustain and strengthen the quality of student learning taking place in the district and to ensure that each student enrolled succeeds at his or her highest level.
  - Goal 1: All staff and administration will focus on school growth, growth of highest and lowest performing students, and to improve and understand current teacher evaluation system.
  - Goal 2: Maintain essential staff levels to include at least one teacher for every grade level in the elementary school.
  - Goal 3: Expand and improve secondary course offering
- ***Priority Two: Improve community partnerships*** - This priority is significant in order for the District to develop stronger ties and linkage with its school community and to involve the school community more in support of the school as the heart of the community.
  - Goal 1: The board will continue to involve the community in activities and events to improve relationships.
- ***Priority Three: Improve district funding***- This priority is significant in order for the district to continue to improve its revenue stream.
  - Goal 1: Continue to advocate for monies through alternative funding sources and legislative appropriations.

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 District's Superintendent, Facility Manager, administrators and teachers. 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:

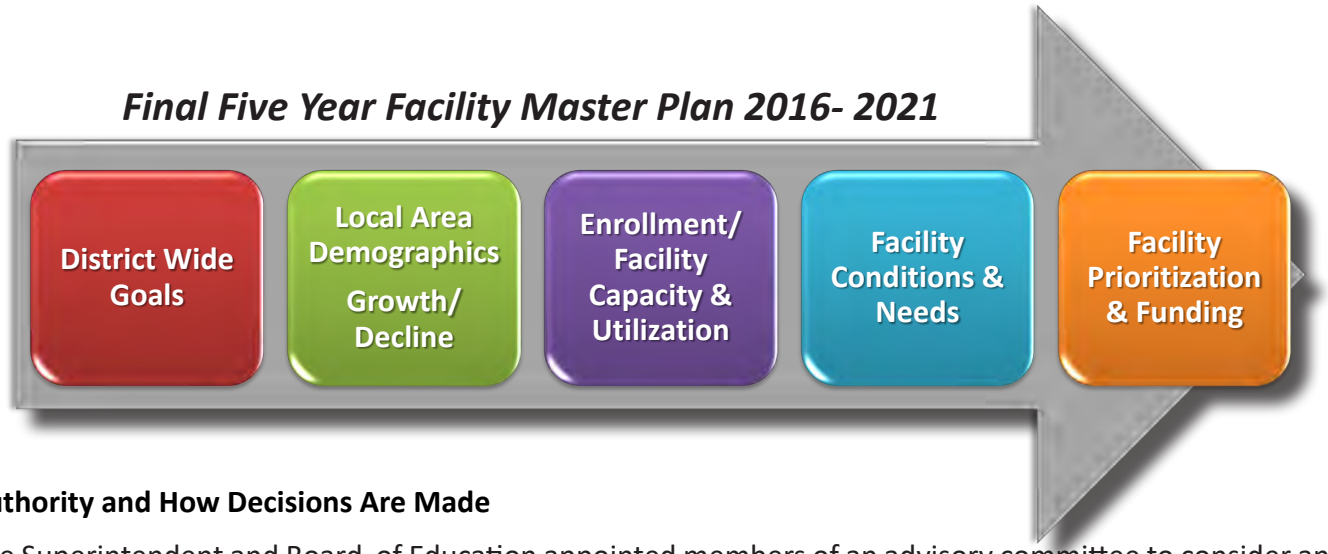
- Extends the life of existing facilities and building systems
- Increases opportunities to implement future educational programs with flexible spaces
- Improves the Learning Environment through building modernization
- Improves safety and security of all of the district's facilities
- Provides for both 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 the 2016 -2021 Facilities Master Plan, the district was evaluated as part of a holistic process that included: local area births, in/out-migrations, area housing, educational program requirements, historical enrollments; educational facility assessments which included quantitative / qualitative analysis, capacity & utilization studies, profiles, priorities; and community and school profiles which included demographics, educational program, academic achievements, financial information.

SECTION 1.0 - GOALS/ PROCESS

Due to the size of the district, and the travel time/ availability of many parents and community members to attend meetings in the district, a smaller scale Facilities Advisory Group was established reviewed the information, developed facility 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 San Jon Municipal Schools Board of Education makes all final decisions in regards to the Facilities Master Plan.

Decision Making Process

Facility Assessments - March 7, 2016

Facility Assessments were conducted by Visions In Planning, Inc. for each facility owned and operated by the San Jon Municipal Schools. The assessments included:

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

SECTION 1.0 - GOALS / PROCESS

Facilities Advisory Group Meetings:

Once the facility assessments were completed and the data gathered, meetings with the Facilities Advisory Group were begun. The meeting was used to explain the purpose of a facilities master plan and to gather information from the district in regards to improvements made to the campus since the last Facility Master Plan. Subsequent meetings were held where the facility data was then presented to the Facilities Advisory Group for discussion. The Advisory Group aligned the needs of each school with the Districts goals and objectives based on building system needs. With the completion of the District Project Priority list, possible funding sources were identified and a time-line was developed to assist the District in addressing their priorities over the next five to seven years.

March 7, 2016 - Facility Planning Meeting

12:00pm-1:30pm
The first step of the FMP process was to have a kick-off meeting with the District's Superintendent and Facility Manager to discuss the following topics:

- Campus improvements of the existing buildings since the last Facility Master Plan
- Safety and Security of all facilities
- Current and Future GO Bond timing
- Building Systems Replacement
- Educational Program Needs & Enrollment

May 31, 2016 - Facility Planning Meeting
11:00am-12:30pm
Discussion at this meeting centered on current and project enrollment, educational programs and review of the facility assessment findings improvement and maintenance needs of the district's schools:

- Facility Deficiencies/ Capital Improvement Needs
- Maintenance Needs
- Current Facility Maintenance Assessment Report

September 28, 2016 - Facility Planning Meeting
11:00am-1:30pm
Discussion at this meeting centered on the capital improvement costs and the use of other potential funding sources to help supplement the district's GO Bond and included staff members from NMPSFA:

- Capital Improvement Costs
- NMPSFA/ PSCOC Rankings of District
- Funding Sources

After extensive discussion of regarding all of the district's facility needs, several strategies were developed to provide SJMS various options that it can use to address capital improvement and maintenance needs as identified in Sections 3 and 4 of this document

December 12, 2016 - BOE Presentation & Approval 6:00pm-8:00pm
Presentation of the recommended priority projects that will be funded in part from the 2017 GO Bond and future GO Bond elections. Based on the District's GO Bond disbursement of bond funds the recommended priority projects will be funded over the next five years. The San Jon Municipal Schools Board of Education approved the 2016 - 2021 San Jon Municipal Schools District Wide Facility Master Plan on December 12, 2016.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.1 Programs

2.1.1 – Current District Programs

Located in eastern Quay County approximately 20 miles east of the Tucumcari area, San Jon Municipal Schools serves a student population of approximately 165 (2016/2017 40-Day) ranging from Pre-Kindergarten through twelfth grade. The district is comprised of one main campus that houses three schools under one roof with a single administration: Elementary School with Early Childhood, Middle, and High School. The community supports the existing grade configuration which provides a sound, basic instructional curriculum that inspires learning to a wide variety of young people. All of the district's schools are located on a single campus. The current grade configurations for San Jon Municipal Schools are as follows:

Elementary School (Grades PK-5th)

- San Jon Early Childhood 3/4 year old
- San Jon Elementary K-6

Middle School (Grades 6th-8th)

- San Jon Middle School

High Schools (Grades 9th-12th)

- San Jon High School

Additional Facilities:

- SJMS Maintenance Facility
- Teacherages

Early Childhood

A Pre-K program for 3-4 year old students is available for developmentally disabled and traditional early childhood peer students. Currently, there are 16 Pre-K DD and Peer students participating in the program as of 2016/17.

Elementary School (Grades Kindergarten thru 5th)

San Jon Elementary consists of grades Kindergarten through sixth, with one class per grade level. Each class is instructed in the core subject areas including computer skills, library, and weekly art/music classes. Special education services are delivered both in the general education classrooms and in individual speech therapy and occupational therapy rooms. Special education services are delivered both in the general education classrooms and in individual speech therapy and occupational therapy rooms. There are currently 83 K-5th grade students enrolled as of the 2016/17 school year.

Middle School (Grades 6th thru 8th)

San Jon Middle School has an enrollment of 35 students and includes grades seventh through eighth with classes on a rotational schedule meeting at seven intervals or periods throughout the day. Courses required at the seventh grade include: English, Literature, Math, Life Science, New Mexico Culture, Keyboarding/ Computer Literacy, and Physical Education. Eighth grade has a similar structure except for Pre-Algebra, Earth Science, U.S. History, and Computer Applications.

High School (Grades 9th thru 12th)

San Jon High School has a student enrollment of 31 students as of the 2016/17 school year. SJHS 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. San Jon High School continues to keep pace with technology through offering various computer based instruction, distance learning, and dual credit options.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Special Education

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

San Jon Middle/ High School Organizations

San Jon Municipal School District supports activity programs that are open to all students. The school attempts to provide a diversified and balanced program of extra classroom activities including special interest clubs, physical activities, student government, class organizations, class activities, social activities, etc. Efforts shall be made to encourage participation by students in as many activities as they can afford without jeopardizing the academic aspect of their school program. Class organizations include:

- Future Farmers of America (FFA)
- Student Council
- National Honor Society
-

San Jon High School operates a year round athletic program for both males and females in grades nine through twelve consisting of junior varsity and varsity leagues, The following sports are offered:

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. The athletic program consists of junior varsity and varsity, with the exception of track where one female team and one male team are organized. Fall Sports include: Football, Volleyball, and Basketball. Sports played during the spring season are: Baseball, Track, Cheerleading and various other activities are also offered throughout the year.

San Jon Municipal Schools - Extra Curricular Sports/ Competitions					
Sport/ Activity	Girls	Boys	Grades 6-8	Junior Varsity	Varsity
Football		X	X	X	X
Volleyball	X		X	X	X
Track	X	X	X	X	X
Baseball		X		X	X
Basketball	X	X	X	X	X
Cheerleading	X	X	X	X	X
8th Grade FFA	X	X			
9-12th Grade FFA	X	X			

These extra-curricular/co-curricular programs are offered in conjunction with the core curriculum and make up the educational programs at San Jon Middle and High School. There are concerns that arise occasionally in trying to meet the needs of the school district due to enrollment. Campus-wide the facilities overall are well maintained, and are in fair to excellent condition overall with adequate size to support both middle and high school programs. The old gym, locker rooms and stage area are all in need renovation.

Due to low enrollment program offerings at San Jon High School are often limited, the district has partnered with other districts and institutions of higher learning to provide distance education opportunities for its students. The district has a poly-com on site to provide distance education from Mesalands Community College and Eastern New Mexico University. Online AP classes are also made available to all San Jon High School students through the distance education program if desired. All of the distance education classes offered to students comply with NMPED requirements for dual credit programs and remain a high priority for the district's Board of Education.

2.1.2 Anticipated Program Changes

As the district moves towards incorporating Core Curriculum Standards in all grade levels, all of the districts facilities can accommodate the necessary programmatic requirements and does not anticipate any further changes in programs. Currently, none of the grades levels have PTR's that are nearing the state maximums, so no changes are anticipated at this time to the district's existing programs.

2.1.3 Shared / Joint Use Facilities

While the San Jon Municipal Schools campus is centrally located and considered a "gathering place" by the community; with the exception of the use of the swimming pool that is used by the seniors in the community, requests for off hours use by the local community or outside organizations average one to two times per year and must be approved by the School Board. The district does not charge for use of their facilities, with the exception of the swimming pool (during off-hours), but does require the user to clean the facilities to the state in which they were found and to dispose of all trash.

Due to the size of the local community and lack other available facilities that can be used by the community, the opportunities for joint use agreements with outside organizations is not available. The policy and request forms are available on the district's WEB site at:

http://www.SanJonschools.org/forms_handbooks

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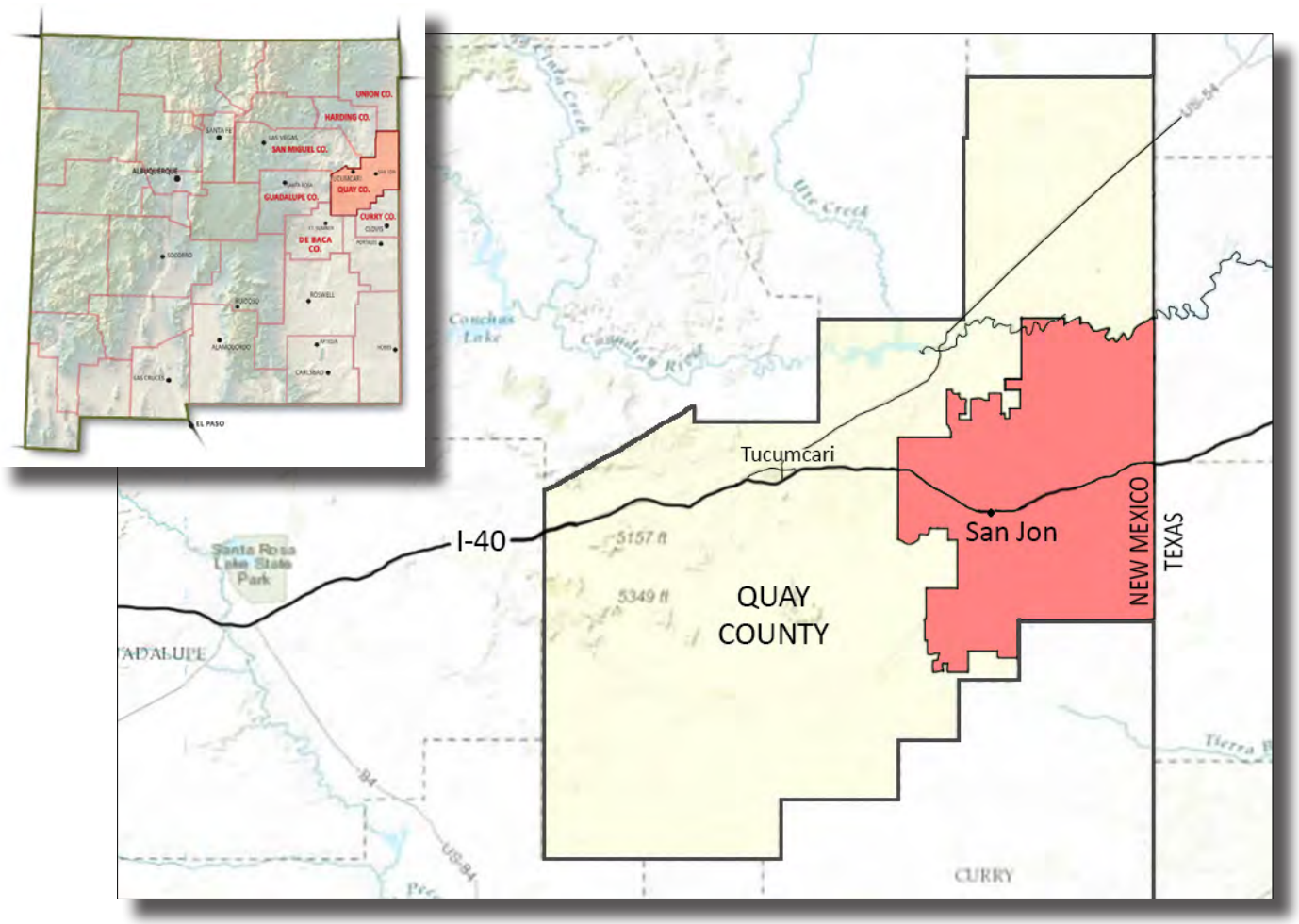
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.2 Sites/Facilities

2.2.1 – District Boundary Map

Located within Quay County, the Village of San Jon is situated approximately 21 miles east of the Tucumcari area near the intersection of NM State Hwy 469 and just south of I-40. At nearly 637 square miles, a majority of the SJMS District attendance boundary resides within Quay County. Other adjacent school districts include: Grady Municipal Schools to the south, Tucumcari Public Schools to the west, and Logan Municipal Schools to the north, the SJMS eastern boundary comprises of the New Mexico/ Texas State Line.

While the population that resides within the Village of San Jon is relatively small, a majority of the districts families reside outside the immediate village but reside district boundaries. This results in the proportion of the San Jon population to the number of students that attend SJMS being skewed. This disproportion is a typical result found within many rural communities, as many families own large tracts of agricultural/ ranching acreage outside the village limits and attend the local municipal school district. As of the 2016/17 school year's 40-day count, 165 students attend San Jon Municipal Schools while the Village of San Jon only has 169 residents.



San Jon Municipal Schools

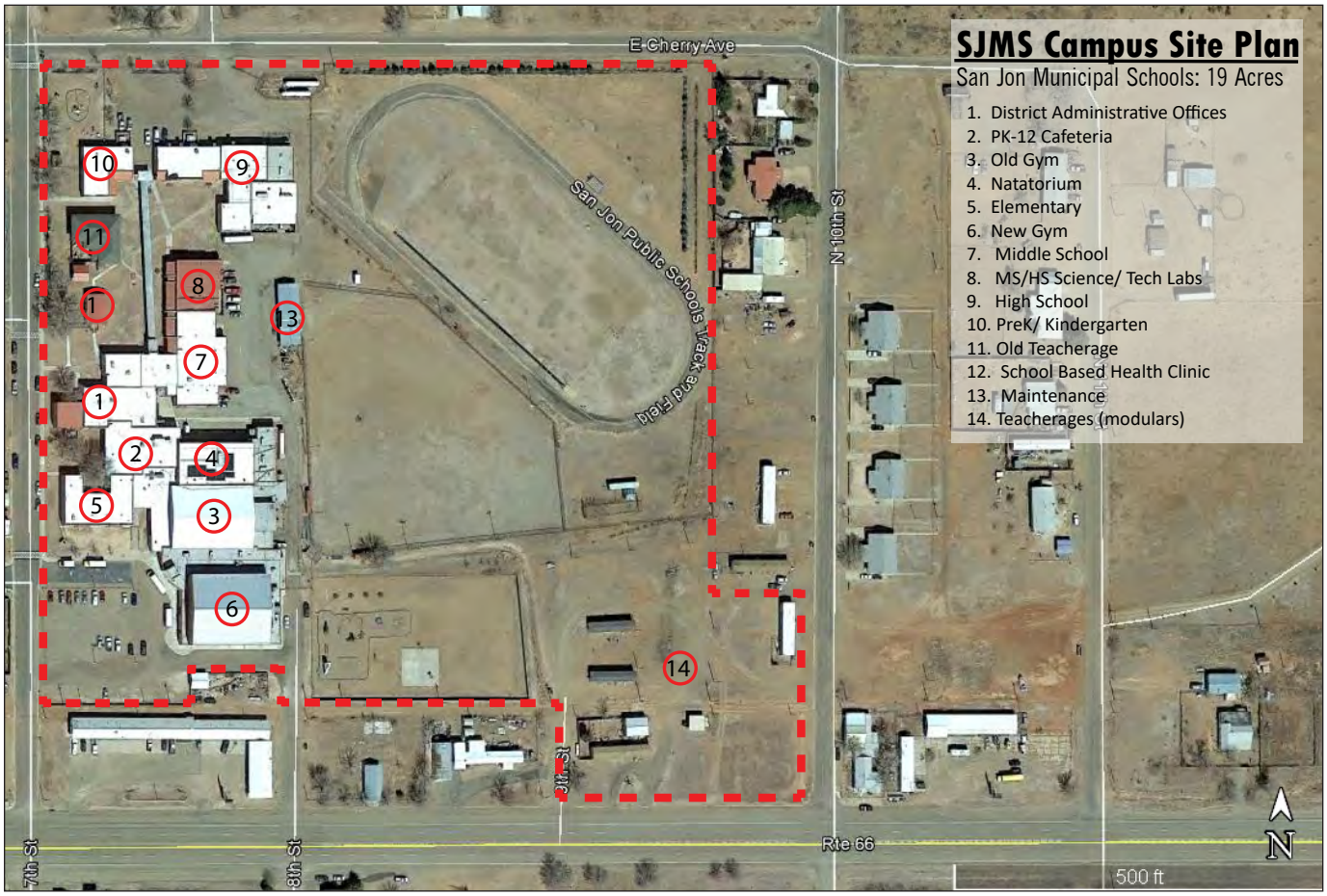
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.2.2 – Facility Inventory

San Jon Municipal School District currently owns, maintains and operates one (1) combined school campus which is located on approximately 19.0 acres. The campus is comprised of comprised of 92,625 Gross Square Feet (GSF) of permanent facilities which includes 4,898 GSF of Non-Educational use space (Maintenance and Teacherages). The total Gross Square Footage of the campus that is used for educational purposes is 87,727. The school was originally constructed in 1936, however over the past 40 years much of the original building has been demolished and only a storage room and two restroom facilities remain adjacent to the administrative offices. The only remaining portion of the original 1936 construction is the restrooms, janitor closet and storage room located directly adjacent to the district's administrative offices. The Old Gym was constructed in 1960 with the newer elementary, middle and high school classroom wings, and Natatorium constructed in the 1970's. The cafeteria and middle school were added in 1993 and between 2001 and 2005, a new kindergarten classroom building, and high school classroom additions were completed. Since its initial construction, there have been nine additions to the main building between 1936 - 2005.

The combined campus also includes a football field (irrigated) and unpaved track, metal bleacher seating for home and visitors, baseball field, and two play ground areas. The campus is boarded to the north, west and east by two sides residential streets, and to the south is Old Hwy 66.

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



SITE AERIAL PLAN *Not to Scale*

San Jon Municipal Schools

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.3 District Growth

2.3.1 Population Trends

The San Jon Municipals Schools attendance boundary is located in Quay County, and extends to the north and south of Interstate 40 from about 10 miles west of San Jon east to the Texas State Line. Quay County has a total area of 2,882 square miles and the largest city in the area, Tucumcari is the county seat and business hub for Quay County as well as the main retail trade area . The next largest city to San Jon is 59 miles to the south in City of Clovis which is located in Curry County. The other cities located in Quay County are: House, Logan, San Jon, Forrest, Glenrio, McAllister, Nara Visa, Quay and Wheatland.

According to the 2010 Census, there were 9,041 residents in Quay County which was a decrease of 11.0% county-wide since 2000, and based on updated information from the US Census' American Community Survey in 2014, the population has decreased another 2.4%. While there continues to be a population decrease county-wide, San Jon has experienced a greater population decrease than most of the communities in Quay County. Between 2000 - 2010, population in San Jon decreased nearly 29.4%, and since 2010 has decreased another 24.5%.

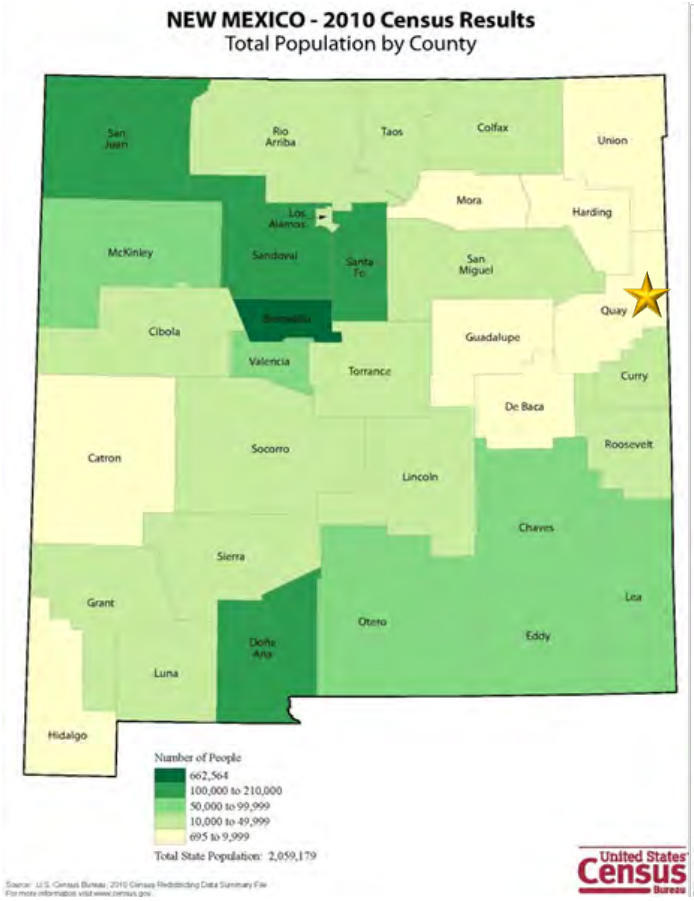
The decrease in population can be attributed to an aging population in the area and the lack of economic development opportunities along the eastern I-40 corridor. Since 2000, Quay County has lost approximately 9.0% of under 18 residents, while San Jon has lost nearly 40.4% of its under 18 residents. This population loss has had a direct impact on SJMS enrollment as well has impacted enrollment in other communities in Quay County, such as Tucumcari.

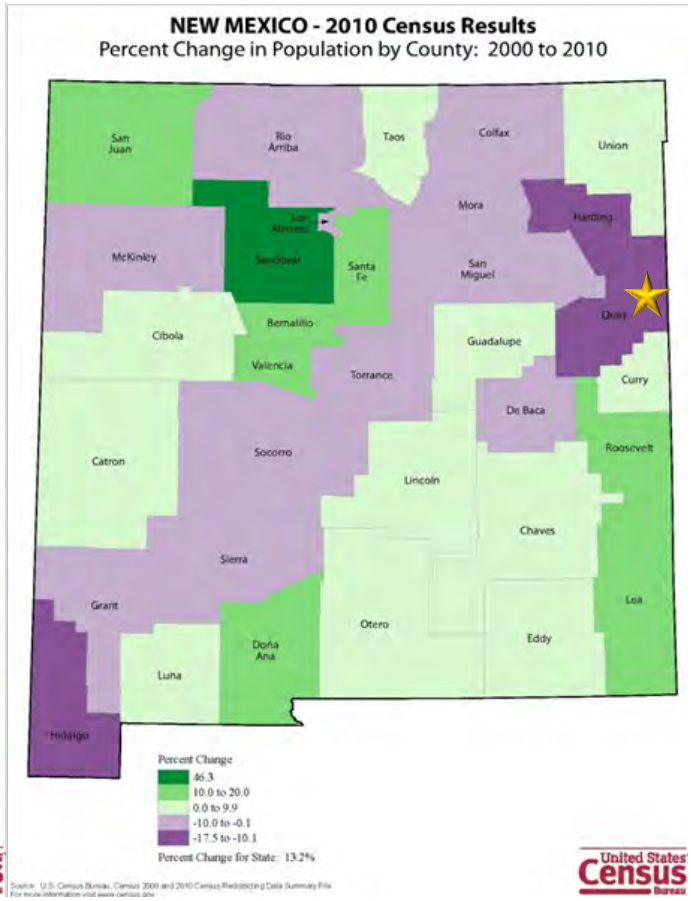
Population	2000	2010	% of Change (10 Year)	ACS* 2014	% of Change (4 Year)
Quay County	**10,155**	**9,041**	**-11.0%**	**8,822**	**-2.4%**
Over 18 yrs	7,614	7,073	-7.1%	6,934	-2.0%
Under 18 yrs	2,541	1,968	-22.6%	1,888	-4.1%
Village of San Jon	**306**	**216**	**-29.4%**	**163**	**-24.5%**
Over 18 yrs	212	161	-24.1%	107	-33.5%
Under 18 yrs	94	55	-41.5%	56	1.8%
Remainder of Quay County	***9,849***	***8,825***	***-10.4%***	***8,659***	***-1.9%***
Over 18 yrs	7,602	6,912	-9.1%	6,827	-1.2%
Under 18 yrs	2,247	1,913	-14.9%	1,832	-4.2%

Source: US Census 2000 & 2010 DP-01, 2014* American Community Survey DP-05 5Yr

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

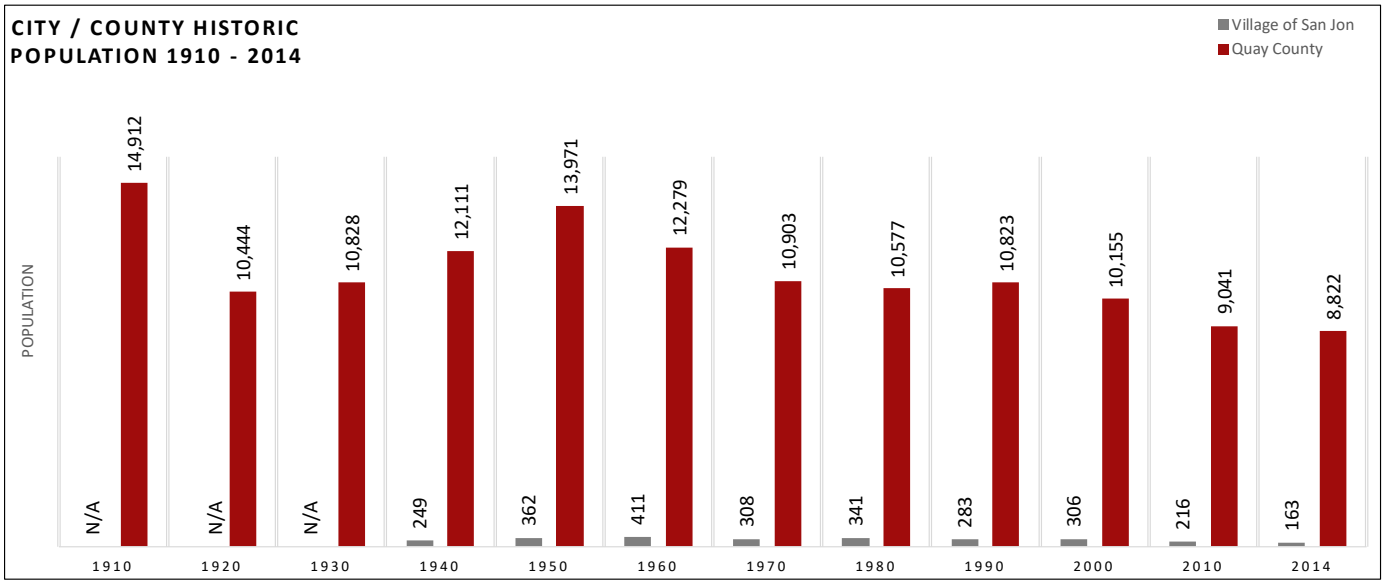
The maps below identify population distribution throughout the State of New Mexico, since the 2010 Census, Quay County has continued to decline in its population at a rate of 1-1.2% per year. Without significant economic development in the area to retain existing and to attract new residents, the population in Quay County and in the San Jon Areas are not expected to return to pre- 2000 levels over the next five years.





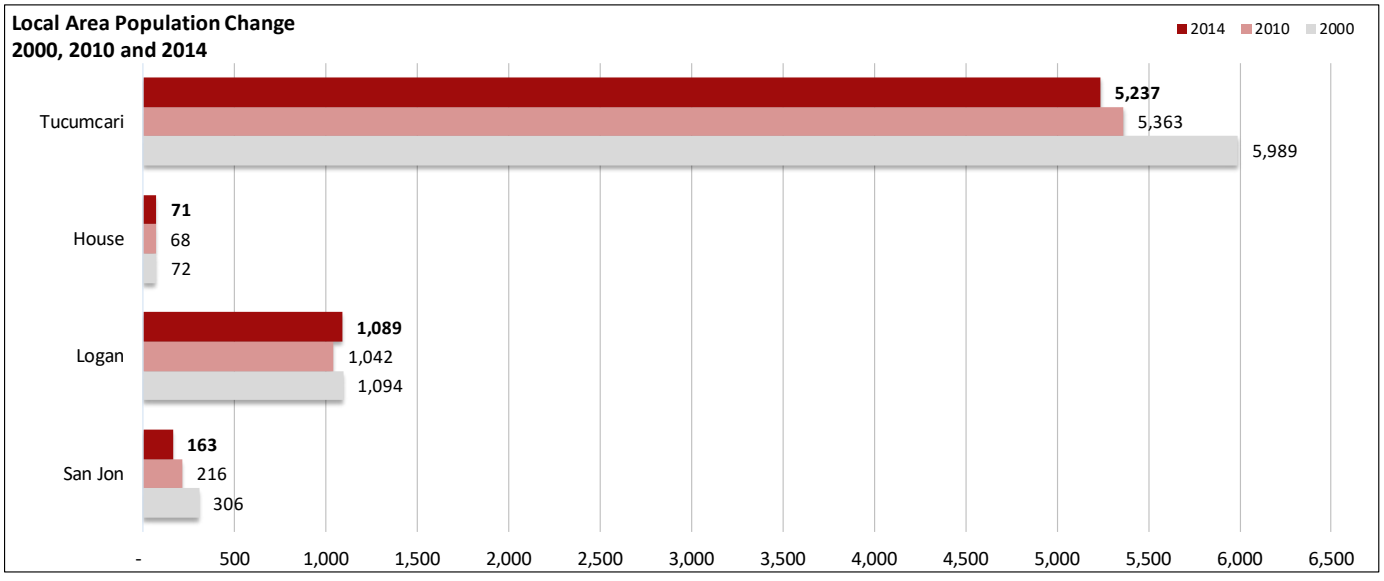
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Total population in Quay County declined 11.0% from 2000-2014, while the state population overall grew 14.7%. Population in Quay County has been on the decline since the 1950's (36.8%) and in San Jon since the 1960's (60.3%), a portion of this can be attributed to the construction of the construction of I-40 in the late 1950's and early 1960's, which caused the abandonment of Old Route 66 and set about the decline of many rural communities in eastern New Mexico. The chart below documents the growth that has occurred in the area over the past 100 years at both the county and village level.



Source: Bureau of Business and Economic Research, University of New Mexico: Historic population 1910-2014

Since 2010, only the population of the Town of Logan has been begun to slowly rebound to close to it's population level in 2000. This is due in part to it's proximity to Ute Lake State Park which has seen an resurgence in tourism and retiree's relocating to the area. All of the however, have continued to decline, with the area's largest community Tucumcari experiencing a 12.6% decline in population since 2000. The chart below shows the changes in population in San Jon and the surrounding communities since 2000.

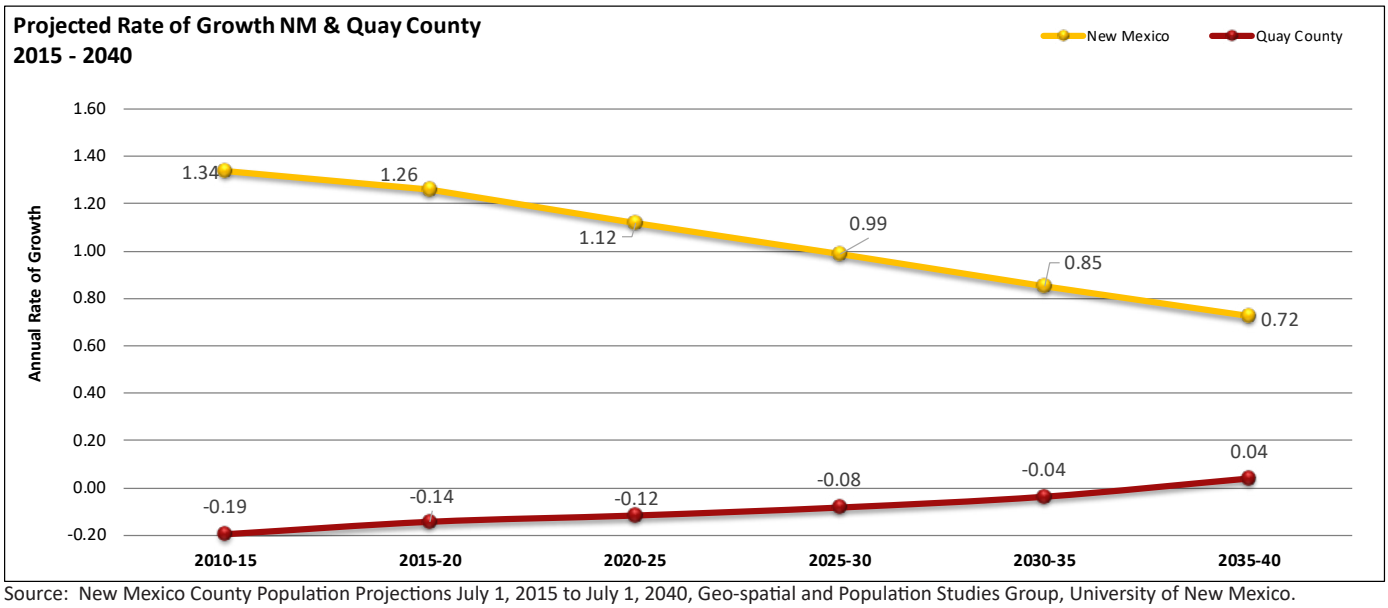


Source: U.S. Census Bureau, DP01 - 2000 & 2010; U.S. Census Bureau, Population Division - 2010-2014 Population Estimates, May 2015

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

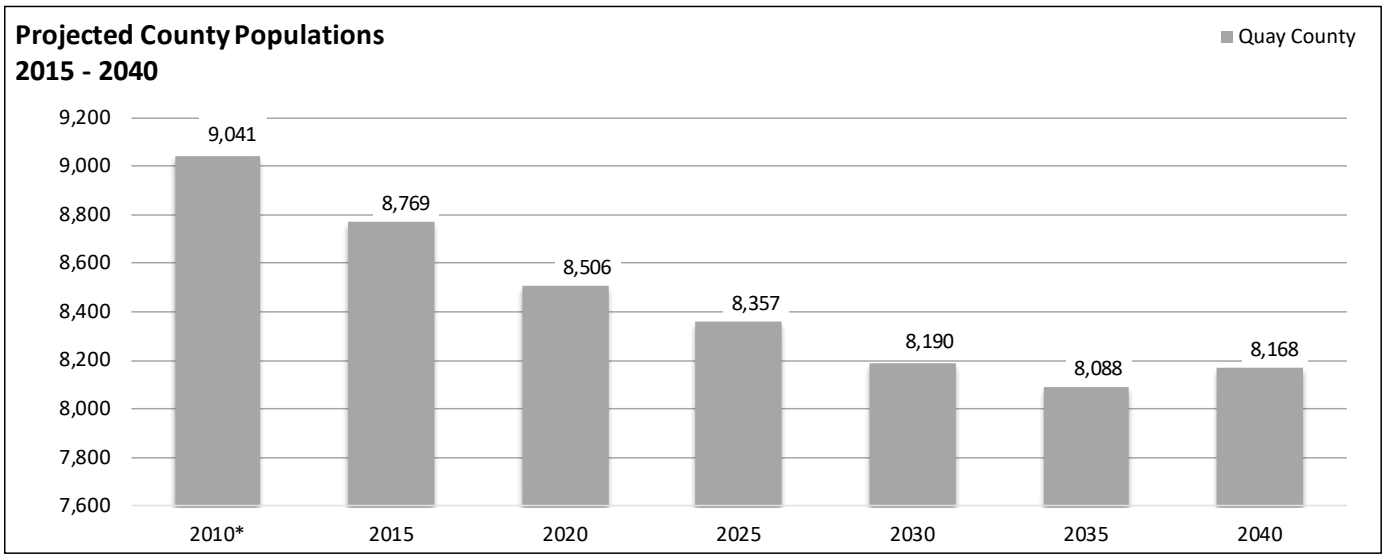
Projected Population

From 2015 through 2040, the Bureau of Business and Research (BBER) at UNM, projects annual population growth rates to stay just below .05% for Quay County with a possibility of a very slow and small rebound over the next twenty-five years, while the remainder of the state slows to less than 1% by 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.

The projection results in a total decline of an additional 9.7% for Quay County between 2015 and 2040, which will result in an overall population of nearly another 1,000 residents. The greatest challenge that Quay County will face in regards to reversing the projected population decline will be finding ways in which improve and increase economic development in the area so as to retain and attract new residents. It is anticipated that with the aging population in Quay County an expansion in the service, construction and health care industries will be needed to support this population over the next twenty-five years.



* 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, updated 2015.

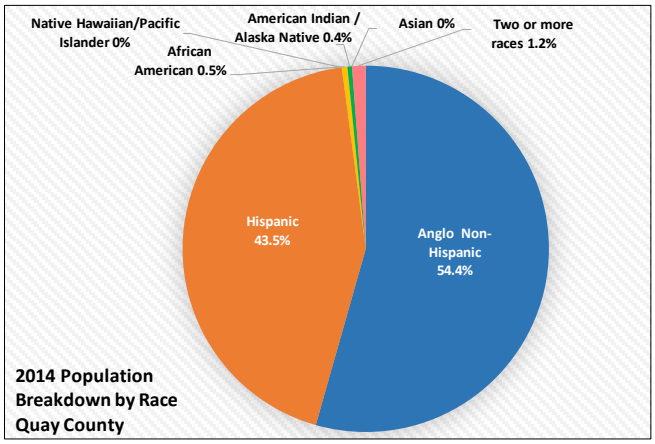
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

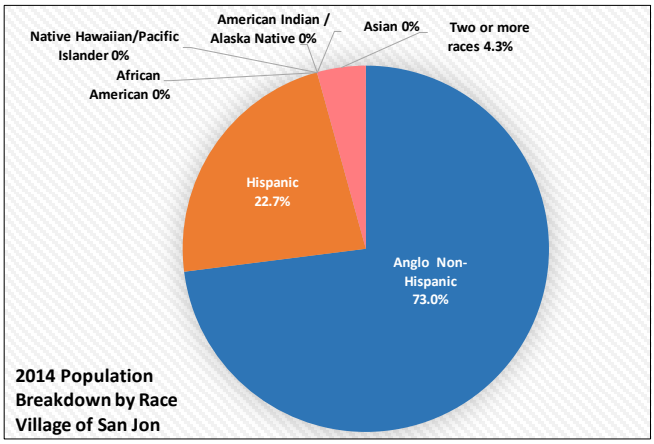
2.3.2 Local Area Demographics

The 2014 US Census identified Quay County's (which is where San Jon is located and in which the District's boundary is located) racial composition as comprised of 54.4% Anglo (not Hispanic), 43.5% Hispanic, 0.5% African American, 0.4% American Indian, 0.0% Asian and 0.0% Native Hawaiian/ Pacific Islander as indicated in the chart below.

According to the 2014 US Census American Community Survey responses, the racial breakdown of residents within the Village of San Jon is much different in nature with majority of the population being predominately White/Anglo (73%), with the next largest population being Hispanic (22.7%).

While the local population within the Village of San Jon decreased to 169 residents in 2014, the majority of the district's population that has school aged students live outside the village limits but attend school in San Jon and utilize bus transportation.



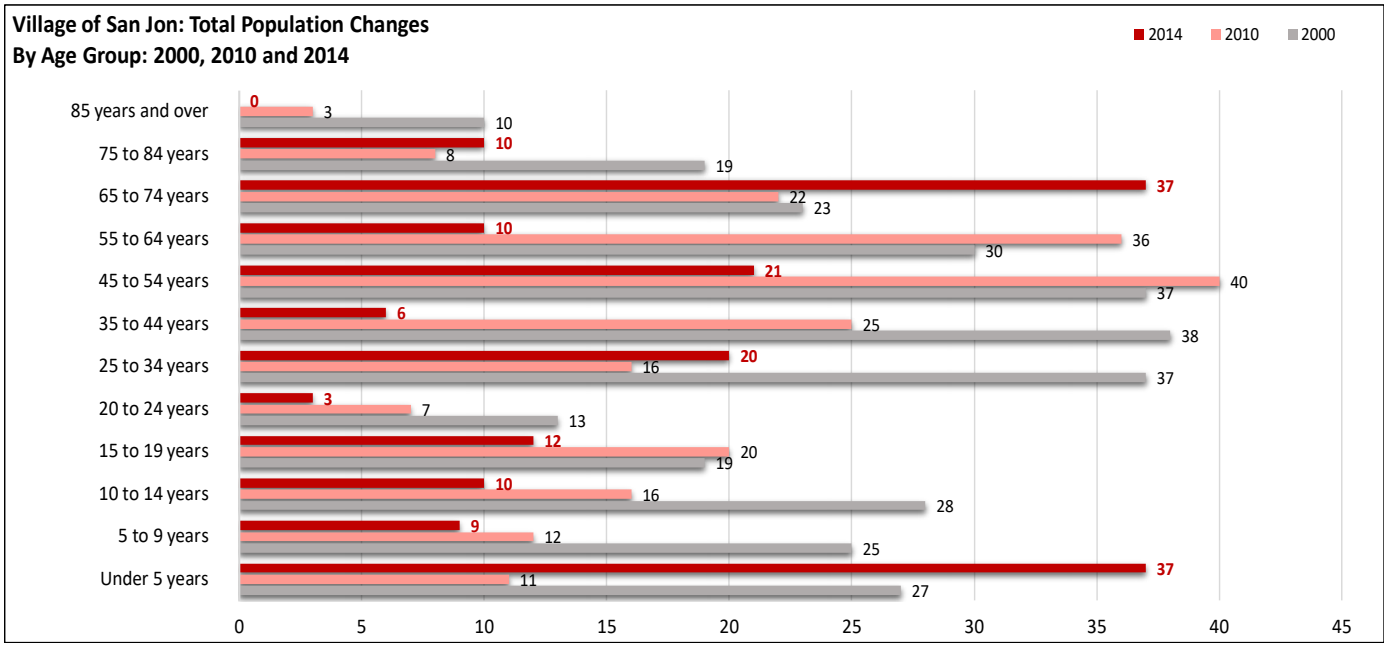


Source: U.S. Census Bureau, 2010-2014 5-Year American Community Survey DP05

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Village of San Jon Population by Age

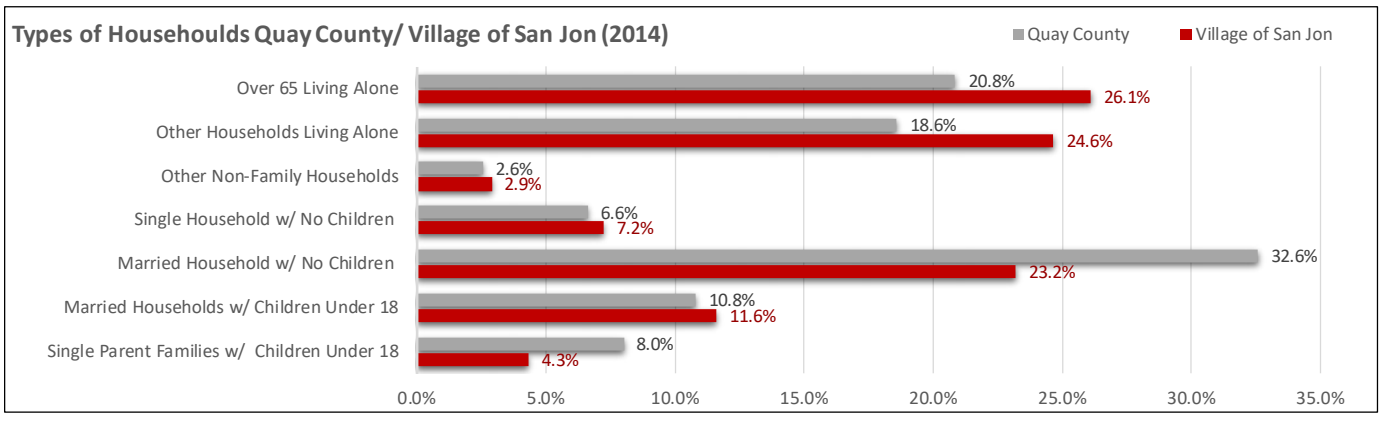
In 2014, based upon the most recent US Census estimates combined with information from the State of New Mexico, population within the Village of San Jon has continued to decline since 2000, to 165. As of 2014, the median age of all residents in San Jon was 44.3 years as compared to 45.5 in 2010 and 36.3in 2000, with the median age of males in 2014 being 48.5 and females 32.8. This compares to the 2014 median age within Quay County of 46.0 years, which is above the overall State of NM median age of 36.8 years. The chart below breaks down the population of the Village of San Jon by age group over the past fourteen years.



Source: U.S. Census Bureau, 2010 Census, Demographic Profile Summary File and 2014 DP05*: ACS Demographic and Housing Estimates

Households & Families

In 2014, there was an average of 66 households that reside in the Village of San Jon. The average family size was 3.83 people, up from 3.05 in 2010 and just above that of 3.24 in 2000. Families made up 43.6% of the households in San Jon, which is 14.1% less than that of Quay County as a whole. This figure includes both married-couple families (36.4%) and single parent families (7.2%). Non-family households make-up 2.9% of all households in San Jon. While most of the non-family households pertain to people living alone, there are some which are composed of people living in households in which no one is related to the householder but may include school aged children, as well as those that are aged 65 and are older living alone.

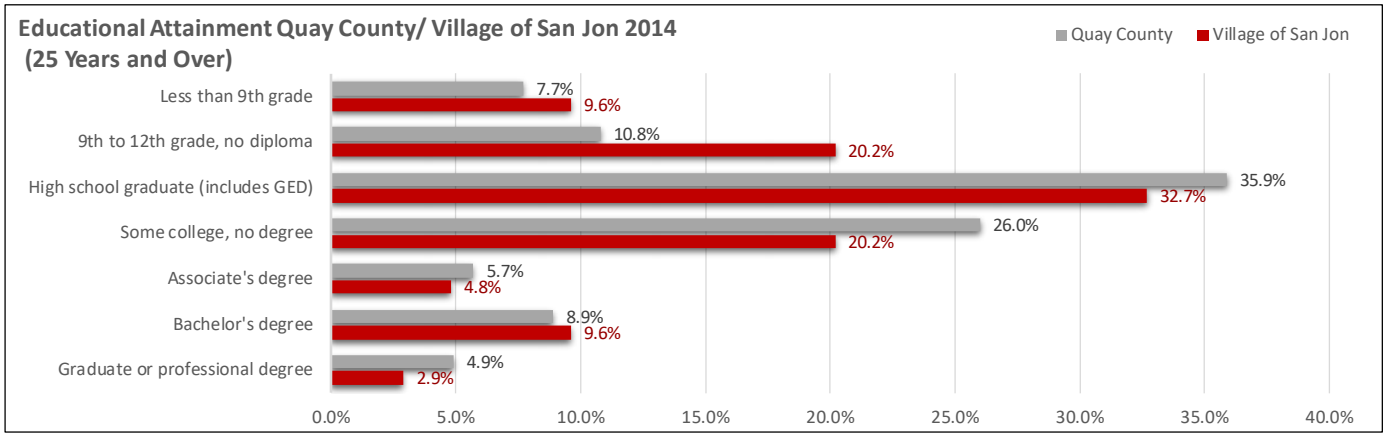


Source: U.S. Census Bureau, 2014 DP02: ACS Selected Social Information

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Education

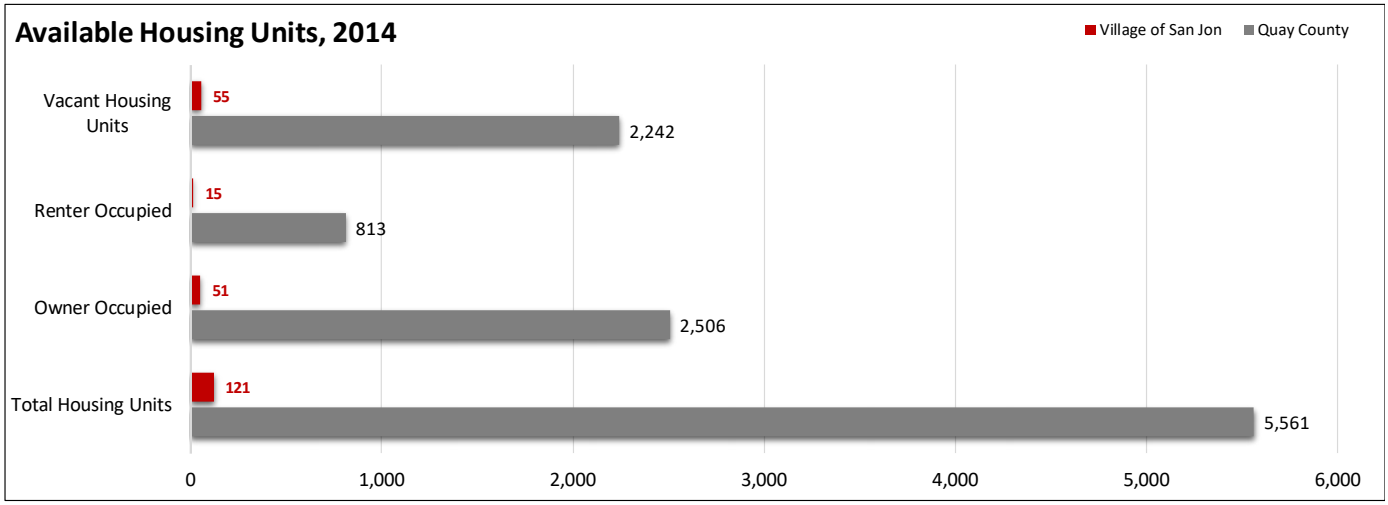
During 2014, 70.2% of people twenty-five years and over in San Jon had at least graduated from high school and 17.3% had achieved an Associates Degree or higher. Approximately 29.8% of the population were dropouts; they completed less than 9th grade or did not graduate from high school. Total school enrollment in San Jon Municipal Schools is 165 (Official 40-Day count) as of the 2016/17 school year and high school enrollment is 31 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 San Jon High School had a graduation rate of 84.4% for the graduating Class of 2014/15 which is higher than the overall NM rate of 68.6%.



Source: U.S. Census Bureau, 2014 DP02: ACS Selected Social Information

Housing

As in any small rural community, access to good quality and affordable housing is critical in helping to attract economic development. When population declines, so does the investment in the local community which creates fewer and fewer opportunities to attract new residents. While new housing has been built on an individual basis throughout the rural county areas within the San Jon attendance boundary, only 8 houses have been constructed since the early 2000's and none since 2010. There are only (4) single family homes currently listed for sale in the San Jon area, with listed sales prices between $150,000- $249,000 for a single family home (as of November 2016), and the average rent in the area is $484 per month for a three bedroom home and the average mortgage is $769.



Source: U.S. Census Bureau, 2010-2014 American Community Survey DP04 Select Housing Characteristics

2.3.3 – Local Economy

Founded in 1902, around an economy of ranching the Village of San Jon became a central shipping center with the arrival of the railroad in 1904. In the mid-to late 1920's with the construction of Route 66, the Village grew again in importance as it became the first real stop for early travelers as commercial center and stop along the highway that was home to numerous tourist-oriented businesses, such as gasoline service stations, cafe's and motels. However, when Interstate 40 bypassed the village in 1981, the local economy went into a decline, leading most of those businesses to shut down. The only remaining motel still in operation is the San Jon Motel and centered around the I-40 interchange on the north side of town are the only remaining gas stations and dining establishments.

Today, the local economy is primarily centered around the service sector in its various forms from retail to transportation as well as includes construction, agriculture/ ranching and educational services. Just southwest of San Jon is the Caprock Wind Farm which has been in operation since 2004. The 80MW facility is capable of producing up-to 245,000 MWH of power each year for about 26,600 Xcel Energy-served homes.

Just further south of the Caprock Wind Farm, near the Village of Grady, the Broadview Wind Energy Farm is currently under construction. It has brought nearly 250 construction jobs to the area and is expected to employ up-to 40 direct and indirect employees once completed at the end of 2017. The new wind farm will house 141 wind turbines with enough capacity to power 180,000 homes (324 megawatts of energy).

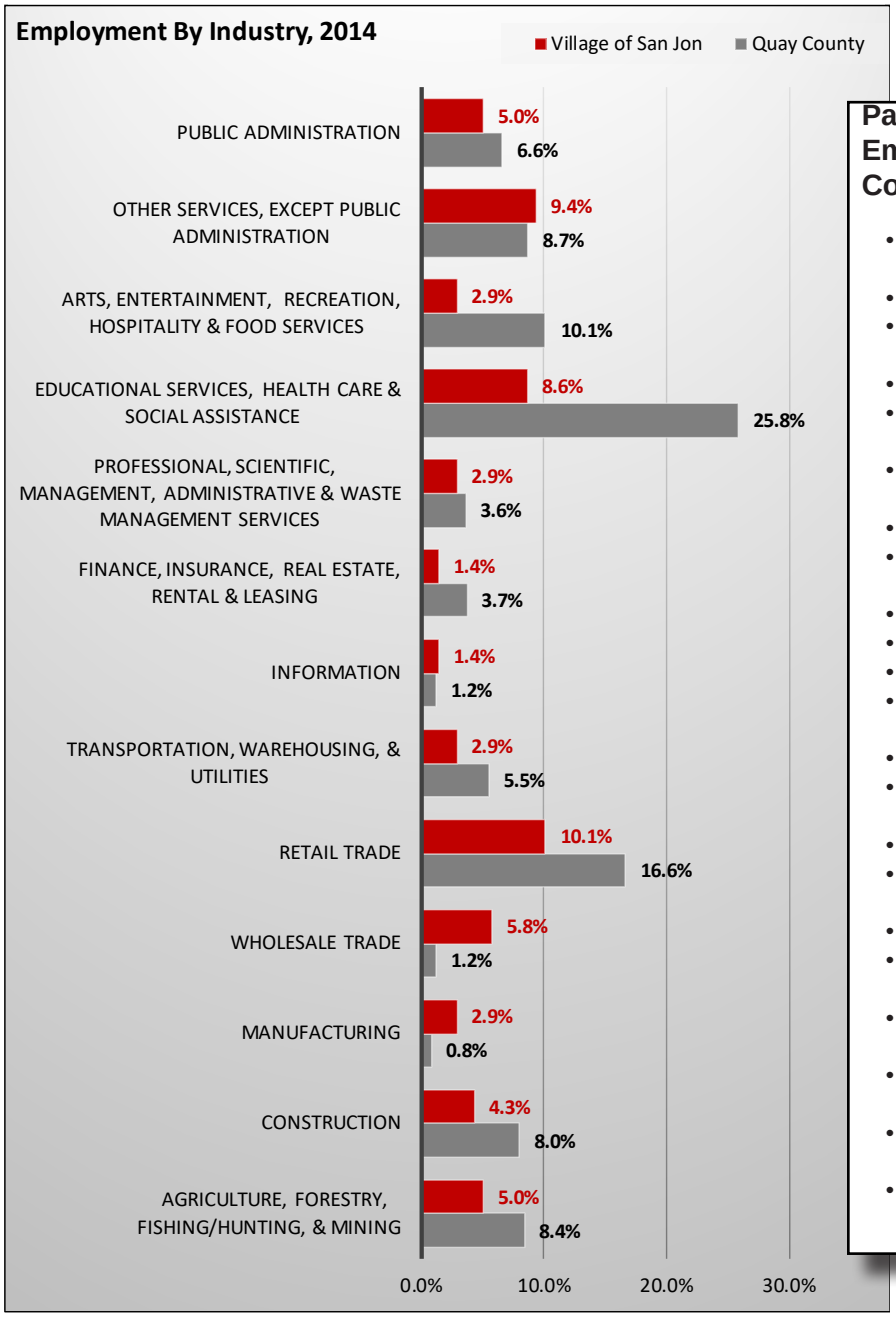
Energy Related Devices, Inc. (ERD), a science and engineering organization focused on producing clean and economically viable energy, will reconfigure the now defunct ethanol plant at 1600 Rock Island Road in Tucumcari into a bio-refinery. ERD has partnered with the Arrowhead Technology Incubator at New Mexico State University to help develop the project. Once it is reconfigured and in full operation, the plant will employ about 20 workers. ERD purchased the former ethanol plant with help from a Local Economic Development Act (LEDA) grant awarded by the City of Tucumcari.

Duke Energy's renewable division has started construction on the expansion of the Caprock Solar Power Project located near Tucumcari. Duke Energy operates in 13 states, but this will be its first project in New Mexico. The 25-megawatt installation will provide power to the Western Farmers Electric Cooperative (WFEC) under a 25-year agreement and is expected to be completed by the end of 2016. The solar farm will be built by contractor Swinerton Renewable Energy and will include more than 103,000 solar panels manufactured by Jinko Solar. Full operations could generate enough energy for 5,000 average homes. The Caprock project, near San Jon was acquired from Infigen Energy, along with its plan to invest $3 billion over five years.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

INDUSTRY EMPLOYMENT DISTRIBUTION

According to the NM Department of Workforce Solutions the total number of civilian employees located in Quay County, New Mexico in October 2016 was 3,169. The top three major industry sectors in the Quay County/ San Jon Area are Retail Trade at 10.1%, Other Services - Non Retail/ Administration at 9.4%, and Educational Services at 8.6%, closely followed by Wholesale Trade at 5.8% and Transportation at 5.5%. The chart below identifies areas of employment within Quay County and the Village of San Jon.



Partial Listing of Major Employers in Quay County/ San Jon

- San Jon Municipal Schools – Education
- Village of San Jon – Government
- Meslands Community College – Education / Research
- City of Tucumcari – Government
- Trigg Memorial Hospital – Healthcare
- Caprock Wind Farm - Renewable Energy
- Quay County – Government
- Russell's Endee Truck Stop – Retail/ Transportation
- Farming/ Ranching – Agriculture
- Farmers Electric Coop– Energy
- Ute Lake – Government
- Sunny State Products – Agriculture
- Conchas Lake – Government
- Gunnel's Firestone – Other Services
- NMDOT – Government
- Fast Stop 24 – Retail/ Transportation
- Taste of India - Restaurant
- Presbyterian Medical Group – Healthcare
- R & R Line Services – Transportation
- Terry's Service Center – Transportation
- Tucumcari Mountain Cheese Factory – Cheese Production
- San Jon Motel – Hospitality

U.S. Census Bureau, 2010-2014 American Community Survey DP03 Employment by Industry

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

The table below identifies areas of employment within Quay County from 2005 - 2015. In 2015, 65.24 percent of all workers in Quay County were employed in the Private sector, while Government and government enterprises accounted for 22.0%, and Farm employment accounted for 12.7%. Within the Private sector, the industries with the highest percentage of employment included: Retail trade (11.2%), and Accommodation and food services (12.26%). For the public sector, Local and State governments were the largest employers with 11.96 and 8.51 percent of total employment, respectively. Federal/civilian employment accounted for 1.08 percent and Military employment for 0.51 percent.

QUAY 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	**2,833**	**2,890**	**2,766**	**2,878**	**2,813**	**2,740**	**2,607**	**2,652**	**2,617**	**2,658**	**2,577**
Total Private	1,916	1,985	1,870	1,963	1,899	1,846	1,762	1,815	1,783	1,814	1,750
Ag. For. Fish. & Hunting	D	D	D	D	28	29	22	26	39	40	41
Mining	0	0	0	D	D	D	D	D	D	D	D
Utilities	D	D	25	29	28	27	27	26	26	25	28
Construction	185	188	167	184	179	172	173	168	156	144	130
Manufacturing	D	D	D	D	D	D	D	D	D	31	D
Wholesale Trade	D	D	3	9	8	16	17	24	33	45	32
Retail Trade	396	430	440	497	482	454	459	449	428	397	376
Transportation & Warehousing	137	144	137	131	123	78	80	84	80	84	78
Information	18	18	18	18	17	13	9	11	13	10	6
Finance & Insurance	112	115	113	107	105	106	102	100	93	92	93
Real Estate & Rental & Leasing	25	17	15	16	14	12	9	8	8	10	11
Professional & Technical Services	41	44	43	42	39	D	37	34	39	44	39
Management of Companies & Enterprises	D	D	D	D	D	D	D	D	D	D	D
Administrative & Waste Services	D	D	D	D	D	40	22	19	21	24	27
Educational Services	D	D	D	D	D	D	D	D	D	1	D
Health Care & Social Assistance	323	340	315	356	333	313	312	317	309	312	306
Arts, Entertainment & Recreation	D	D	D	8	6	6	6	10	12	D	7
Accommodation & Food Services	D	D	D	412	397	421	374	425	409	460	459
Other Services, ex. Public Administration	93	96	84	81	82	86	80	80	82	84	78
Unclassified	0	2	1	1	0	0	0	-	-	-	D
Total Government	917	905	896	915	915	894	846	836	834	845	827
Federal	61	59	55	53	52	59	44	45	44	46	31
State	278	282	281	281	281	275	256	259	281	284	286
Local	578	564	561	581	582	560	546	533	509	514	510

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: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages. Table prepared by: Bureau of Business and Economic Research, University of New Mexico.

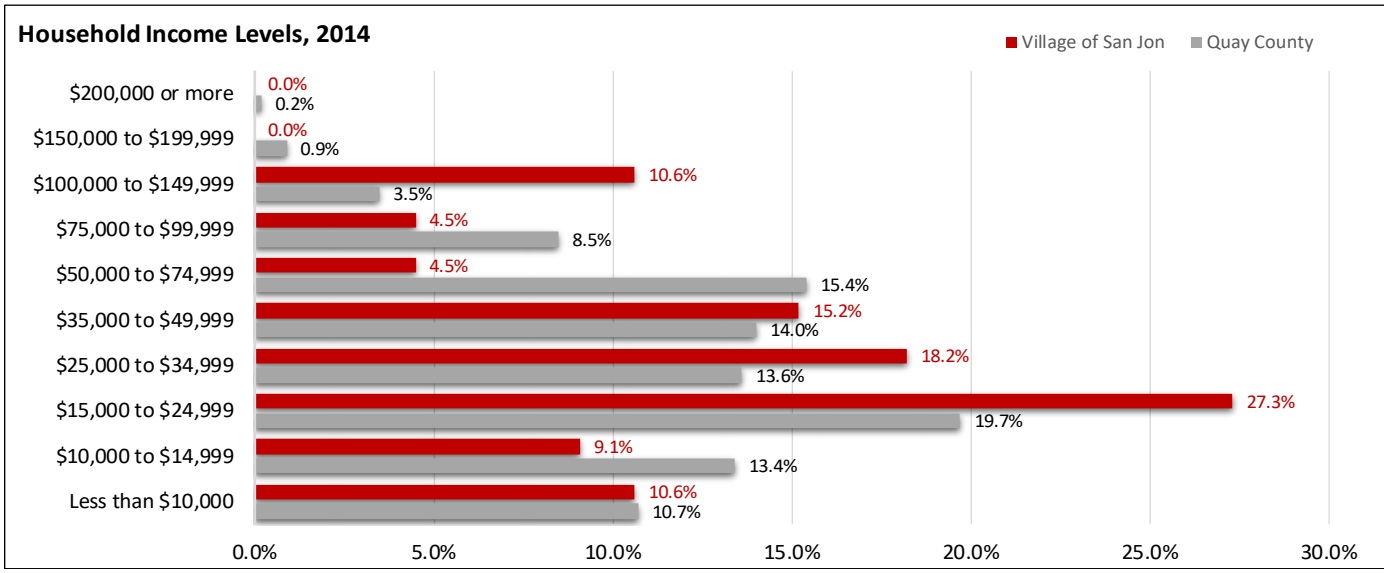
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

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, Quay County had a per capita personal income (PCPI) of $35,162. This PCPI ranked 18th in the state and was 7.3% *below* the state average of $37,938. The 2005 - 2015 PCPI in Quay County reflected an average increase of 3.2% per year as compared to the State of NM change of 2.9% over the same 10 year period.

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

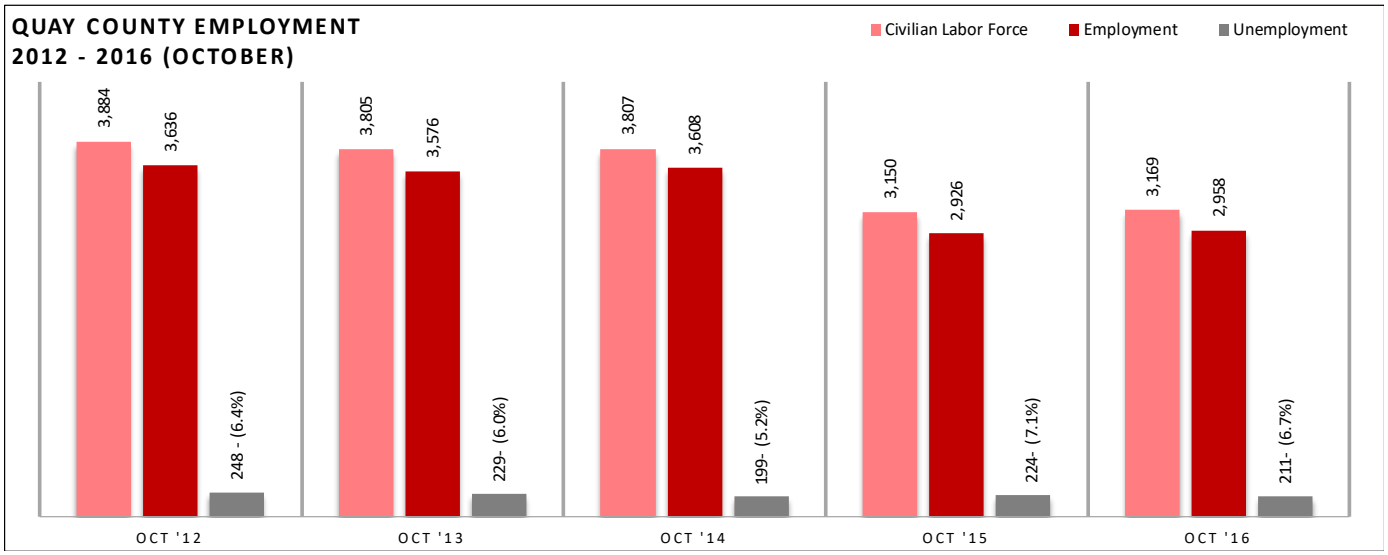
In 2014, the median income for the Village of San Jon was $28,750 which is 1.0% lower than the median income of $29,042 for Quay County. According to the NM Department of Workforce Solutions most recent published data (3rd Qtr 2016), the average weekly wage for Quay County as of June 2016 was $612, 23.3% below that of the State of NM as a whole which averaged $798.



Source: U.S. Census Bureau, 2010-2014 American Community Survey, Quay County, Village of San Jon- DP-03

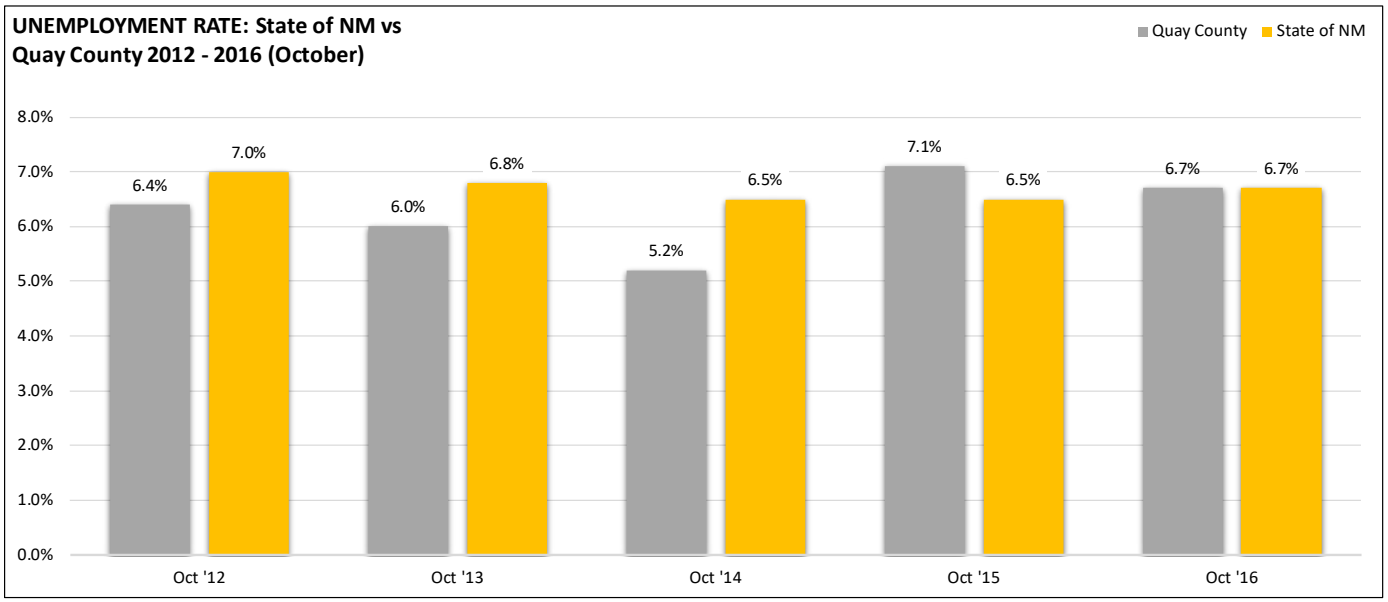
SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

According to the NM Department of Workforce Solutions, employment losses in the Eastern counties along the I-40 corridor have been greater than those in many other areas of the state and have been very slow to rebound. Employment losses also appear to have varied somewhat for the region due to localized economic conditions and lack of investment. Quay County experienced job losses in 2007-08, again in 2015 and since has only recovered minimally, however this improvement may be in "numbers only" as population in the area has continued to decline over the past two years and there are fewer people to employ.



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

Quay County unemployment rates have typically been slightly below or even with those of the State of NM 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 Fall of 2014 to 5.2% from a high of 6.4% in the Fall of 2012 but rose to higher than the State of NM average the following year in 2015. As of October 2016, Quay County's unemployment rate has declined some to 6.7% which now is even with the State of NM's average unemployment rate of 6.7%.

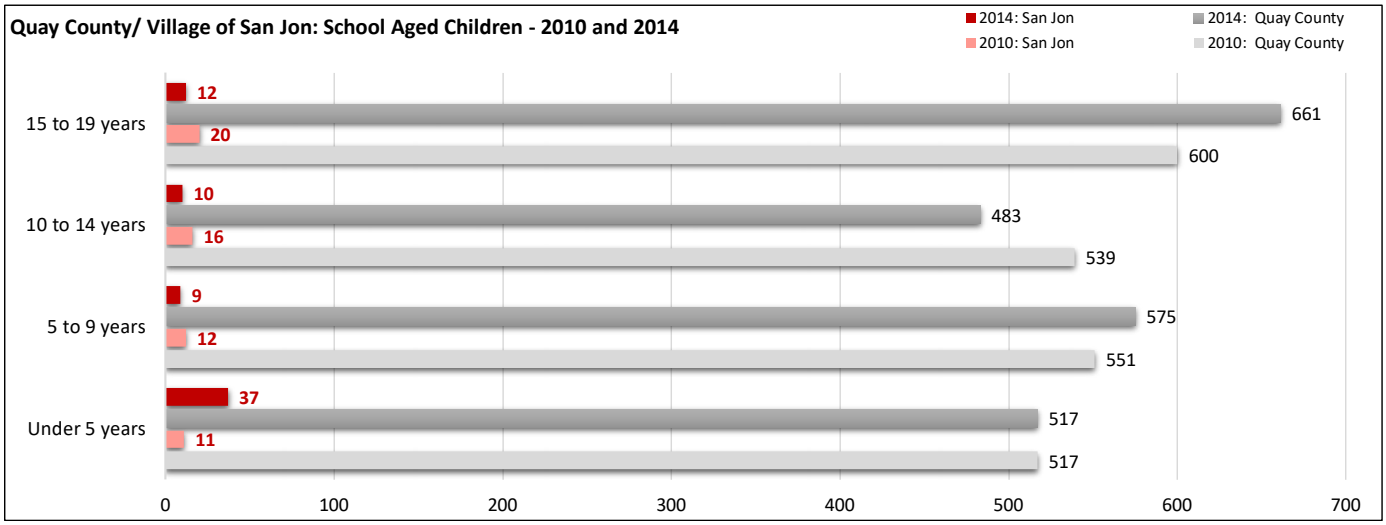


Source: New Mexico Department of Work Force Solutions - Table A Civilian Labor Force, Employment, Unemployment and Unemployment Rate (Oct 2012 -2016)

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

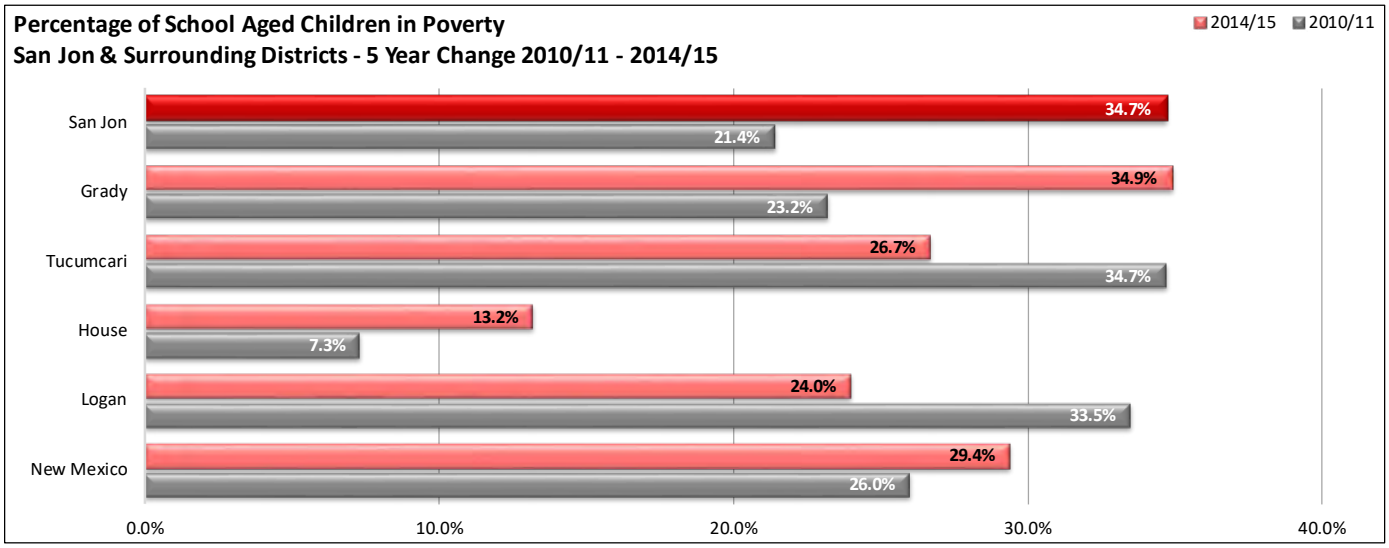
2.3.4 – School Aged Children

Since the 2010 US Census, the number of school aged children in Quay County has remained flat in the under 5 age group and increased 4.4% in the five to nine age group as compared to the Village of San Jon that experienced a more than a triple increase in the under 5 age group and a 25% decrease in the five to nine age group and a 38% decrease in the ten to fourteen age group. This decrease is due in large part to the poor economic conditions in the area and families relocating. Birth rates have however, have decreased over the past three years which will may impact the district's elementary enrollment pattern over the next 5 years. It should be noted that the majority of the district's students do not live within the Village of San Jon limits but do live within the district's boundary and are not calculated in the US Census information below.



Source: US Census - 2010 DP-1 and 2010-2014 American Community Survey, Village of San Jon & Quay County Population

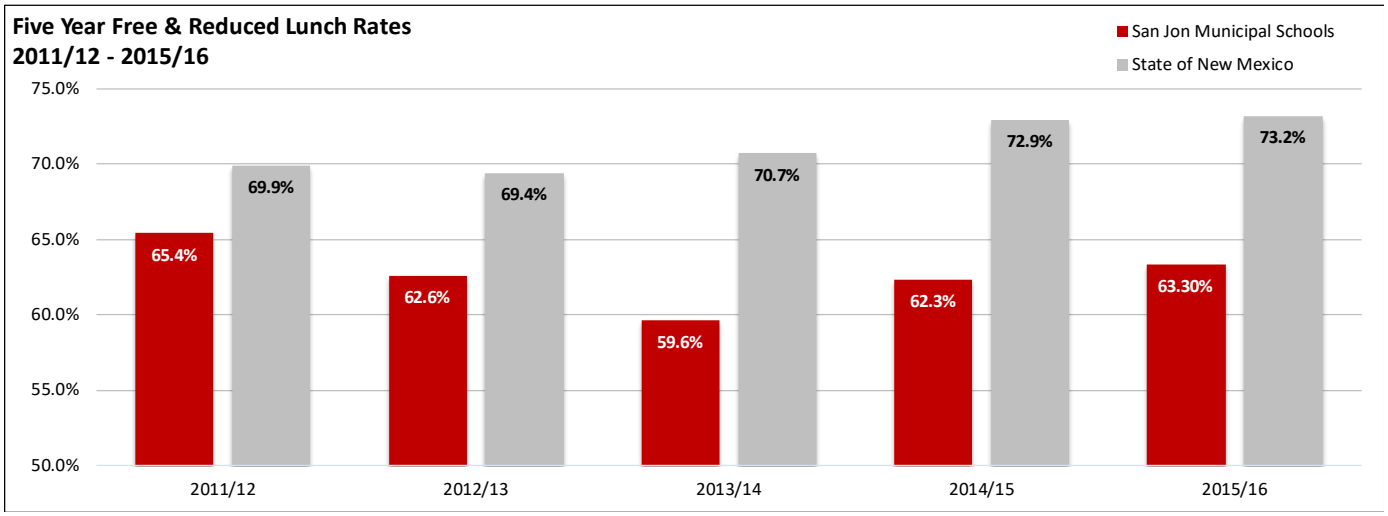
Over the past five years, the child poverty rates for students at San Jon Municipal Schools, as well as surrounding school districts has increased with the exception of Logan and Tucumcari Municipal Schools which experienced have experienced a small decrease in child poverty rates. Due to the lack of economic development in the area that have impacted the local economies, child poverty rates are expected to at similar rates. Another indicator of poverty rates is evident in the increase/ stability rate of students receiving free and reduced lunches.



Source: US Census - 2010 and 2010-2014 American Community Survey, DP-3, New Mexico School Districts

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

As of the 2015-2016 school year (most recent published data), approximately 63.3% of the students enrolled at San Jon Municipal Schools in grades PK-12th grade received free or reduced lunch. While this figure has increased over the past year, the district's rate overall is consistently below that of the State of NM as a whole. Over the past five years, San Jon Municipal Schools has ranged between 4.5 - 11.1% below 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 the same range over the next five years.

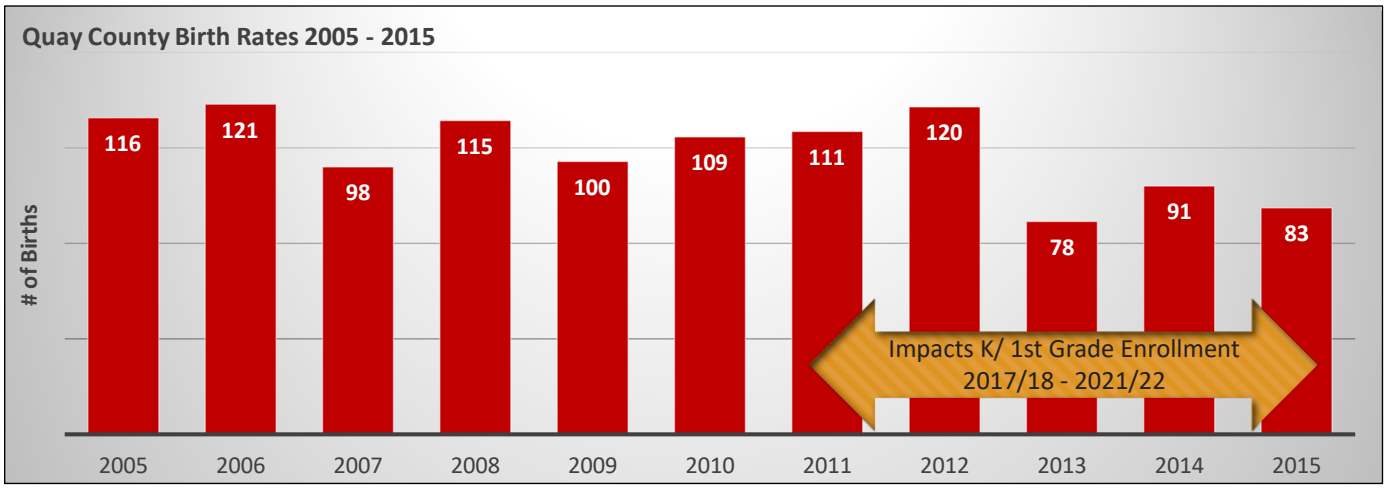


Source: New Mexico Public Education Department, Student Nutrition Bureau

Quay County Birth Rates

The Quay County trend in birth rates over the 10-year period is fairly inconsistent with highs and lows that can be tied to the health of the local economy as well as the increase in the average age of child bearing women of 32.8 years and are reflected in the enrollment trends for San Jon Municipal Schools. Approximately 9.5-12.8% of Quay County's birth rates impact the enrollment San Jon Municipal Schools.

BBER projects Quay County to continue to slowly decline before beginning to rebound by 2040, however this decline does not take into account any future economic development in the area that could reverse this does take into account the US Census documented population increase of 4.6% since 2010. The low level in birth rates experienced in 2013 -2015 will to impact SJMS at the elementary level over the next five years and the higher birth rates experienced between 2006-2010 will help maintain the larger cohorts of students currently moving through the elementary grades on into middle school.



Source: New Mexico Department of Vital Statistics

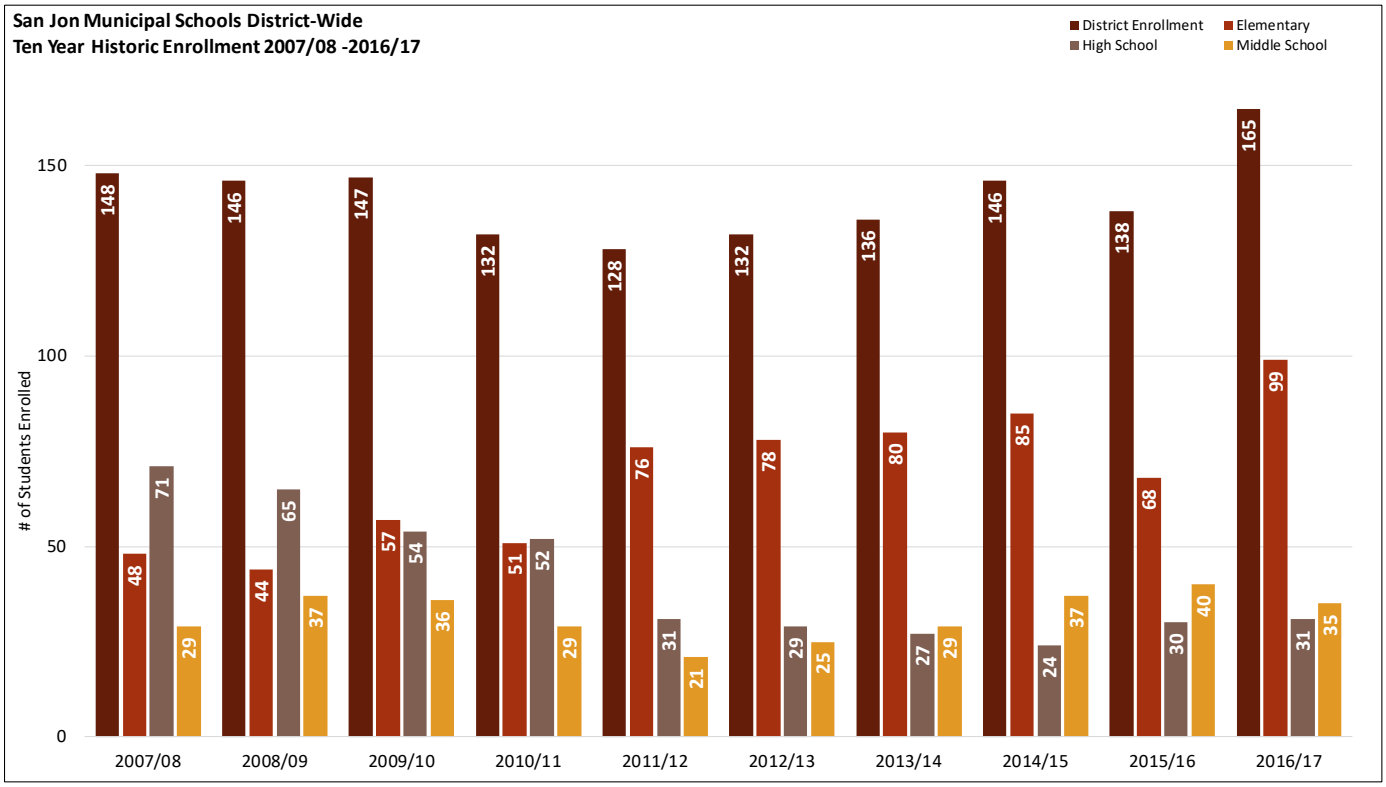
2.4 Enrollment

2.4.1 Past / Current Enrollment

According to past historic enrollment trends, overall district enrollment has increased from 148 students enrolled during the 2007/08 school year to its highest enrollment of 165 students (Official 40-day) as of the 2016/17 school year. That figure equates to a increase of 17 students over the course ten years or approximately 11.5%. The District has a relatively flat enrollment pattern with its enrollment tending to fluctuate on *average* between 130 and 17 students year by year.

Enrollment at the elementary level does reveal a fairly continuous increase in enrollment over the past five years with the exception of the 2015/16 school year in the Pre-K through 3rd grade. Both the middle and high school enrollments on the other hand, have maintained their student enrollment annually over the past four years, but are expected to increase as the larger elementary cohorts begin to move through the upper grades.

The following chart shows district wide historic enrollment trends by elementary, middle and high school levels beginning from the 2007-08 school year to 2016/17.



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

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

The table below identifies the past ten years of enrollment for the San Jon Municipal Schools District. The figures show the amount of students enrolled at each grade during each school year. Since the early 2000's, the total student enrollment has averaged between 98 - 140 students. Grades are broken up according to school level based on the current grade configurations.

San Jon Municipal Schools Historic Enrollment

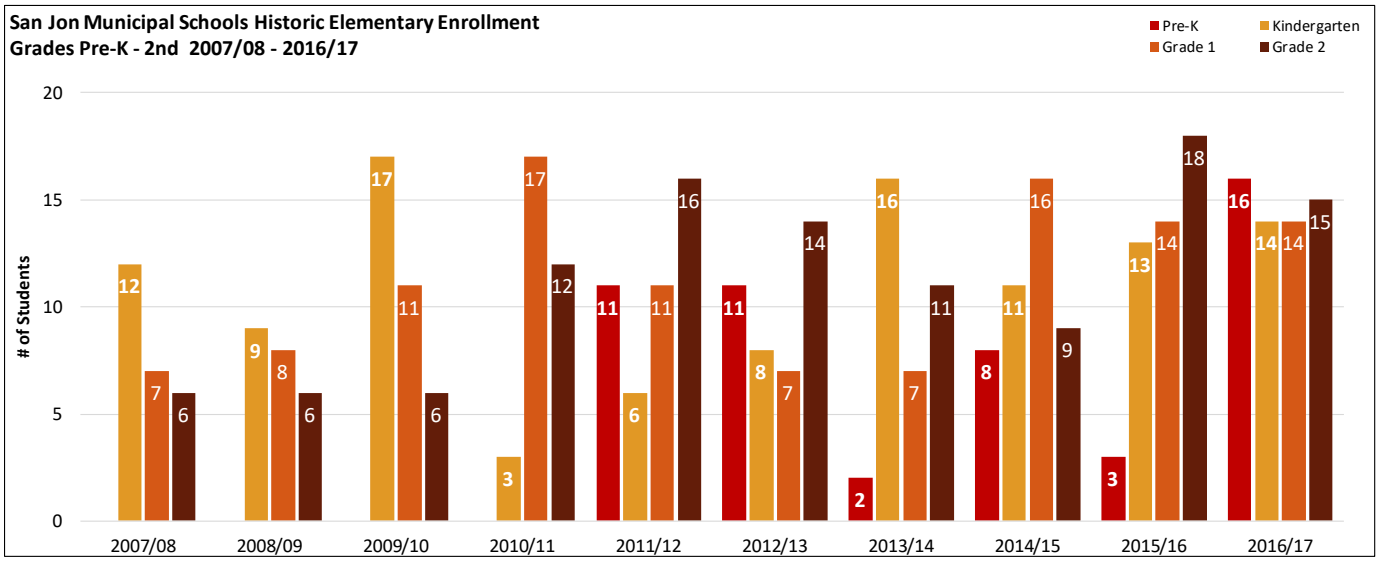
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Elementary										
Pre- Kindergarten 3/4 YO	0	0	0	0	11	11	2	8	3	16
Kindergarten	12	9	17	3	6	8	16	11	13	14
Grade 1	7	8	11	17	11	7	7	16	14	14
Grade 2	6	6	6	12	16	14	11	9	18	15
Grade 3	5	7	7	9	13	18	10	9	4	20
Grade 4	7	6	6	5	10	13	18	10	11	6
Grade 5	11	8	10	5	9	7	16	22	5	14
Total	**48**	**44**	**57**	**51**	**76**	**78**	**80**	**85**	**68**	**99**
Middle School										
Grade 6	8	10	7	10	7	10	12	16	18	6
Grade 7	11	13	14	9	8	8	10	11	11	15
Grade 8	10	14	15	10	6	7	7	10	11	14
Total	**29**	**37**	**36**	**29**	**21**	**25**	**29**	**37**	**40**	**35**
High School										
Grade 9	17	14	12	15	10	7	6	7	15	10
Grade 10	23	16	9	15	7	7	6	6	6	10
Grade 11	19	17	15	6	10	6	7	3	5	6
Grade 12	12	18	18	16	4	9	8	8	4	5
Total	**71**	**65**	**54**	**52**	**31**	**29**	**27**	**24**	**30**	**31**
Total Enrollment	**148**	**146**	**147**	**132**	**128**	**132**	**136**	**146**	**138**	**165**

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

The following charts display the past ten years of enrollment at each grade level within the district. The graphs are grouped into either three or four grade levels to make it easier to track.

Grades PK 3/4 YO -2nd Grade

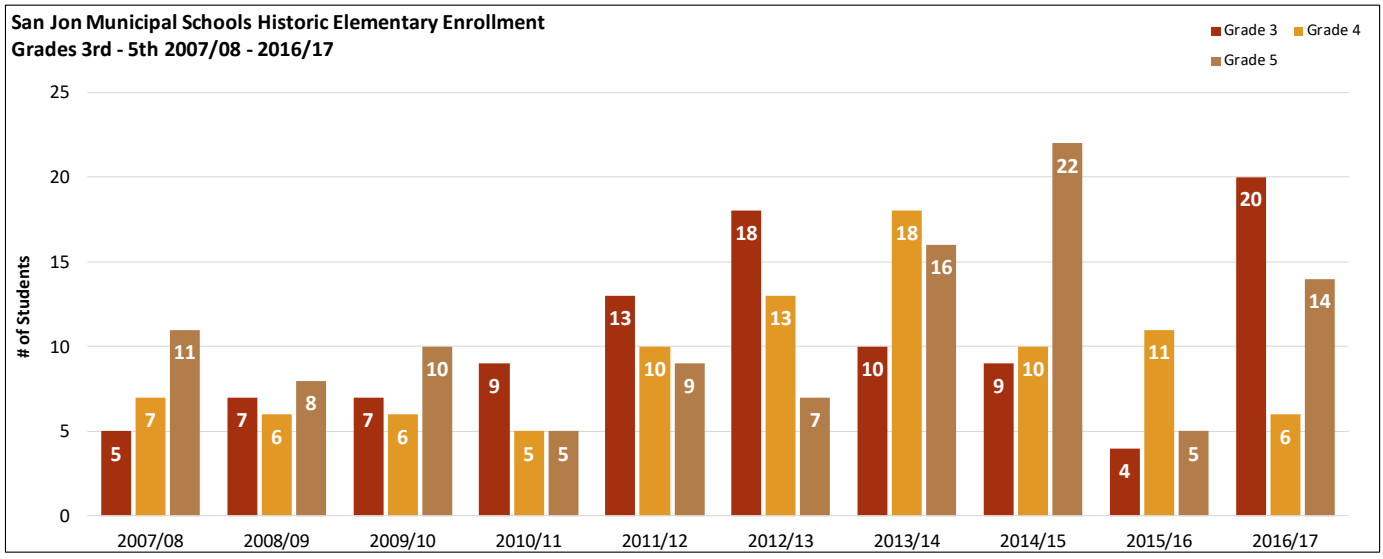
The Pre-Kindergarten program serves both 3 and 4 year old students, and children are oftentimes enrolled for two years in the program. The district has worked hard to acquire funding to support and expand this program and as a result has seen enrollment increase in the 2016/17 school year. The chart below indicates a very slight increase in Kindergarten students over the past two years. Enrollment in first and second grades can often vary year by year, as childcare can often be an issue but enrollment has remained relatively stable over the past five years.



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

Grades 3rd-5th

Enrollment in grades (3rd-5th) has been relatively stable over the past five years with slight increases and decreases in each grade, however, with a school of this size even the gain or loss of a few students can have a significant impact on both programs and funding.

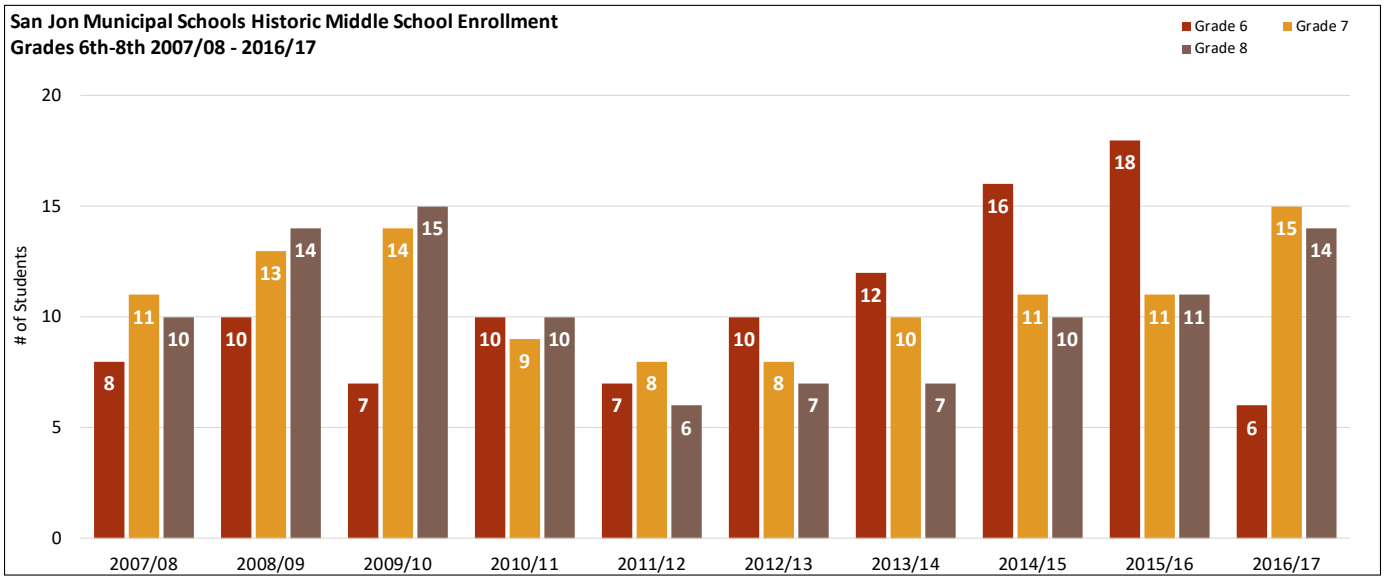


Source: New Mexico Public Education Department 40th Day Enrollment.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Grades 6th -8th

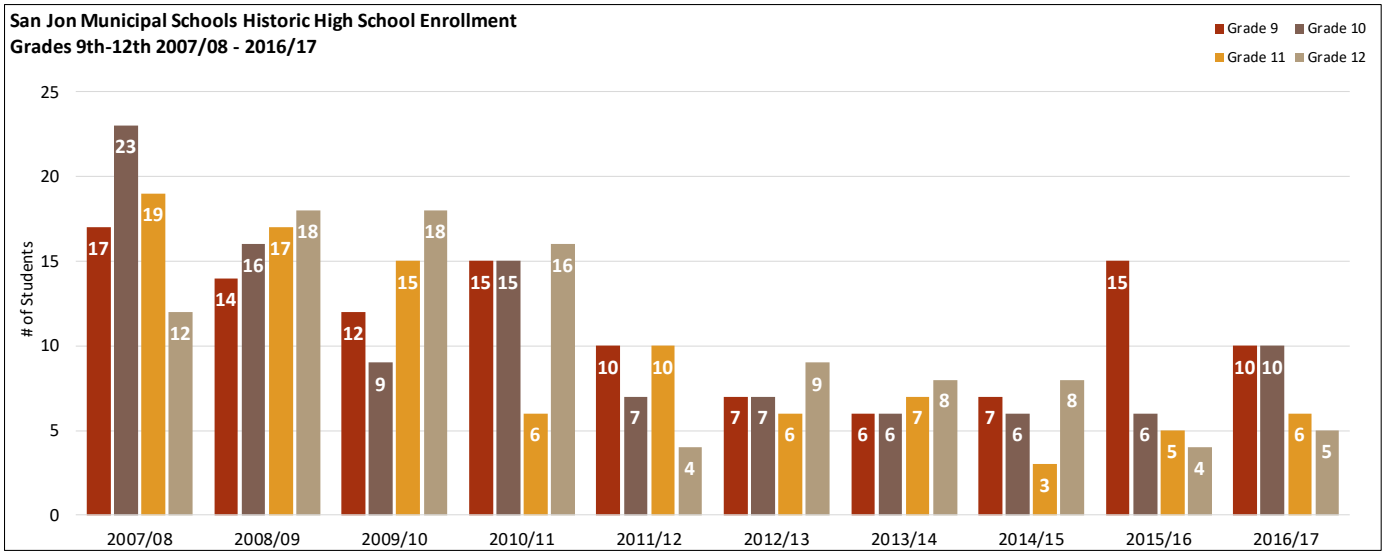
San Jon Middle School serves grades 6th- 8th grade and over the past three years has begun to increase in enrollment as larger cohorts have begun to upward from the elementary level. While the middle school does lose a few students as they transition grade levels, it has been able to maintain between 75-100% of each cohort as students advance. Based on the enrollment trends at the elementary grade levels, enrollment in the middle school grades are expected to remain in the mid 30's to low 40's over the next 5-6 years.



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

Grades 9th -12th

Since 2007/08 enrollment at the high school level has declined from the low 70's and reached its lowest enrollment of 24 students in 2014/15. As of the 2015/16 school year, enrollment has begun to rebound to the low 30's in grades 9th-12th as some of the school's smaller cohorts have moved on and graduated. With enrollment in the middle school cohorts increasing and continued in-transfer of high schools students from outside the district, the high school is expected to be able to maintain its current enrollment trend in the upper 30's to low 40's per year over the next several years.



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

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 student

- An unprecedented slow-down or increase in the economic market, or an attendance zone change has artificially increased / decreased the area.
- 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.

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 economic development in the energy sector and the in-transfer 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.

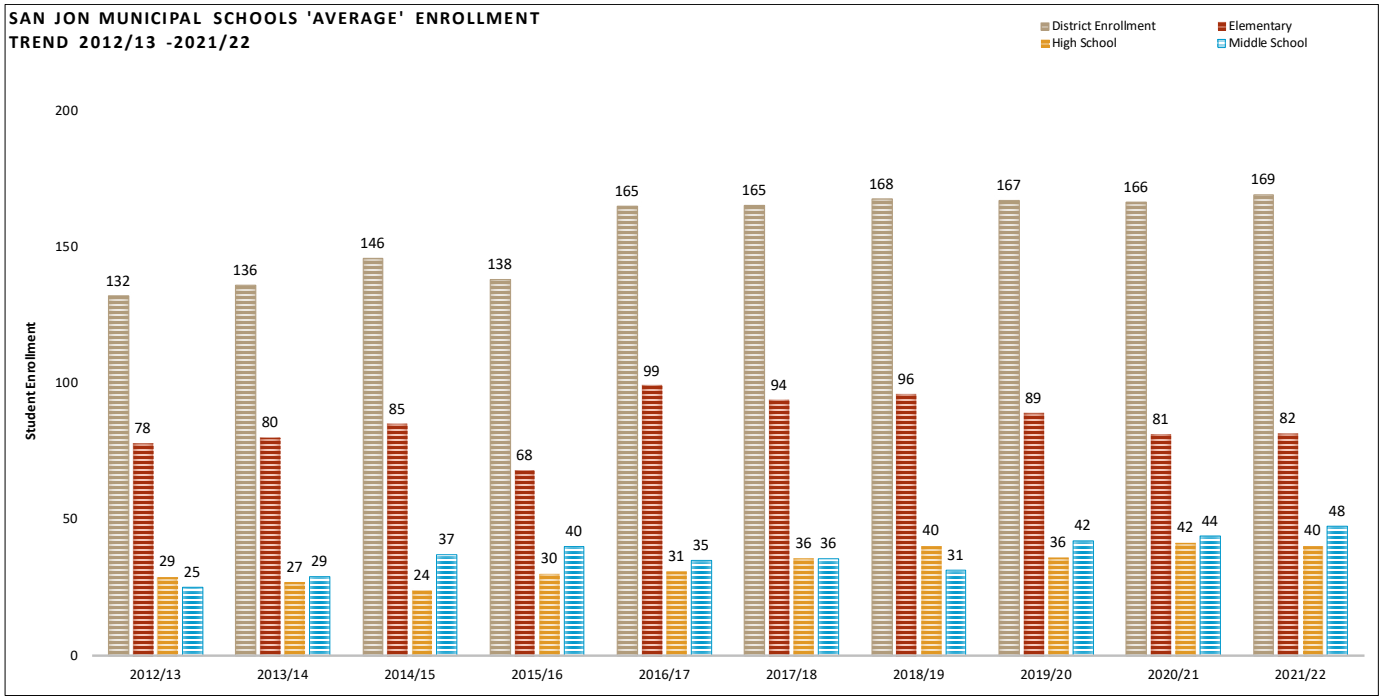
Three enrollment projection scenarios were developed, based on trends during the past seven years:

- ***Low Range*** - is based on the average 6-year historic enrollment trends if economic development continues to lag, assumes that the longer range trends will prevail and that the one year boost in enrollment is an anomaly. Which in the case of SJMS, the district would to decline in enrollment and will have an average five year decline rate of -6.0%.
- ***Mid Range (Average)*** - is based on the average enrollment trends of the past six years, 2011/12 to 2016/17, 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 very modest and flat growth over the planning horizon and accounts for the decrease in birthrates in 2013-15. The average annual growth rate is projected to be 0.5%.
- ***High Range*** - based on the average 6-year historic enrollment trends, this range assumes that the significant progress can be made with economic development and housing in the area and that the district can implement programs to retain and attract new students into all grade levels. Its average growth rate for the high range is anticipated to be 6.0%.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

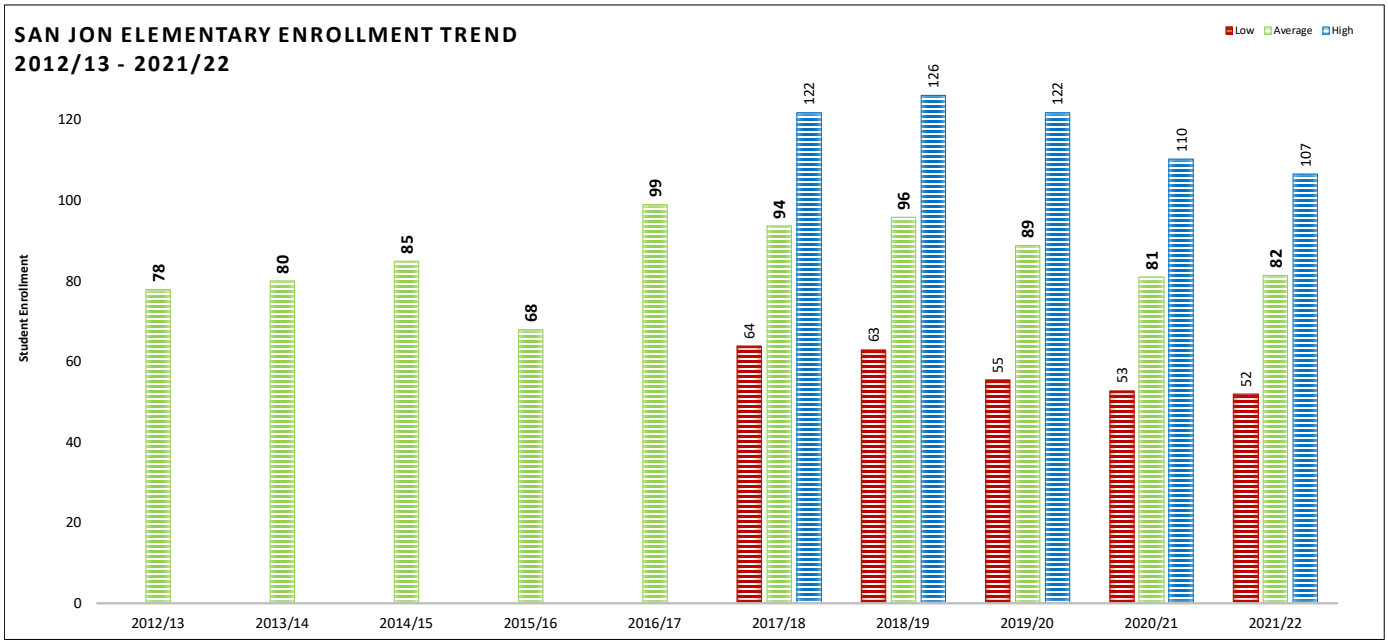
Mid-Range District Enrollment Projections

The school district is projected to continue to grow at a very modest rate (0.5%), while maintaining its historical enrollment trend as larger cohorts move through the grade levels for the next 7-8 years. The chart below provides the overall projected district enrollment to 2021/ 22 (individual school enrollment projections can be found in Section 4).



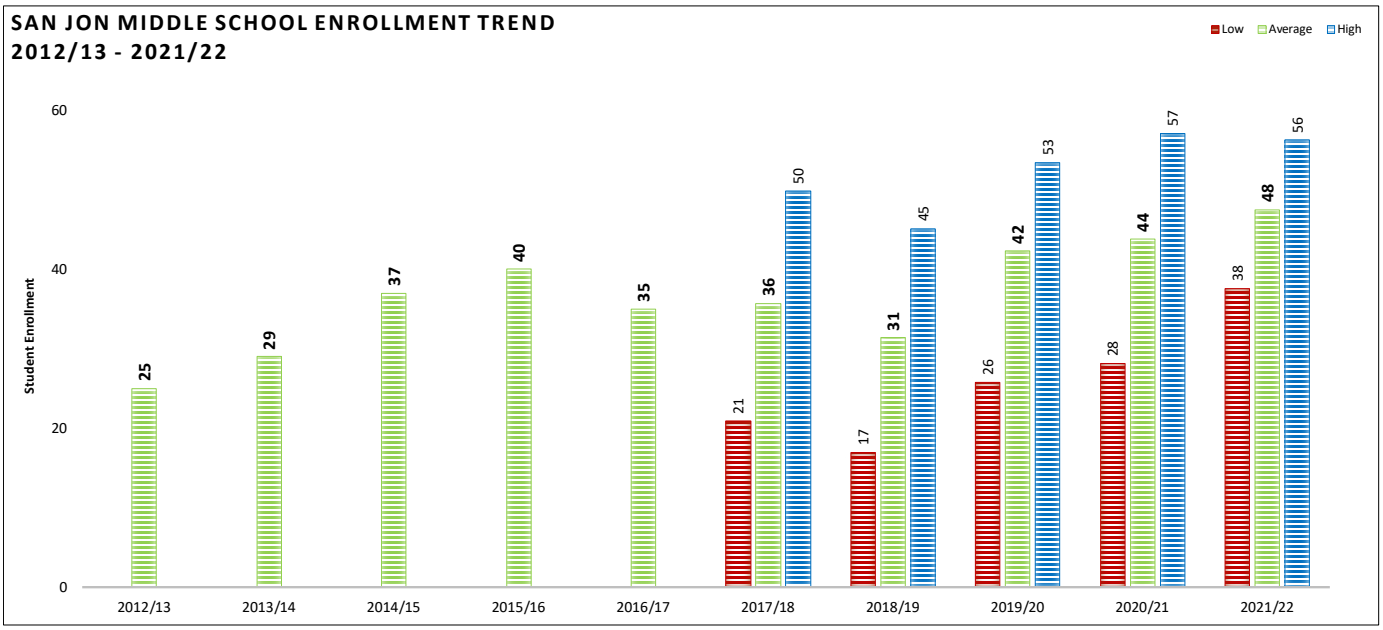
Elementary Enrollment Projections - Pre-K/DD through 5th Grade

The district's elementary school is projected to decline at a modest rate (-3.7%) due to several years of low birth rates in Quay County. The school should be able to maintain close to it's historical enrollment trend in the low 90's to mid 80's over the next five years there will still be several larger cohorts moving through the elementary grades until moving up into middle school.



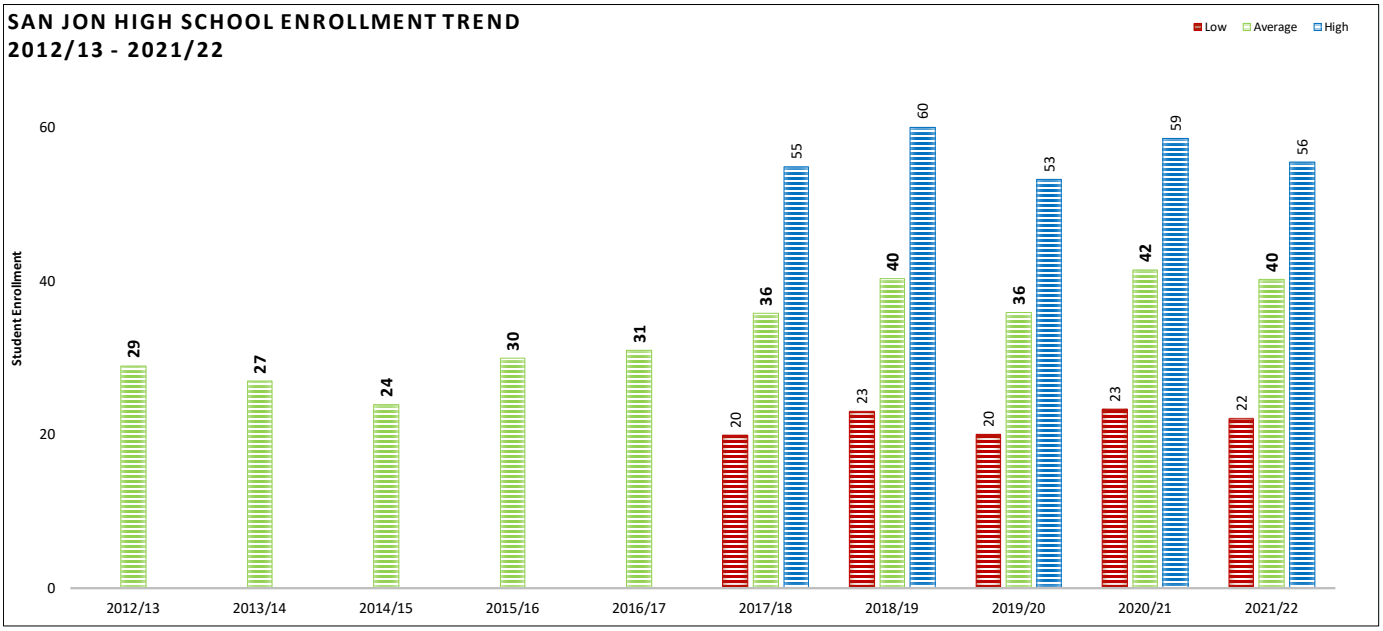
Middle School Enrollment Projections - 6th - 8th Grade

The district's middle school is projected to continue to grow at a total rate of 7.3% over the next five years as several of the larger elementary cohorts begin to move into the middle school grades as can be seen in the average enrollment trend in the chart below.



High School Enrollment Projections- 9th - 12th Grade

The growth rate at the high school level is very similar to that of the middle school (6%), there are currently several larger cohorts at both the middle school and upper elementary level that are expected to start moving through the district's high school over the next five years keeping enrollment in the upper 30's to low 40's.



Visions In Planning, Inc.
Educational Facility Planning Consultants

San Jon Municipal Schools
Enrollment Projections 2017/18 - 2021/22

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Elementary							
Pre Kindergarten	0	11	11	2	8	3	16
Kindergarten	3	6	8	16	11	13	14
Grade 1	17	11	7	7	16	14	14
Grade 2	12	16	14	11	9	18	15
Grade 3	9	13	18	10	9	4	20
Grade 4	5	10	13	18	10	11	6
Grade 5	5	9	7	16	22	5	14
Total	**51**	**76**	**78**	**80**	**85**	**68**	**99**
Middle School							
Grade 6	10	7	10	12	16	18	6
Grade 7	9	8	8	10	11	11	15
Grade 8	10	6	7	7	10	11	14
Total	**29**	**21**	**25**	**29**	**37**	**40**	**35**
High School							
Grade 9	15	10	7	6	7	15	10
Grade 10	15	7	7	6	6	6	10
Grade 11	6	10	6	7	3	5	6
Grade 12	16	4	9	8	8	4	5
Total	**52**	**31**	**29**	**27**	**24**	**30**	**31**
District Enrollment	**132**	**128**	**132**	**136**	**146**	**138**	**165**
Percent Change		-3.0%	3.1%	3.0%	7.4%	-5.5%	19.6%

	2017/18			2018/19			2019/20			2020/21			2021/22		
San Jon Elementary Forecast															
	9	13	18	10	15	19	8	13	18	7	11	16	6	10	14
	9	14	19	8	14	17	7	14	17	8	12	17	7	12	16
	10	13	18	9	13	18	8	14	18	9	13	18	9	14	17
	8	12	16	6	10	15	9	12	15	8	12	16	8	12	16
	9	15	17	7	11	16	7	8	17	7	11	15	7	11	15
	15	19	23	9	14	19	8	12	17	5	9	13	8	12	14
	4	7	11	14	18	22	9	15	20	8	12	16	6	10	14
	64	**94**	**122**	**63**	**96**	**126**	**55**	**89**	**122**	**53**	**81**	**110**	**52**	**82**	**107**
San Jon Middle School Forecast															
	9	**16**	21	4	**10**	15	14	**20**	22	11	**17**	23	14	**14**	17
	3	**6**	10	9	**15**	20	4	**10**	14	13	**18**	22	10	**16**	20
	9	**14**	19	3	**7**	10	8	**13**	18	5	**9**	12	13	**17**	19
	21	**36**	**50**	**17**	**31**	45	**26**	**42**	**53**	**28**	**44**	**57**	**38**	**48**	**56**
San Jon High School Forecast															
	8	**13**	19	9	**15**	19	5	**9**	14	9	**14**	19	5	**10**	14
	4	**8**	13	6	**9**	17	7	**13**	17	4	**9**	12	8	**12**	17
	5	**9**	12	3	**7**	11	5	**7**	12	6	**11**	15	4	**8**	10
	3	**6**	10	5	**9**	13	3	**7**	11	4	**7**	13	6	**10**	14
	20	**36**	**55**	**23**	**40**	**60**	**20**	**36**	**53**	**23**	**42**	**59**	**22**	**40**	**56**
	105	**165**	227	103	**168**	231	101	**167**	229	104	**166**	226	112	**169**	218
	-36.6%	**0.2%**	37.3%	-1.6%	**1.4%**	2.1%	-1.7%	**-0.3%**	-1.2%	2.9%	**-0.5%**	-1.1%	7.1%	**1.8%**	-3.4%

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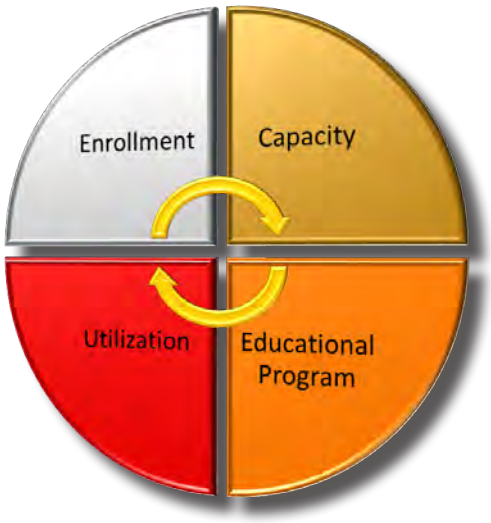
2.5 Capacity & Utilization

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 fifty 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 for class sizes of 20 or under for the early elementary grades, schools are expanding Pre-K services, and there are many more at-risk student programs.

A critical component of analysis is how a space is actually used and managed. An analysis of how space is managed in San Jon Municipal 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.

The charts on page 45 evaluated the facilities at San Jon Municipal Schools based on both current and projected enrollment, the information was then compared against state adequacy standards and guidelines to determine the capacity of each facility. As part of the Facility Master Plan for San Jon Municipal Schools, a combined capacity and utilization study was conducted for each school type within the district and can be found in Section 4.

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. From that information, utilization and capacity of each facility was analyzed as it relates to the State's Adequacy Standards.

Elementary Level (Grades K thru 5th or 6th)		
Space	Notes	Space
Kindergarten Classroom	Graded, 650 sf min (13 students) - 1,000 sf (20 students max) or 50 nsf per student.	U&C
Regular (Standard) Classroom	Graded, 650 sf min, 32 nsf per student (Grades 1st-3rd 22 students max = 704 sf and grades 4th-5th 24 students max = 768 sf) 6th grade 24 students max x 28 nsf = 672 nsf)	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	450-650 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 1/4 classroom size (175-375 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
Multipurpose Room	Not counted	NC

Middle / High School (6th or 7th thru 12th Grade)		
Space	**Notes**	**Space**
Standard Classroom	Graded, 650 sf min, 27-30 students maximum	U&C
Special Ed. Classroom	If Std. Or 1/2 CR size	U&C
1/2 Classroom	450-650 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 and 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 675 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 San Jon Combined Schools 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 the following page 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 but less than 650, 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.

The chart on the following page identifies the current classrooms and usage.

Table 2.5.1

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.5.2 – Special Factors that Influence Facility Use

As a small rural school district with one overall attendance boundary, San Jon Municipal Schools has lower than average classroom loading per grade level due to its enrollment than most other districts. While the actual student/teacher ratio can often vary year to year based on the district's enrollment, the SJMS target student/teacher ratios tend to be lower than the NMPED maximums and are as follows:

- 20:1 Kindergarten
- 20:1 Grades 1-5
- 22:1 Grades 6-12 (class size varies depending upon subject)

This level of class loading (when possible) ensures that all of the district's classrooms are utilized, however, due to low enrollment there is capacity in each classroom for additional students if enrollment were to increase and *no additional* classrooms would be required as the overall Combined Campus' Functional Capacity is 397. It should be noted that the school campus has three classrooms that are below the minimum square footage of 650 square feet per the NMAS, and are now being used as resource classrooms and as a computer lab.

2.5.3 – Capacity / Existing & Projected Utilization by School Facility

As a small rural school district, the San Jon Municipal Schools combined campus allows for cross-utilization of many spaces to minimize duplication of spaces such as library's, science labs, cafeteria, gyms, etc. The combined school campus was analyzed according to the information provided by the district in regards to each schools programs and usage. The combined school's capacity and utilization of instructional spaces was then separated into "elementary and middle/high school" areas, and then calculated to identify existing and projected (surplus / deficit) of instructional spaces according to NMPSFA guidelines.

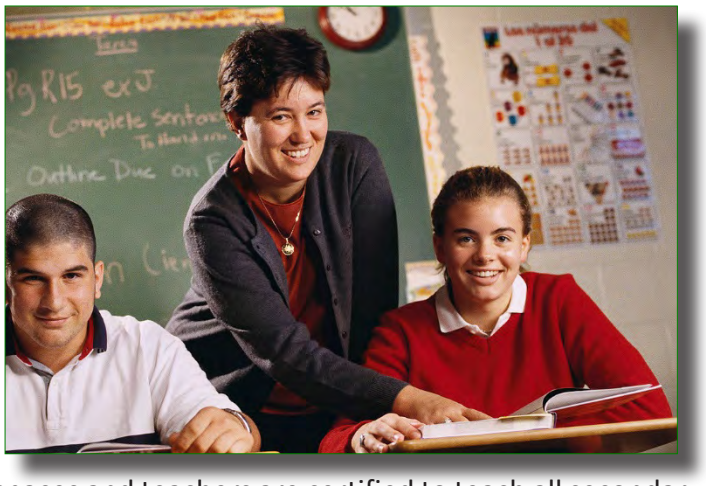
Elementary School Utilization / Classroom Needs

The San Jon Elementary portion of the facility has a functional capacity of 133 students Pre-K through 5th grade and a current utilization rate of 84.4% *(overall campus)* see Table 2.5.3. Enrollment for the 2016/17 school year is 99 students with up to 40 seats available in the various grade levels. There is only one special use classroom (computer lab) that is used by all elementary grade levels and is in high demand daily. It should be noted that elementary students also utilize the Natatorium and Old Gym that are also used by the middle/high school students, which helps maintain overall facility utilization.

Analysis indicates that over the next five years, the elementary school will remain at approximately the same utilization rate of 86% *(overall campus)* as the enrollment is not expected to vary much with gains/losses based on historic enrollment trends and current birth rates. Overall, the classroom need is projected to remain stable through 2021/22 and may have one surplus classroom depending on enrollment per grade level or if the district has to combine two classes for enrollment reasons.

Based on this information, San Jon Elementary has the ability to accommodate the current and future student population through increased class loading; additionally, *no new classrooms* will be required should the student enrollment increase to the high level enrollment projections by 2021/22 or if the elementary experiences rapid growth outside the norm up to 133 students.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS



Middle & High School Utilization / Classroom Needs

The NMPSFA guidelines require that special use classrooms are be incorporated into the capacity and utilization calculations for middle and high school campuses. Incorporating special use classrooms into these calculations presents results which have to be re-examined by the district if programmatic changes occur. The educational curriculum and special education program greatly influences both the capacity and utilization of the instructional spaces. Due to low enrollment in both the district's middle and high school share many of the same classrooms spaces and teachers are certified to teach all secondary grade levels. The San Jon Middle/ High School is projected to have an adequate classroom supply over the next five years, and while all classrooms are utilized they are not fully loaded to capacity. This is a result of a rotating schedule in conjunction with smaller enrollment in grade levels 6th -12th, which results in smaller class sizes and requires separation of programs to meet the educational needs of the students and Public Education Department graduation requirements. Depending on the schedule type, typical utilization rates for middle and high schools should be in the range of 75-85%.

San Jon Middle/ High School has a functional capacity of 264 students 6th through 12th grade and has a utilization rate of 84.4% *(overall campus)* based on current programmatic use which is near the desired rate of 85% that the district would like to achieve, however, the district does share classrooms (gyms, natatorium, and computer labs) with the elementary which helps maintain the overall campus utilization rate. Enrollment for the 2016/17 school year is 66 students and the Middle/ High portion of the school could accommodate up to an additional 198 students throughout the six grade levels.

Due to the overall Middle/ High enrollment and by grade level has resulted in all available classrooms being utilized, however, even with multi-grade level classes, classroom loading is often lower than what is desired. This has resulted in some specialty instructional spaces (Physical Education, Computer Lab, and Ag Shop) that are not currently being used full-time but are used daily by all grade levels. As the larger elementary cohorts begin to move through the middle and high school grades over the next five years, class loading will improve as larger classes will be possible and the utilization rate for this facility is expected to slightly increase to approximately 86% *(overall campus)* as overall enrollment increases. Overall, the classroom need is projected to remain stable through 2021/22 and no surplus classrooms are anticipated.

Based on this information, San Jon Middle/ Sr High School has the ability to accommodate both the current and future student population through increased class loading and scheduling; additionally, *no new classrooms* will be required should the student enrollment increase to the high level enrollment projections by 2021/22 or if the district experiences rapid growth outside the norm up to 264 students.

Table 2.5.3 Overall Capacity Table 11x17

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SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

2.5.4 Strategies Considered to Meet Required Needs at each School

Enrollment at San Jon Municipal Schools has ranged in the 132 - 165 range over the past ten years. As a small PK-12 district that is located on one campus , flexibility and opportunities for sharing of specific facilities sharing as opportunities arise and needs change are critical to the success of the district's mission.

Elementary School

As with many small rural school districts, San Jon Municipal Schools has seen an increase in the number elementary students requiring expanded SPED services, some of which require outside contracted services to be performed on site. In order to meet these additional programmatic needs, the district has been able to accommodate these within the existing facility without additional cost.

Elementary School Outlook - 2021/22

- Enrollment is expected to decrease slightly over the next six years -3.7% due to lower birth rates
- Utilization of the elementary portion of the facility will be very similar to its current rate as the enrollment loss is expected to be up to 11 students total or 1-2 students per grade level.

Elementary School Recommendations

- The overall campus is currently utilized to 84% and while enrollment is projected to slightly decrease over the next five years, the existing facility can accommodate both the current and future enrollment within the existing facility and depending on the needs of the class size, classrooms can be switched amongst teachers, as there are three larger classrooms available on the elementary side of the facility.

Middle & High School

Maintaining sufficient enrollment levels at the Middle and High School has been a challenge, and any drastic changes in enrollment can have a direct impact on the types of programs that can be offered to students:

Less students = less program options
More students = more programs

For various reasons, some SJMS students transfer-out to other district's once they begin middle or high school, at the same time the district receives several in-transfer students from other district's. This in/out migration of students typically results in a very small net increase of students in the high school grades. While the SJMS provides high quality Secondary Ed Programs and has been able to retain most of its students in grades 6th-12th, the in/out migration of students has direct impact on programs long term.

Middle/ High School Outlook - 2021/ 22

- The combined enrollment is expected to increase on average up to 6.7% based on larger elementary middle school cohorts that are expected to transition up in grade level over the next five years.
- The current utilization will slightly increase to approximately 86% based on a larger enrollment and shared usage with the elementary.
- San Jon Middle/ High School has the capacity to accommodate the projected increased enrollment *without* the need for additional classrooms.

Middle/ High School Recommendations

- Continue facility renovation and remodeling to improve overall facility condition.

2.5.5 Under Utilized Spaces & Spaces to be Demolished

In evaluating enrollment versus available square footage at the SJMS combined campus, it can be assumed that there is more square footage available per student that what is needed based on the current NMPSFA Maximum Gross Square Footage Calculator.

Current SJMS Combined School (PK-12th Grade) Enrollment: 165 Students

Existing Gross Square Footage for Educational Use:	*87,727 SF*	
Max Gross Square Footage Allowed per NMPSFA Calculator:	*33,779 SF*	*(Combined School)*
*Total Gross Square Footage **Over**/ Under:*	*53,958 SF*	

However, this is based on "numbers calculation" only and does not take into account the actual evolution of the facility over the past 50 years when large portions of the facility were replaced or added and no standards were in place. As part of the capacity/utilization process the facility was evaluated for opportunities to reduce square footage to try to "right size" the facility. Upon further examination it was determined that the majority of the excess square footage is tied up in large specialty spaces and based on the existing facility's design and construction cannot easily be removed. These spaces include both the Old Gym and New Gym (which was funded by NMPSFA in 2005 upon demolition of an even older gym), and the Natatorium, all of which have a total combined gross square footage of 35,554. Based on the district's enrollment only one gym would be needed. However, based on the way the facility is constructed it would be difficult to demolish the Old Gym or Natatorium (which is a community asset) without damaging the integrity of the overall facility. If enrollment were to decrease substantially in the future, the district may need to re-evaluate other options to reduce facility size. While not part of the square footage used for educational use, the district DOES plan to reduce its overall square footage by 3,150 SF and demolish the old teacherage located on the main campus just south of the Pre-K/ Kindergarten classroom building.

2.6 Technology

2.6.1 – Strategies for improving academic achievement and teacher effectiveness

While a Technology Plan is no longer required by NMPED to receive E-Rate funding for district technology needs. It is critical that districts have "Goals, Plan and Budget" for Technology in place in order to ensure all of the district's technology needs are accounted for and can be incorporated into the Capital Improvement Plan if needed.

Technology Vision Statement

Technology is in a constant state of change. San Jon Municipal Schools is committed to integrating the most reliable and proven technology available into our classrooms. All students will be given access to computer labs, Internet access, laptops and all other advancements of technology that become available within the scope of San Jon Municipal Schools' resources.

The use of all technology and equipment at San Jon Municipal Schools will be to boost academic achievement as measured against State Content Standards, Benchmarks, and Performance Standards, including technology literacy.

All teachers at San Jon Municipal Schools will be trained in the latest technology in order to effectively integrate this knowledge and these resources effectively into the curriculum and instruction.

Goals

San Jon Municipal Schools has identified the following goals towards technology:

- Learning will be significantly improved, using appropriate technologies, leading to high achievement in State Board of Education adopted content standards.
- Educators are sufficiently trained to create student-centered, technology-enhanced learning environments that result in increased student performance and economic viability.
- PK-12 students and educators at San Jon Municipal Schools will have affordable, universal access to high-speed, robust telecommunications, and all Schools have been modernized for technology.
- San Jon Municipal Schools will utilize funding available to support planning,
- Implementing, and assessing initiatives for integrating technology into all classrooms and schools.

Steps to Increased Accessibility

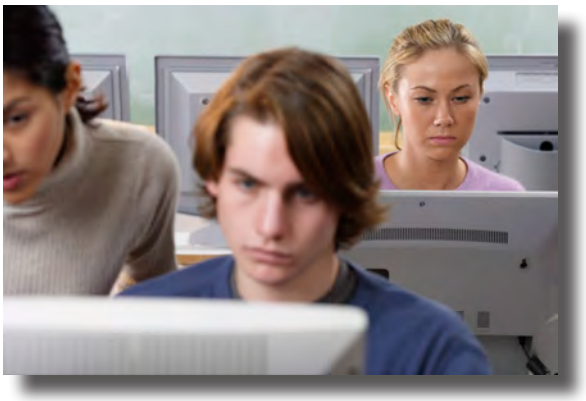
- Purchase hardware, software, and training that will continue to integrate technology into each classroom.
- Ensure all teachers are prepared to integrate technology effectively into curricula and instruction.
- Increase equity of access by students using Technology funding, specifically EETT to provide in-house professional development and support.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

Promotion of Technology Integration

All curricula and textbook adoptions made by San Jon Municipal School will have technology integration plans (hardware and software) incorporated into them. Promotion of technology strategy integration include:

- Teachers will be encouraged to include a technology element in lesson plans at least bi-weekly.
- Teachers will be required to keep a calendar of technology use as a base line for inclusion in future grant opportunities.



Professional Development

San Jon Municipal Schools will provide annual technology training for each staff member to keep them current on the latest hardware and software available to the district.

- On-going district specific, in-house professional development on all acquired hardware and software.
- Additional training provided on an as-needed basis by a Technology Technician.
- Additional training for Technology Technician where available in order to assist teachers and students.

Innovative Delivery Strategies

- Equip all classrooms with Inter-write boards and provide sufficient training for teachers in the use of Inter-write boards as an effective teaching tool.
- Implement the use of interactive classroom through installed ITV equipment.
- Enhance the learning curriculum with the use of Orchard Math and Reading
- Programs with short-cycle assessments.
- Allow extra-curricular programs such as BPA (Business Professionals of America) and FFA (Future Farmers of America) to utilize technology as part of competitions.
- Continue the use of STARs software for grade reporting and attendance management.

Parental Involvement

Utilize the San Jon Municipal School web page and mobile app to inform students and parents on lunch menus, athletic events and important school news. Also use the school web site to enable communication between teachers, administration and parents.

Accountability Measures

- While integrating technology into curricula and instruction, teachers will compare baseline scores to the Common Core Standards, Benchmarks and Performance Standards via the Public Education Department web site.
- Students and teachers will be provided with technology that works 95% of the time and continuously administered by an in-house technician.
- Teachers will continue to receive professional development that is district-specific and on-going. Student progress will also be monitored through the implementation of the Compass Short-cycle Assessment program which covers reading, math, social studies and science.
- Students will show at least a 3% increase in proficiency in math and science on the NM State Assessment Exam per the San Jon EPSS.

- Provide students with adequate technology to increase learning in individual subject areas and allow access to research via the Internet as part of class lessons.
- Provide opportunities for technology competitions within extra-curricular programs such as: BPA, Super Computing and FFA.

Supporting resources

San Jon Municipal School has identified the following services in support of improving student academic achievement through the use of technology.

- NM State Department of Education, Technology Bureau
- Region Education Center #6
- Mesalands Community College
- Eastern New Mexico University
- NMPSFA Broadband Deficiencies Correction Program

Technology Type and Costs

New equipment needed for student and staff access in the 2016/17 school year will include the replacement of 15 teacher desktops and 24 student laptops. The district received a grant from Plateau for ten new i-Pads for teacher and student check-out. All devices should have the ability to be Common Core Assessment (PARCC) compliant. Access will be provided through wired 10/100Mbps or wireless 802.11g or better.

Wired and wireless networks will cover all areas of the campus at such a bandwidth to prevent bottlenecks. Back-end servers and equipment will provide for data redundancy and maximum throughput for data-intensive operations. Currently funded upgrades through the NMPSFA-BDC Program and E-Rate include: 7 new network switches and 20 new classroom wireless access points.

With this constant change and advancements, technology costs may vary. Technology expenditures will be funded through the district general operation funds, GO Bond, Title I, Title III, Title V, state grants, and other sources of revenue such as private foundation funds.

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2.7 Energy Management Program

2.7.1 – District Wide Energy Management Program

The San Jon Municipal Schools is committed to promote energy efficiency to our faculty, staff, students and community.

SJMS shall strive to conserve energy and improve the energy efficiency of our buildings, vehicles, and equipment and the goods and services that we use. The district shall use environmentally safe and sustainable energy sources as often as practical while achieving savings.

SJMS will implement these principles by demonstrating community leadership, collaborative planning and by adopting best energy management practices, goals, and objectives.

San Jon Municipal School's objective is to be good stewards of the resources (energy, water, dollars, etc.) of the environment. The District will seek a reasonable working balance between personal comfort and resource consumption knowing that we must optimize student learning.

Shared Responsibility

Faculty, staff and students must use energy prudently. Everyone must turn off lights when rooms are not in use. Each person is responsible for turning off energy using devices such as office equipment when they are not being used. One should not assume that someone else will do it. Occupied space temperature set points shall be maintained at the temperatures set forth in this plan. Windows and exterior doors must be kept closed to prevent the loss of conditioned air. Faculty, staff and students should report inoperable equipment to Maintenance and wasteful practices to the Superintendent so corrective action can be taken.

Energy Management Guidelines

A. *Temperature* — To maintain reasonable comfort and lower energy expenditures, the school district has established the following standards for comfort heating and cooling. Summer thermostat settings (cooling/air conditioning) during occupied periods are to be 72-74ºF. During unoccupied periods thermostats are to be set back to 80 ºF. Winter settings (heating) during occupied periods are to be 68-70ºF. During unoccupied periods, thermostats are to be set back to 60 ºF. Exceptions to these guidelines must be approved by Maintenance. To properly sense temperature in rooms, areas around thermostats must be clear of computers and other electric appliances that give off heat. Additionally, supply air vents must be clear of obstructions such as flags, banners, signs, etc., that may interfere with the design airflow which in turn affects occupant comfort. Given the above temperature settings, school occupants should dress appropriately for their individual comfort. Space Heaters — Space Heaters are NOT to be used.

   Occupied temperature settings will be maintained until 5:00 pm during the school week to allow for after school club meetings, faculty meetings, etc. After this time and on weekends the HVAC system will be in the unoccupied mode. If an event is scheduled outside of the occupied time period, school personnel must put in a request to Maintenance.

B. *Building Resource Management* — Windows and doors should be kept closed during the heating season and during the summer in those areas that have mechanical cooling. Gym exhaust fans are to be turned off when the air conditioning unit serving that area is operating. Every member of the school district should assume the responsibility of closing windows, turning off office equipment when not in use, and shutting off the lights when leaving a room. Computer monitors, smart boards and projectors should be turned off when not in use and printers should be turned off at the end of the day. All personal electronic devices should be turned off when school will be out for extended periods such as Fall Break, Winter Break, Spring Break and Summer Break. Energy management devices and strategies will continue to be evaluated and added as funding allows.

C. *Lighting* — Interior lighting shall be LED, whenever possible. New energy-saving LED fixtures, lamps and ballasts will be used to replace existing less efficient lighting whenever economically feasible and appropriate (interior & exterior). Lighting levels recommended by the most recent edition of the IES (Illuminating Engineering Society) Lighting Handbook shall be used as guidelines. Where it makes economic sense, occupancy/motion sensors (ultrasonic or infrared) wired to area lighting will be installed to reduce and/or turn off lights in unoccupied, vacated areas. Day-lighting controls will be installed, if economically feasible, to automatically adjust lighting levels as appropriate. Task lighting, such as desk lamps, is recommended to reduce overall ambient lighting levels. Teachers are encouraged to use task lighting at the end of the day after the students have left instead of the overhead fluorescent lighting. Compact fluorescent bulbs or LED should be used in desk lamps.

D. *Computers / Monitors/Projectors* – Because of the sheer number of computers and monitors, they contribute greatly to the electrical load of the district's school facilities. Only Energy Star rated computers and monitors will be purchased. At the end of every day, all computers and monitors should be shut down unless an upgrade is planned during off hours. Over time, more elaborate computer controlling devices will be evaluated and installed as funds allow. When not in use, computers should be in sleep mode.

Projectors not only contribute to the electrical load, but create an additional cost for the district due to the cost of replacement bulbs. Projectors should be shut down when not in use to reduce energy costs and extend bulb life.

E. *Heating/ Cooling Switchover* — several of our mechanical systems installed in our buildings have automatic changeover capability. Where manual changeover is necessary, maintenance personnel perform required changeover from heating to cooling in the spring and cooling to heating in the fall. Maintenance performs the changeover on the basis of priorities established to (1) provide comfort to students, (2) maintain required temperatures to protect equipment, and (3) serve the greatest number of individuals and activities. Cooling may not begin until outside temperature has reached 75 ºF for

three consecutive days. Heating may not begin until the high outside air temperature has dropped below at least 55 ºF for three consecutive days. Temperature projections are also considered. The wide swings in temperature during the spring of the year and the difficulty in switching between heating and cooling make this policy necessary. Special problems or hardships with this policy should be addressed to the District's Superintendent.

F. *Holiday Periods* — a period of closure for the school district offers a great opportunity to save money on utilities that can be spent in other areas. Past history has shown that very few people occupy the buildings for any substantial time during the holidays. With this in mind, buildings shall be only minimally heated/cooled during holiday periods. The exception to the policy will be buildings or areas that contain special collections or sensitive equipment, or buildings that are officially open during the holidays. Requests for exceptions to this policy with justification should be addressed to the District's Superintendent.

G. *Renovation/ New Construction* — the school district shall seek to reduce future energy costs in new facility construction and renovation whenever feasible. Current standards outlined in ASHRAE Standard No. 90.1 Energy Efficient Design of New Buildings except Low Rise Residential Buildings shall be followed as closely as possible. Additionally, all state regulations shall be followed including the New Mexico Energy Code. All planning for major construction and equipment purchase/installation must include energy life cycle costing. New equipment purchased must carry the ENERGY STAR label as often as practical.

H. *Water Conservation* — San Jon Municipal Schools is committed to promoting the conservation of water in addition to energy. Faculty, staff, and students should report malfunctioning water faucets, toilets and urinals to Maintenance so corrective action can be taken. Additionally, only energy efficient water usage appliances shall be purchased.

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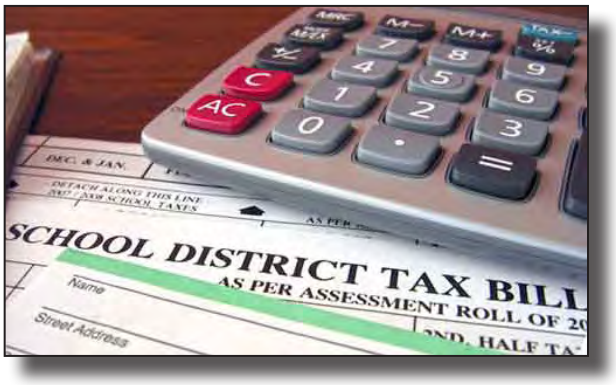
2.8 Capital Funding

2.8.1 – Capital Funding History



San Jon Municipal Schools has experienced a successful history of local support for past GO Bond and mill levy (SB-9) elections and expects to continue to do so in the future. The next general obligation bond (GOB) election will be held in the Fall of 2017. The most recent GO Bond election was held in 2013 and generated $650K for capital improvement and district-wide technology projects.

Funds from the district's previous GO Bond elections have been used to fund the district's share of capital improvement projects that approved and provided with matching funding through the PSCOC to help bring up the district's facilities to adequacy, however, there are still significant facility needs remaining throughout the campus. With the district's facilities draft ranking for 2017/18 at 354, and the current state of the State of New Mexico's finances it is anticipated that the district would not be eligible to apply for PSCOC matching funding until 2020 or 2021, which coincides with the district's next GO Bond cycle. The district intends to utilize the funds from the 2017 GO Bond to address facility needs where possible and will consider alternative funding sources if financially viable such as Clean Energy Revenue Bonds.

Currently, San Jon Municipal Schools has a 2-mill levy in place under the SB-9 program that was also passed in February 2011, with the next SB-9 election set for February 2017. The SB-9 Mill Levy generates approximately $68-72K 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.

SJMS received approximately $3,337,380 between 2000 - 2005 from the State of New Mexico DCU funding programs to correct various facility deficiencies and classroom additions.

- High School Building Classroom Addition
- New Pre-K/ Kindergarten Building
- Campus-wide Renovations and Upgrades
- Demolition and Construction of New Gym

The San Jon Municipal School District is currently not ranked high enough (354 - 2017/18) to qualify for Standards Based or Systems based funding over the next four to five years. However, if the district's ranking significantly changes, it will consider applying for funding assistance upon successful passage of the next GO Bond in 2021.

2.8.2 – District's Current and Future Financial Sources

Information provided by George K. Baum & Company, indicates that SJMS could generate up to $750K from local sources as part of a possible GO Bond in the Fall of 2017 depending on local economic conditions. However, this more than likely will result in the district being bonded to approximately 90% of capacity once all bonds are sold and without resulting in a tax increase for the community based on current property valuations by Quay County, which the district is seeking to avoid. The current 2016/17 assessed property

valuation for the district is $14.4M based on the improved property valuations in the area over the past couple of years. The district is currently bonded to 37% of capacity as of November 2016 based on the remaining debt service obligations from the 2013 GO Bond.

The Board of Education will be pursuing a GO Bond Election in 2017 for $750,000, if successful the district would be able to sell $375K of bonds in winter of 2018 and the remainder in 2019. The district currently has an SB9 2-mill levy in place that was also passed in February 2011. The SB-9 program generates approximately $68-72K per year which includes the State of NM match of approximately $44,451 per year. The program is on a six-year cycle with the next election in February 2017.

The district does not utilize the HB33 mill levy program at this time, however may consider the use in the future if warranted.

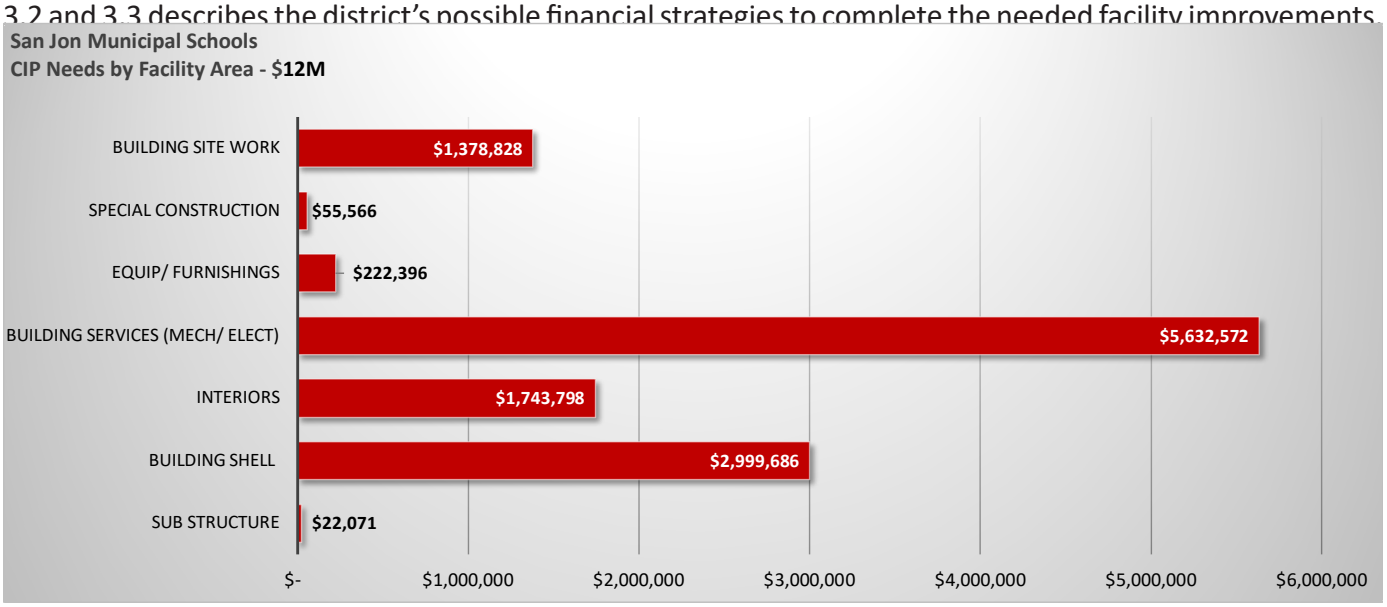
The district does not receive funding under the Federal Impact Aid program (formerly known as PL 874/PL 815 funding).

The district is eligible for PSCOC/NMPSFA awards based on a 70% State of NM and 30% local contribution for approved projects (2016-17) and currently has an off-set balance of $13,200 that would be applied towards the State of NM share if the district is awarded capital outlay funds from the PSCOC.

The district's financial advisor is George K. Baum & Company, Albuquerque, New Mexico. Contact Brad Angst 505-872-2320 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 $12M that needs to be addressed over the next five to seven years. Based on the very limited bonding capacity available to the district at any given bonding cycle, the district will never on its own be able to address all of the facility needs in one complete project without State of NM funding assistance or through other funding sources. 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 and was reviewed with the SJMS Superintendent and Facility Manager on September 27, 2016. As as small rural district, SJMS does not have the staff or financial resources available ($68-72K in SB-9 annually plus other maintenance expenses) to address all of the maintenance needs at one time and will have to prioritize the most critical needs first over time. The District's Preventative Maintenance Plan was ***Updated in August 2016*** and is reviewed on an annual basis.

San Jon Municipal Schools Districtwide Maintenance Needs 2016

School Facility/ Building	Maintenance Work Order Issued	Facility Deficiencies & Needs
San Jon Campus - Site	X	Gophers holes are all throughout the baseball and football fields and pose a tripping hazard for students.
San Jon Campus - Site	X	Repaint ADA access points on sidewalk at main entry
San Jon Campus - Site	X	Replace damaged fencing
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Tighten all fasteners on all flashings and metal copings around building perimeters.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Replace wood blocks under roof-top gas lines with proper roof jacks. Test and replace/repair rusted roof top gas lines
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Clean debris from roof & clean roof drains
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Replace broken door closure - classroom #26
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Replace stained and damaged ceiling tiles in classrooms, offices and cafeteria
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Replace stained ceiling tiles in kitchen - vinyl coated.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X	Repaint interior - patch and repair walls where minor damage is
San Jon Pre-K/ Kindergarten Building	X	Remove tree stumps in play area
San Jon Pre-K/ Kindergarten Building	X	Tighten all fasteners on all flashings and metal copings around building perimeters.
San Jon Pre-K/ Kindergarten Building	X	Replace missing light lenses over exterior light fixtures at classroom playground entrances.
San Jon Pre-K/ Kindergarten Building	X	Remove abandoned HVAC equipment on north side of building.
San Jon Pre-K/ Kindergarten Building	X	Reseal/ caulk all building perimeter and control joints.
San Jon Pre-K/ Kindergarten Building	X	Replace broken splashblocks
San Jon Pre-K/ Kindergarten Building	X	Repaint exterior doors
San Jon Middle School Inc Sci/ Bus Tech	X	Tighten all fasteners on all flashings and metal copings around building perimeters.
San Jon Middle School Inc Sci/ Bus Tech	X	Replace missing roof drain tongues to reduce deterioration to building surface.
San Jon Middle School Inc Sci/ Bus Tech	X	Patch open conduit openings on exterior walls - east side
San Jon Middle School Inc Sci/ Bus Tech	X	Reseal/ caulk all building perimeter and control joints.

SECTION 2.0 - EXISTING & PROJECTED CONDITIONS

San Jon Municipal Schools Districtwide Maintenance Needs 2016		
School Facility/ Building	Maintenance Work Order Issued	Facility Deficiencies & Needs
San Jon Middle School Inc Sci/ Bus Tech	X	Repaint interior - patch and repair walls where minor damage is (various locations)
San Jon Middle School Inc Sci/ Bus Tech	X	Replace damaged/stained ceiling tiles through out (classrooms/offices)
San Jon High School	X	Tighten all fasteners on all flashings and metal copings around building perimeter.
San Jon High School	X	Caulk perimeter of all window openings
San Jon High School	X	Structural Investigation needed to determine extent of movement and settlement in the Ag Shop and Classroom (south and westt sides of the building)
San Jon High School	X	Reseal/ caulk all building perimeter and control joints.
San Jon High School	X	Repaint exterior doors - west wing
San Jon High School	X	Replace damaged/stained ceiling tiles through out (classrooms/offices)
San Jon Natatorium	X	Replace missing splashblocks
San Jon Natatorium	X	Repair vent stack that is broken on roof
San Jon Natatorium	X	Replace broken windows on east sides of building.
San Jon Natatorium	X	Reseal/ caulk all building perimeter and control joints.
San Jon Natatorium	X	Replace damaged/stained ceiling tiles throughout
San Jon Old Gym	X	Replace broken window glass at girls locker room
San Jon Old Gym	X	Reseal/ caulk all building perimeter and control joints.
San Jon Old Gym	X	Replace damaged/stained ceiling tiles throughout
San Jon Old Gym	X	Replace damaged wall padding
San Jon Multi-Purpose Gym	X	Tighten all fasteners on all flashings and metal copings around building perimeter.
San Jon Multi-Purpose Gym	X	Mastic at roof laps/ seams is deteriorating and requires maintenance
San Jon Multi-Purpose Gym	X	Replace splashblocks on roof for drainage from old gym.
San Jon Multi-Purpose Gym	X	Reroute condensate lines to drain off of roof and repair bubble in roof material
San Jon Multi-Purpose Gym	X	Reseat light fixture over main entry
San Jon Multi-Purpose Gym	X	Reseal/ caulk all building perimeter and control joints.
San Jon Multi-Purpose Gym	X	Settlement is occuring at the southeast corner of building, as structural investigation may be needed to determine exact cause.
San Jon Multi-Purpose Gym	X	Repair wall at broken door stop at east doors next to weight room.
San Jon Multi-Purpose Gym	X	Repaint Exterior Doors
San Jon Multi-Purpose Gym	X	Replace damaged/stained ceiling tiles throughout

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

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.

This plan focuses on the following goals and strategies:

1) Renovate and improve existing campus facilities 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 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.
4) Provide for the ancillary facilities that are needed to support the educational programs and other non-education needs of the District.
5) Consider alternative financing options through the use of Clean Energy Revenue Bonds or Performance Contracting to address district capital improvement needs.

These goals are the foundation of the San Jon Municipal School District Wide Facilities Master Plan and the key to a systematic, consistent process for addressing the long-range facilities needs of the SJMS PK-12 campus. They are comprised of a balanced plan to upgrade and renovate existing facilities and to efficiently care for the Districts overall facility infrastructure. Ultimately, the recommendations contained in the capital plan support a focus on continued support of instructional programs as the cornerstone of facility planning and design.

Goal 1:

Renovate and improve existing campus facilities 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, San Jon Municipal Schools would receive 70% of matching funds from the PSCOC for eligible school projects and funds district specific facility projects at 100%.

Currently, San Jon Municipal Schools is ranked at 354 with an NMCI of 15.59% (2017/18 NMCI Draft Rankings Sept 2016) and at this time is too far out of the Top 100 ranked schools in NM to consider submitting an application for either Standards Based Funding or Systems Based Funding for design/ construction for the needed combined campus-wide facility improvements until either 2019 or 2020. Additionally, the district's next GO Bond in 2017 will need to be passed to provide for its share of the project funding.

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

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 growth plan should include consistent, identifiable funding of the maintenance program so as not to underestimate the future fiscal needs of the district. San Jon Municipal Schools has a Preventative Maintenance Plan (PMP) in place that was updated in August 2016, and utilizes the "school dude" program tools to track facility maintenance needs. The combined campus has needs that were identified as part of the facility assessment process that will have work orders issued and repairs completed as part of this program over the next couple years as funds are available through SB-9. The district does not have sufficient SB-9 funding to address its deferred maintenance needs over the next 5 years as it receives less than $80,000 per year.

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.

This capital plan lists nearly $12.0 Million in needed Capital Improvement Projects campus-wide. Many of these projects are needed to address facility renovation/ system replacement needs and does include demolition of the old teacherage on the campus if funds allow. The district's administration and facility staff have reviewed the Capital Improvement Needs Campus-wide and has ranked them in order of priority for the District based upon available funding, severity of need and in a systems based manner. It should be noted that SJMS's GO Bond is NOT sufficient to cover all of the district's facility needs and the identified projects will have to be addressed as funds allow over the course of the future bond cycles, eligibility for Standards or Systems based PSCOC awards, as well as with available SB-9 funding.

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. SJMS will have its next GO Bond Election in the Fall of 2017 for $750 Thousand. The District may consider seeking another GO Bond Election in 2020 for an additional $600 Thousand depending on the current assessed property valuation and the amount of existing debt service remaining at that time. With the passage of the upcoming 2017 GO Bond, the district would be bonded to 90% of capacity once all bonds are sold.

SB-9 Monies - The District currently levies a 2.0 mill levy under the SB-9 Program and receives approximately $68-72K 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 2011 and the next SB-9 Election will be in 2017.

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. The district currently uses this funding to for pay debt service on currently outstanding GO Bonds, for district remodeling and addition projects, purchasing or improving

school grounds and facility maintenance software, project management software, project oversight and district personnel specifically related to administration of projects funded by HB-33.

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.

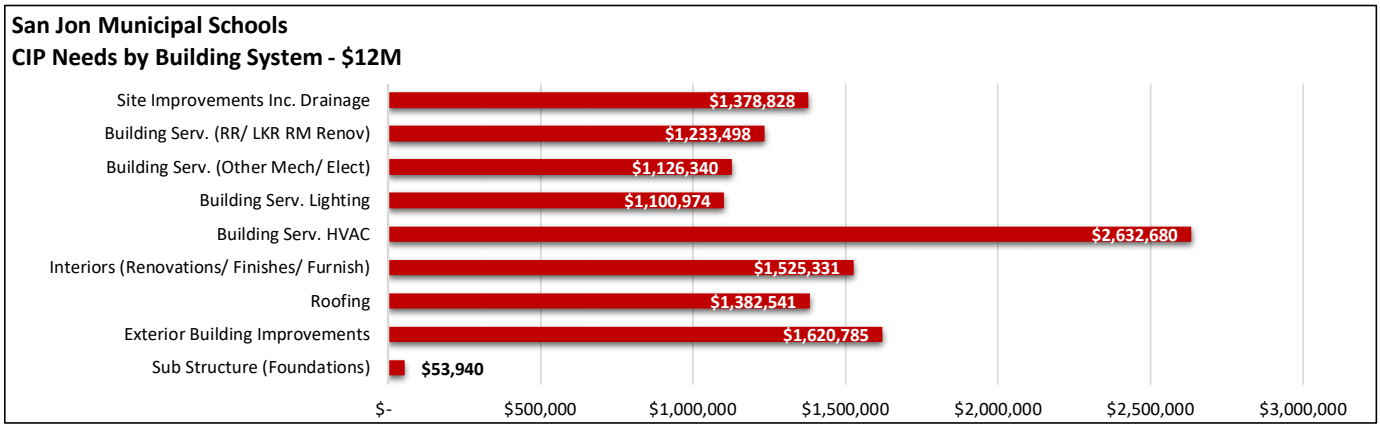
Goal 5:

Consider alternative financing options through the use of Clean Energy Revenue Bonds or Performance Contracting to address district capital improvement needs.

The district has close to $12.0M in Capital Improvement Needs Campus Wide, and while it would be eligible to apply for either Systems or Standards Based Funding in the next several years, with only the ability to raise $750K from the next GO Bond Election in 2017 and approximately an additional $600K in next GO Bond cycle in 2021, the district does not have enough funds available to provide their portion of matching funds and would need to seek a waiver or significantly reduce project scope. Through exploration of alternative funding sources through either Clean Energy Revenue Bonds or other Performance Contracting options the district may be eligible for an additional $1.1-1.3M in funding to address HVAC and lighting needs, which is a large portion of the capital improvement needs in the district.

3.1.2 – Total Capital Needs Identified by the District

As part of the prioritization process, a meeting was held with the district's administrative staff and facility manager, staff from NMPSFA and the facility master planning consultant to review the facility conditions, needs and capital improvement costs for all of the district's facilities. The costs in the chart below page include the Total Maximum Allowable Construction Cost (MACC), Soft Costs such as architect/ engineering fee's, specialty consultants, testing and surveys, furnishings/ equipment, contingency and NMGRT. Both of these costs (MACC+Soft Costs) combined, result in the Total Project Budget (TPB). The TPB Capital Improvement Needs for the San Jon Municipal School District is approximately $12 Million to bring all of the existing educational facilities campus-wide up to current physical and programmatic standards.



SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

Based on the SJMS campus-wide facility needs identified in each building system type, the following listing describes the general facility improvements needed in each category, a more detailed description can be found in Section 4:

Sub-Structure (Foundation)
Structural investigation needed at the south side of the high school Ag shop and on the southeast side of the new gym, cost includes budget for repairs.

Exterior Building Envelope
Exterior joint maintenance, stucco repairs and color coat, exterior trim/ flashing replacement, exterior painting, older exterior windows, doors and hardware.

Roofing
Roof replacement (metal and TPO), roof repairs, replacement, and equipment support replacement, gutters, downspouts and splash-blocks. Recommend district to consider roof maintenance contractor to maintain and prolong the life of the existing roof systems.

Interior Renovations/ Refurbishment
Interior renovations include reconfiguration of administration for efficiency and site security, flooring replacement, areas of ceiling replacement, interior painting, replacement of Old Gym floor and bleachers, casework replacement, and chalkboard replacement with marker boards.

Building Services - HVAC
HVAC upgrades & replacement and installation of direct digital control system campus-wide. *(May be eligible for alternative funding)*

Building Services - Electrical/ Lighting
Area specific secondary service upgrades, lighting upgrades to LED exterior/ interior and installation of occupancy sensors in all restrooms and classrooms to improve energy efficiency and comfort, and includes . *(May be eligible for alternative funding)*

Restrooms/Locker Rooms
Renovation of all restrooms in the middle school area, near the administration and old gym and locker room renovation in the Natatorium and Old Gym. Restrooms renovations include finishes, sewer and plumbing upgrades.

Building Services - Other Mechanical/ Electrical
Swimming pool pump and filtration system, dehumidifier and ADA lift; intercom replacement, exit signage, drinking fountains, installation of fire sprinkler system.

Site Improvements
Paving of bus lane and remaining parking areas, grading and drainage improvements, landscaping improvements, sidewalk replacement, fencing, paving of dirt track, and exterior bleacher replacement.

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

3.2 Prioritization Process

3.2.1 – Prioritization of Capital Needs

District Capital Improvement priorities were recommended to the San Jon Municipal 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 SJMS does not include any provisions for additions or demolition to existing educational facilities as enrollment is expected to remain relatively flat and the district will continue to address its preventative maintenance needs as funds allow from its SB-9 funding.

The Capital Improvement Needs were reviewed to determine current status and then compared to the existing capital project implementation plan, as well as availability of future Standards Based or Systems Based PSCOC matching funds and the potential successful passage of the districts next GO Bond in 2017 and 2021. Several strategies were developed to address the district's capital needs campus wide over the next five to seven years. With only approximately $750K available in current GO Bond monies over the next four years, possibly an additional $600K available from the next GO Bond election in 2021, and only minimal SB-9 funds available annually (approx. $68-77K) that cannot be allocated towards major capital improvements, the district will only have about $1.35M to address $12M in Capital Improvement Needs. This does not include the additional $1.1-$1.3M that the district might be eligible for through the ENMRD Clean Energy Revenue Bond/ Performance Contracting funding source.

With this limited budget, priorities were identified by facility and were grouped so as to complete a work "type" and/or complete systems replacement so that the work could be phased and would be the least costly and disruptive as possible if it could not be funded as a "complete project". Based on the district's overall financial position, the Facilities Master Plan identifies four possible strategies to address its Capital Improvement Needs:

Strategy 1, is the district's preferred option as it addresses all of the Capital Improvement Needs Campus-Wide in their entirety as one complete project. If the district is successful in the passage of the Fall 2017 GO Bond for $750K it would then funds available to apply for a Standards Based Funding award - if eligible in 2019 or 2020. SJMS would in turn then dedicate the necessary matching funds for its share of the project, however, based on its limited bonding capacity a waiver for the remaining funds would be needed as the district will be bonded to 95% of capacity. The district does recognize that a waiver at this time due to the PSCOC/ State of NM's overall financial position may not be possible but reserves the right to put forth the request if the state's financial position changes. The chart on the following page shows the breakdown of the budget for a complete Standards Based Funding Award.

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

San Jon Municipal Schools Strategy 1: District Wide Capital Improvement Needs (Standards Based)			
Building System	**MACC**	**Soft Costs**	**Total Project Budget**
Sub Structure (Foundations)	$ 37,758	$ 16,182	$ 53,940
Exterior Building Improvements	$ 1,134,549	$ 486,235	$ 1,620,785
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541
Interiors (Renovations/ Finishes/ Furnish)	$ 1,067,732	$ 457,599	$ 1,525,331
Building Serv. HVAC	$ 1,842,876	$ 789,804	$ 2,632,680
Building Serv. Lighting	$ 770,682	$ 330,292	$ 1,100,974
Building Serv. (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340
Building Serv. (RR/ LKR RM Renov)	$ 863,448	$ 370,049	$ 1,233,498
Site Improvements Inc. Drainage	$ 965,179	$ 413,648	$ 1,378,828
Total Facility Costs	**$ 8,438,441**	**$ 3,616,475**	**$ 12,054,916**

Strategy 2, was developed as alternative to Strategy 1 if the district's ranking in 2019/2020 does not make it eligible for a Standards Based Award, the district will consider applying for a Systems Based Award as a way to address it's more critical facility needs. Strategy 2, assumes that SJMS will still obligate the proceeds from the 2017 GO Bond as part of the district's match to address the largest portion of facilities needs based on building systems. This strategy will still require SJMS to apply for Systems Based Funding in either 2019 or 2020, and would require a much smaller waiver for the remaining funds needed as the district would continue remain bonded to capacity.

San Jon Municipal Schools Strategy 2: Systems Based Funding			
Building System	**MACC**	**Soft Costs**	**Total Project Budget**
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974
Total Facility Costs	**$ 3,581,336**	**$ 1,534,858**	**$ 5,116,195**
Remaining Unfunded Facility Needs	**$ 4,857,105**	**$ 2,081,616**	**$ 6,938,721**

The remaining building systems that are not addressed through this strategy would then be deferred until the districts subsequent GO Bond in 2021 or 2025, and beyond.

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

Strategy 3, was developed as alternative to Strategy 2 as way to combine funding from the PSCOC for Systems Based Award and also utilize funding from Clean Energy Revenue Bonds (CERB's)/ Performance Contracting as a way to address more critical facility needs than can be completed in Strategy 2. Strategy 3, assumes that SJMS will still obligate the proceeds from the 2017 GO Bond as part of the district's match to address the largest portion of facilities needs based on building systems and combine those funds with between $1.1 -1.3M from CERB's. This strategy will still require SJMS to apply for Systems Based Funding in either 2019 or 2020, and would reduce or eliminate the need for waiver for the remaining funds needed as the district would continue remain bonded to capacity.

San Jon Municipal Schools
Strategy 3: Systems Based W/ Alternate Funding Source (CERBS)

Building System	MACC	Soft Costs	Total Project Budget
Building Shell (Exterior Improvements)	$ 1,134,549	$ 486,235	$ 1,620,785
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974
Building Services (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340
Total Facility Costs	**$ 5,504,323**	**$ 2,358,996**	**$ 7,863,319**
Remaining Unfunded Facility Needs	**$ 2,934,118**	**$ 1,257,479**	**$ 4,191,597**

Strategy 4, was developed as an alternative solution for the district to address and prioritize the $12M in capital needs campus-wide over time on its own, if the district is unable to qualify for Standards or Systems Based Funding for its facilities in the next few years. With the district's limited available funds available from the 2017 GO Bond ($750K), and future GO Bonds (2021 & beyond), SJMS will have to approach each priority category and project on an individual basis as funds become available. Based on this strategy, it is anticipated that the district will only be able to complete the capital improvement projects identified below over the next five years.

San Jon Municipal Schools
Strategy 4: District Funded Building System Replacement/ Renewal Needs

Building System	MACC	Soft Costs	Total Project Budget
Campus-wide Intercom System Upgrades	$ 101,320	$ 43,423	$ 144,743
Old Gym Roofing	$ 271,642	$ 116,418	$ 388,060
HS Roofing (Over Wood Shop)	$ 49,982	$ 21,421	$ 71,403
MS Restroom Renovation & ADA Comp	$ 107,923	$ 46,253	$ 154,176
Swimming Pool Upgrades	$ 32,217	$ 13,807	$ 46,024
Total Facility Costs	**$ 563,084**	**$ 241,322**	**$ 804,406**
Remaining Unfunded Facility Needs	**$ 7,875,357**	**$ 3,375,153**	**$ 11,250,510**

The remaining capital improvements may have to be deferred up to 10 years until the district has additional funding resources through its GO Bond or becomes eligible for either Standards or Systems Based funding as it does not have sufficient SB-9 funds to address the deferred maintenance/ renewal needs.

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

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 2016/17, San Jon Municipal Schools has a direct legislative appropriations offset in the amount of $13,200 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 San Jon Municipal Schools undertakes. Additional future GO bond elections will need to be held and/or other funding options will need to be considered to address facility needs such as CERB's, NMDOT Grants, Quay County Road Funds and Technology Grants to address site, facility and technology improvements as a way to supplement the district's current GO Bond funding stream and to fund capital improvements based on the best strategy as determined by the San Jon Municipal Schools Board of Education.

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 architectural and engineering services, special testing, and equipment and furnishings as well as a contingency for unexpected conditions and NMGRT.

The four strategies identified below and on the following page have been developed to provide the San Jon Municipal School's Board of Education the most flexibility in being able to address capital improvement needs in the district and options in funding sources:

Strategy 1 - Standards Based Funding

San Jon Municipal Schools Strategy 1: District Wide Capital Improvement Needs (Standards Based)				
Building System	**MACC**	**Soft Costs**	**Total Project Budget**	**Funding Source**
Sub Structure (Foundations)	$ 37,758	$ 16,182	$ 53,940	PSCOC & GO Bond 2017/ 2021
Exterior Building Improvements	$ 1,134,549	$ 486,235	$ 1,620,785	PSCOC & GO Bond 2017/ 2021
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Furnish)	$ 1,067,732	$ 457,599	$ 1,525,331	PSCOC & GO Bond 2017/ 2021
Building Serv. HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	PSCOC & GO Bond 2017/ 2021
Building Serv. Lighting	$ 770,682	$ 330,292	$ 1,100,974	PSCOC & GO Bond 2017/ 2021
Building Serv. (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340	PSCOC & GO Bond 2017/ 2021
Building Serv. (RR/ LKR RM Renov)	$ 863,448	$ 370,049	$ 1,233,498	PSCOC & GO Bond 2017/ 2021
Site Improvements Inc. Drainage	$ 965,179	$ 413,648	$ 1,378,828	PSCOC & GO Bond 2017/ 2021
Total Facility Costs	**$ 8,438,441**	**$ 3,616,475**	**$ 12,054,916**	

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Strategy 2 - Systems Based Funding

San Jon Municipal Schools Strategy 2: Systems Based Funding				
Building System	**MACC**	**Soft Costs**	**Total Project Budget**	**Funding Source**
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	PSCOC & GO Bond 2017/ 2021
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974	PSCOC & GO Bond 2017/ 2021
Total Facility Costs	**$ 3,581,336**	**$ 1,534,858**	**$ 5,116,195**	
Remaining Unfunded Facility Needs	**$ 4,857,105**	**$ 2,081,616**	**$ 6,938,721**	

Strategy 3 - Systems Based Funding with/ Alternative Funding

San Jon Municipal Schools Strategy 3: Systems Based W/ Alternate Funding Source (CERB's)				
Building System	**MACC**	**Soft Costs**	**Total Project Budget**	**Funding Source**
Building Shell (Exterior Improvements)	$ 1,134,549	$ 486,235	$ 1,620,785	PSCOC & GO Bond 2017/ 2021
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	Perf Contracting/ CERBS
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974	Perf Contracting/ CERBS
Building Services (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340	PSCOC & GO Bond 2017/ 2021
Total Facility Costs	**$ 5,504,323**	**$ 2,358,996**	**$ 7,863,319**	
Remaining Unfunded Facility Needs	**$ 2,934,118**	**$ 1,257,479**	**$ 4,191,597**	

Strategy 4 - District Only Funded Projects

San Jon Municipal Schools Strategy 4: District Funded Building System Replacement/ Renewal Needs					
Building System	**Priority**	**MACC**	**Soft Costs**	**Total Project Budget**	**Funding Source**
Campus-wide Intercom System Upgrades	1	$ 101,320	$ 43,423	$ 144,743	2017 GO Bond
Old Gym Roofing	2	$ 271,642	$ 116,418	$ 388,060	2017 GO Bond
HS Roofing (Over Wood Shop)	3	$ 49,982	$ 21,421	$ 71,403	2017 GO Bond
MS Restroom Renovation & ADA Comp	4	$ 107,923	$ 46,253	$ 154,176	2017 GO Bond
Swimming Pool Upgrades	5	$ 32,217	$ 13,807	$ 46,024	2017 GO Bond
Total Facility Costs		**$ 563,084**	**$ 241,322**	**$ 804,406**	
Remaining Unfunded Facility Needs	-	**$ 7,875,357**	**$ 3,375,153**	**$ 11,250,510**	***Future GO Bond & PSCOC Funding***

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

3.3.2 – Priorities for State Funding Assistance

The San Jon Municipal School District has developed a Capital Improvement Plan to address the identified facility needs throughout the district over the next five. The district's sole PK-12th grade campus is currently ranked at 354 and due to both the current ranking, as well as the district's limited bonding capacity, would not be able to apply for funding until 2019/20. Over the next 2 years, the district will work towards passing its next GO Bond, as well as work towards securing funding through alternative funding sources if possible to reduce the need or amount of waivers from the PSCOC to cover the district's share of either Standards Based or Systems Based Projects.

The primary funding source for each strategy will be through the 2017 and 2021 GO Bond and any other grant funding sources the district may qualify for such as NMDOT funds for paving or CERB's to improve energy efficiency through upgrades to HVAC systems and lighting. The district will use these revenues as well as PSCOC matching monies if available, to complete the identified projects with available funds as approved by the San Jon Municipal Schools Board of Education. Once eligible through the rankings process, the district will consider to seek either Standards Based or Systems Based Funding Assistance through the PSCOC based on funding available (utilizing Strategy 1, 2 or 3) for the following Capital Improvement Projects:

Strategy 1

San Jon Municipal Schools
Strategy 1: District Wide Capital Improvement Needs (Standards Based)

Building System	MACC	Soft Costs	Total Project Budget	Funding Source
Sub Structure (Foundations)	$ 37,758	$ 16,182	$ 53,940	PSCOC & GO Bond 2017/ 2021
Exterior Building Improvements	$ 1,134,549	$ 486,235	$ 1,620,785	PSCOC & GO Bond 2017/ 2021
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Furnish)	$ 1,067,732	$ 457,599	$ 1,525,331	PSCOC & GO Bond 2017/ 2021
Building Serv. HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	PSCOC & GO Bond 2017/ 2021
Building Serv. Lighting	$ 770,682	$ 330,292	$ 1,100,974	PSCOC & GO Bond 2017/ 2021
Building Serv. (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340	PSCOC & GO Bond 2017/ 2021
Building Serv. (RR/ LKR RM Renov)	$ 863,448	$ 370,049	$ 1,233,498	PSCOC & GO Bond 2017/ 2021
Site Improvements Inc. Drainage	$ 965,179	$ 413,648	$ 1,378,828	PSCOC, NMDOT & GO Bond 2017/ 2021
Total Facility Costs	**$ 8,438,441**	**$ 3,616,475**	**$ 12,054,916**	

PSCOC (State of NM Share) - 30%	$ 8,438,441	District Share - 30%	$ 3,616,475
Reduced by District Offest	$ 13,200	District Offset Applied (Add)	$ 13,200
Total PSCOC (State of NM Share)	$ 8,425,241	Total District Share	$ 3,629,675
Increase in NM Share (Waiver)	$ 2,879,674.71	Avail District Funds GO Bond (2017)	$ 750,000
TOTAL PSCOC (State of NM Share)	$ 11,304,916	Waiver would be Required	$ (2,879,675)

Cost Share Breakdown if Alternative Funding Used as Part of Standards Based Project

PSCOC (State of NM Share) - 30%	$ 8,438,441	District Share - 30%	$ 3,616,475
Reduced by District Offest	$ 13,200	District Offset Applied (Add)	$ 13,200
Total PSCOC (State of NM Share)	$ 8,425,241	Total District Share	$ 3,629,675
Increase in NM Share (Waiver)	$ 1,766,474.71	Avail District Funds GO Bond (2017)	$ 750,000
TOTAL PSCOC (State of NM Share)	$ 10,191,716	Alternative Funds Source (CERB's)	$ 1,100,000
		Total District Funds Available	$ 1,850,000
* Waiver Amount may reduced based on Final Energy Audit that increases CERB's funds		*Waiver May be Required**	$ (1,766,475)

SECTION 3.0 - CAPITAL IMPROVEMENT PLAN

Strategy 2

San Jon Municipal Schools Strategy 2: Systems Based Funding				
Building System	MACC	Soft Costs	Total Project Budget	Funding Source
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	PSCOC & GO Bond 2017/ 2021
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974	PSCOC & GO Bond 2017/ 2021
Total Facility Costs	**$ 3,581,336**	**$ 1,534,858**	**$ 5,116,195**	
Remaining Unfunded Facility Needs	**$ 4,857,105**	**$ 2,081,616**	**$ 6,938,721**	

PSCOC (State of NM Share) - 70%	$ 3,581,336	District Share - 30%	$ 1,534,858
Reduced by District Offest	$ 13,200	District Offset Applied (Add)	$ 13,200
Total PSCOC (State of NM Share)	$ 3,568,136	Total District Share	$ 1,548,058
		Avail District Funds GO Bond	
Increase in NM Share (Waiver)	$ 798,058	(2016/21)	$ 750,000
TOTAL PSCOC (State of NM Share)	$ 4,366,195	Waiver would be Required	$ (798,058)

Strategy 3

San Jon Municipal Schools Strategy 3: Systems Based W/ Alternate Funding Source (CERB's)				
Building System	MACC	Soft Costs	Total Project Budget	Funding Source
Building Shell (Exterior Improvements)	$ 1,134,549	$ 486,235	$ 1,620,785	PSCOC & GO Bond 2017/ 2021
Building Shell (Roofing)	$ 967,779	$ 414,762	$ 1,382,541	PSCOC & GO Bond 2017/ 2021
Building Services HVAC	$ 1,842,876	$ 789,804	$ 2,632,680	Perf Contracting/ CERBS
Building Services Lighting	$ 770,682	$ 330,292	$ 1,100,974	Perf Contracting/ CERBS
Building Services (Other Mech/ Elect)	$ 788,438	$ 337,902	$ 1,126,340	PSCOC & GO Bond 2017/ 2021
Total Facility Costs	**$ 5,504,323**	**$ 2,358,996**	**$ 7,863,319**	
Remaining Unfunded Facility Needs	**$ 2,934,118**	**$ 1,257,479**	**$ 4,191,597**	

PSCOC (State of NM Share) - 30%	$ 5,504,323	District Share - 30%	$ 2,358,996
Reduced by District Offest	$ 13,200	District Offset Applied (Add)	$ 13,200
Total PSCOC (State of NM Share)	$ 5,491,123	Total District Share	$ 2,372,196
Increase in NM Share (Waiver)*	$ 522,196	Avail District Funds GO Bond (2017)	$ 750,000
TOTAL PSCOC (State of NM Share)	$ 6,013,319	Alternative Funds Source (CERB's)	$ 1,100,000
		Total District Funds Available	$ 1,850,000
* Waiver Amount may reduced based on Final Energy Audit that increases CERB's funds		*Waiver May be Required**	$ (522,196)

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SECTION 4.0 - SUPPORT INFORMATION

4.1 – Site / School Detail

San Jon Municipal School District

In order to develop a comprehensive Capital Improvement Plan for San Jon Municipal 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., in March 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 the school campus
- Site conditions (playgrounds, bus/ parent pick-up & drop parking, etc.)
- The availability of technology
- The educational suitability/ adequacy standard compliance

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. Since 2000, SJMS has completed minor improvements such as lighting upgrades, carpet replacements, restroom renovations near the elementary classrooms, constructed a new gym with locker rooms, minor renovation of the administration area and construction of new kindergarten building, constructed new classrooms at the high school as well as renovated some and a new school based health center. The districts most recent major facility improvement projects were completed in 2011 and have been documented in the NMPSFA Facility Assessment Database (FAD) and any remaining facility capital improvement needs and facility corrections have been documented and have been submitted to NMPSFA for further update.

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.

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

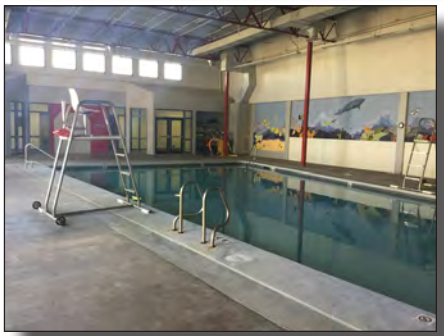
"Does the building and the site support and enhance the delivery of the educational program while complying with 6.27.30 NMAC NM Public School Facility Adequacy Standards?"

The facility site visit started with a meeting with the San Jon Superintendent and Facility Manager, followed by 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
- Parent & Bus drop and pick-up
- Safety and Security
- Learning Style Variety
- Classrooms sizes
- 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

- Energy efficient light fixtures using T-8/ LED lamps and ballasts not utilized campus-wide.
- Exterior doors and windows need to be replaced.

SECTION 4.0 - SUPPORT INFORMATION

- 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
- Hot water boilers, storage tanks, and piping require replacement
- Metal Roofing requires replacement
- Parking lot needs paving

Sampling Of Observed Conditions - Educational Adequacy

District Wide

- Kindergarten classroom below NMAS
- Classrooms in need of renovation
- Some general classrooms below minimum square footage
- Ventilation systems needed at Welding Stations in the Ag Shop
- Technology upgrades

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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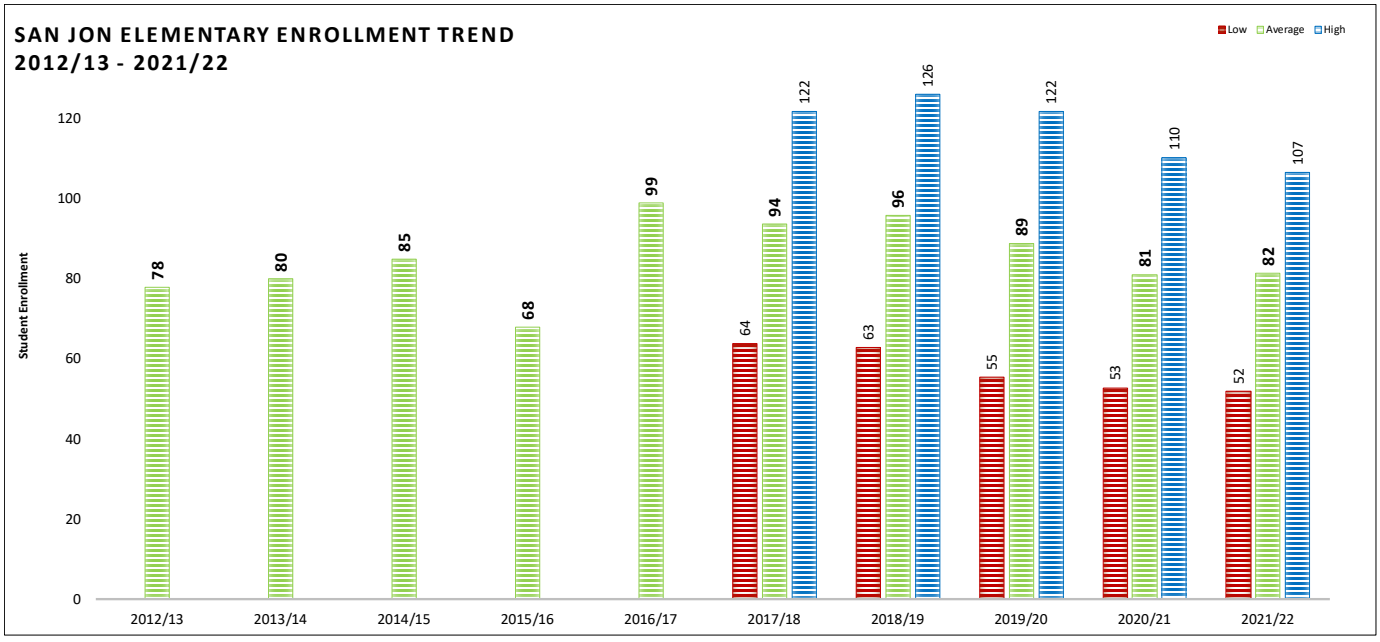
SECTION 4.0 - SUPPORT INFORMATION

4.1.1 – San Jon Elementary

Site Acreage:..... 19.0 (Total Campus)
Constructed:..... 1976 (1993, 2001)
Permanent SF:..... 87,727 Combined Campus
Portable Building Qty: 0
NMCI: 15.59%
PSCOC Ranking: 354 (2017/18)

Serves Grades:..... Pre-K - 5th
2016/7 Enrollment: 99
2021/22 Projected Enrollment: 82
Functional Capacity:..... 133
Utilization: ..... 84% (Combined Campus)

Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
San Jon Elementary										
Pre- K /DD					11	11	2	8	3	16
Kindergarten	12	9	17	3	6	8	16	11	13	14
First	7	8	11	17	11	7	7	16	14	14
Second	6	6	6	12	16	14	11	9	18	15
Third	5	7	7	9	13	18	10	9	4	20
Fourth	7	6	6	5	10	13	18	10	11	6
Fifth	11	8	10	5	9	7	16	22	5	14
%Change		-8%	30%	-11%	49.0%	2.6%	2.6%	6.3%	-20.0%	45.6%
Total	**48**	**44**	**57**	**51**	**76**	**78**	**80**	**85**	**68**	**99**



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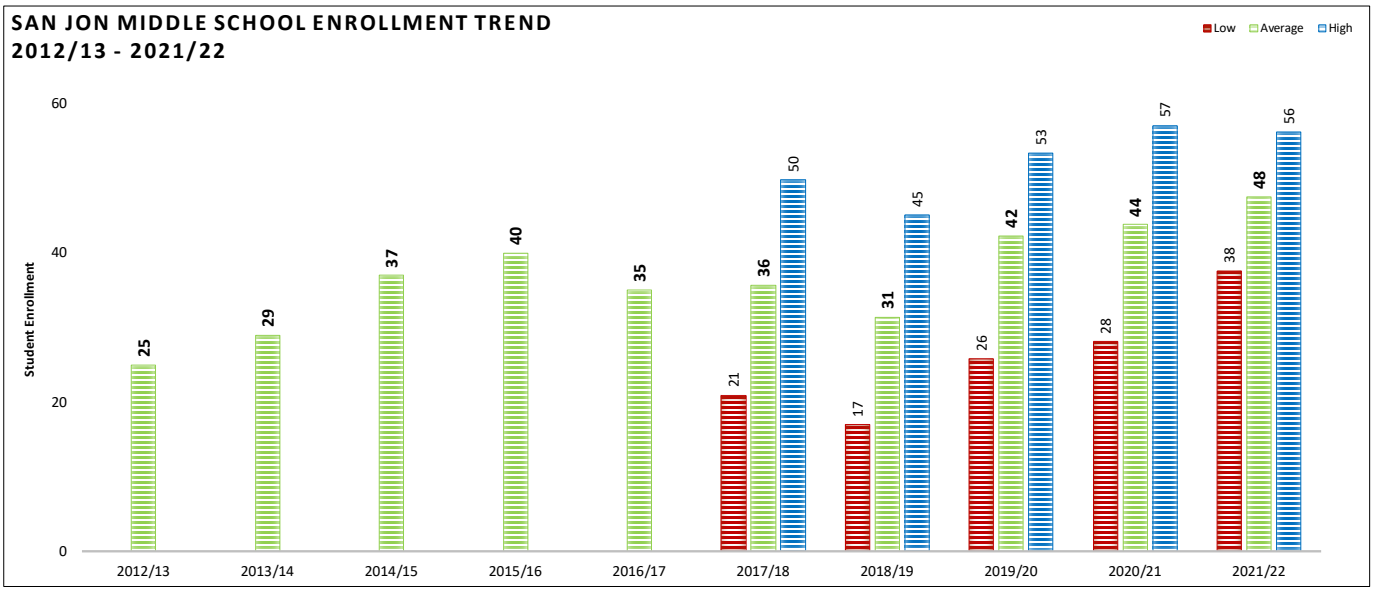
4.1.2 – San Jon Middle & High School

Site Acreage: 19.0 (Total Campus)
Constructed: .....1936 (‘60, ‘64, ‘74, '76, '78, '93, '99, 2001, '05, '10)
Permanent SF: .....87,727 Combined Campus
Portable Building Qty: 0
NMCI: 15.59%
PSCOC Ranking: 354 (2017/18)

Serves Grades: 6th-12th
2016/17 Enrollment: 66
2021/22 Projected Enrollment: 88
Functional Capacity: 264
Utilization: .....84% (Combined Campus)

Enrollment:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
San Jon Middle & High School										
Sixth	8	10	7	10	7	10	12	16	18	6
Seventh	11	13	14	9	8	8	10	11	11	15
Eighth	10	14	15	10	6	7	7	10	11	14
Ninth	17	14	12	15	10	7	6	7	15	10
Tenth	23	16	9	15	7	7	6	6	6	10
Eleventh	19	17	15	6	10	6	7	3	5	6
Twelfth	12	18	18	16	4	9	8	8	4	5
%Change		2.0%	-11.8%	-10.0%	-35.8%	3.8%	3.7%	8.9%	14.8%	-5.7%
Total	**100**	**102**	**90**	**81**	**52**	**54**	**56**	**61**	**70**	**66**



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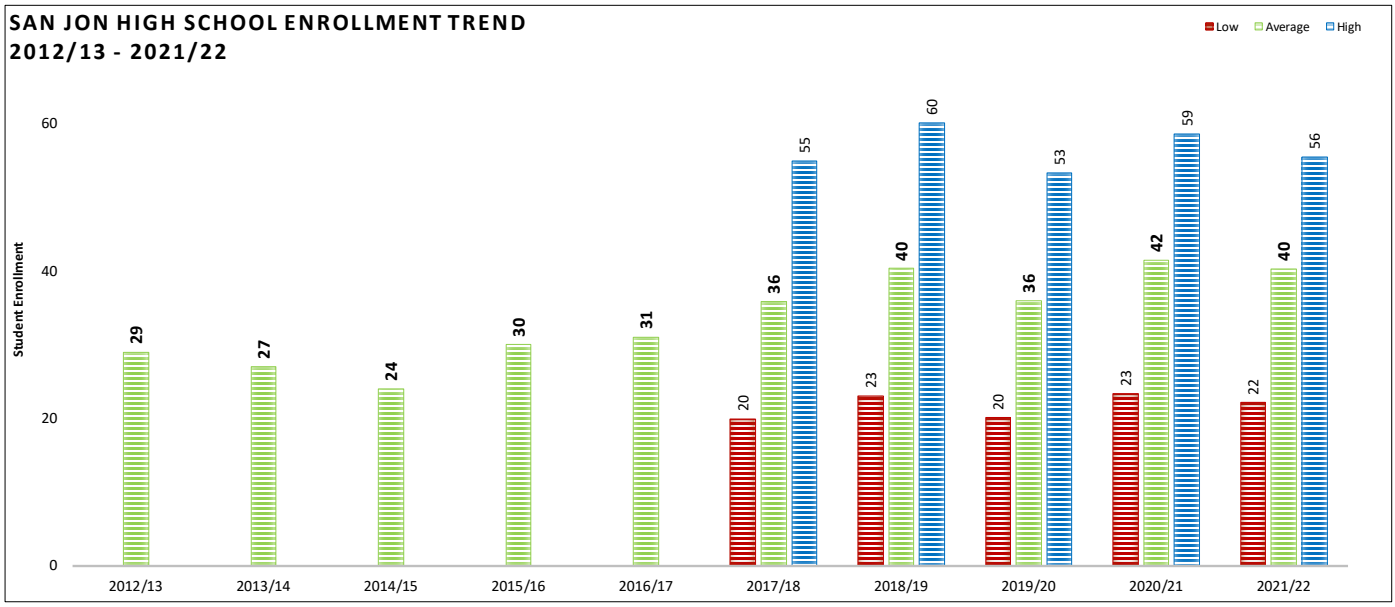

4.1.3 – San Jon Municipal Schools Campus Summary

San Jon Municipal Combined Schools is located on the east side of 7th Street in San Jon, New Mexico, and is part of the San Jon School District, which serves 165 students (2016/17) in grades Pre-K through 12th. The entire campus is comprised of 92,625 Gross Square Feet (GSF) of permanent facilities, and includes 4,898 GSF of Non-Educational use space. The total Gross Square Footage of the campus that is used for educational purposes is 87,727 (excludes school based health clinic, which operated by an outside agency). The school was originally constructed in 1936, however over the past 40 years much of the original building has been demolished. The only remaining portion of the original 1936 construction is the restrooms, janitor closet and storage room located directly adjacent to the district's administrative offices. The Old Gym was constructed in 1960 with the newer elementary, middle and high school classroom wings, and Natatorium constructed in the 1970's. The cafeteria and middle school were added in 1993 and between 2001 and 2005, a new kindergarten classroom building, and high school classroom additions were completed. Since its initial construction, there have been nine additions to the main building between 1936 - 2005.

Site:

The district's 19.0-acre site includes a football field (non-irrigated) and unpaved track, metal bleacher seating for home and visitors, baseball field (non-irrigated), and two playground areas. The campus is boarded by residential streets, with 7th Street to the west and 10th Street to the east, E. Cherry Ave to the north and Route 66 to the south.

There several areas around the campus available for parking, with the primary parking area located on the south-side of the campus near the

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new gym. The south parking lot has a capacity of approximately 60 spaces. There are no designated ADA parking spaces in this area, however there is a curbside ADA parking space located near the main entrance to the school facility and one located on the east side of the building near the high school building. All paved areas are in fair to poor condition with the south parking lot in need of complete replacement. There has been some minor work along the bus pick-up and drop-off area, however this work needs to be expanded as part of an overall parking lot upgrade. The concrete sidewalks around the campus have several areas of cracked and spalled surfaces that need to be replaced to prevent tripping and meet ADA requirements.

The parent drop area is located in front of the school along 7th Street and is adequate for the loading and unloading of students, however it requires road maintenance from the Village of San Jon. Paving along the street is in fair to poor condition and needs to be resurfaced, and crosswalks also need to be re-striped.

While the site is relatively flat with adequate overall site drainage, there are few areas around the campus where ponding is a problem (east side of the campus), and as a result is deteriorating the adjacent sidewalks and landscaped areas. There are also several large trees that are adjacent to the facility that either need to be removed or trimmed to reduce debris on the roof. Landscaped areas include grass areas around the school, as well as the football and baseball fields; with the exception of the football field, all of these areas are not supplied by an irrigation system and are manually watered.

Structure/ Exterior Closure:

All of the existing buildings and additions appear to be constructed with slab-on-grade with concrete footings and foundation walls that appear to not be showing signs of settlement or damage at this time with the exception of the west-side of the Ag classroom located at the high school building. The west and south walls in this area are showing signs of settlement and should be investigated/monitored by a structural engineer. The exterior wall structure of the all buildings on the campus consists of CMU with stucco and painted metal wall panels.

There are three roof systems located on the various additions and standalone buildings - standing seam metal roofing, modified SBS asphalt and a white low-slope insulated metal roofing system.

The exterior doors are hollow metal and are either solid panel or have glazing; with hollow metal door frames throughout the

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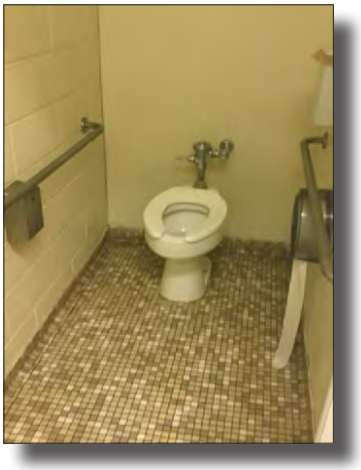
facility, many of which are in need of replacement and/ or door hardware upgrades. The exterior windows a combination of fixed/ operable single pane and double pane window systems with both aluminum/ steel frames that need to be replaced. Most of the windows across the campus are more than 25 years old, have broken seals and are no longer energy efficient.

Interiors:

Partition wall types include painted gypsum board walls and painted concrete block with plaster. The interior wall finishes are in good to fair condition with several areas that are in need of repainting. The ceilings are combination of painted plaster and 2'x4' suspended acoustical panels that are in good to fair condition throughout however there are several areas that have water stained or broken ceiling tiles. Flooring throughout the facility is fair condition and consists of multiple systems: carpet and vinyl composition tile in both corridors and classrooms, and offices; ceramic tile in restrooms; sealed concrete in shop areas, and carpet in office areas. The Old Gym has the original wood parquet flooring which is in need of replacement and the wood floor in the New Gym is in good condition. The interior door systems are hollow metal frames with solid wood doors (most are non-rated), many of which have vision panels that do not meet current requirements for safety. Many of the interior doors need to be replaced and door hardware replaced to meet ADA.



Mechanical/Plumbing:

In several of the standalone buildings and large additions, heating and cooling is provided by a combination of roof top package units (LP gas fired heating with both refrigerated and evaporative cooling), distributed by above ceiling ductwork, many of which are difficult to maintain and are not energy efficient. The main building which includes the elementary and middle school are connected to a boiler system for heating and many of the classrooms have old thru-window residential grade refrigerated air units - the entire system needs to be replaced. The heating system in old gym, maintenance shop and Ag shops are provided by LP gas fired radiant heaters.

As part of the 2003 upgrades to high school and elementary, restrooms were renovated, however the restrooms in the middle school area, next to the administrative offices and near the old gym are still in need of being renovated. The locker rooms in the old gym and Natatorium are also in need of renovations and ADA upgrades and require replacement of plumbing, fixtures, partitions, ventilation, lighting, toilet accessories and wall/ floor finishes. The locker rooms in the new gym are in good condition and are only in need of general maintenance. Both the Wood & Metal Shops have adequate ventilation at the welding stations and wood working equipment.

Electrical:

The electrical system is fed from a 500kVA pad-mounted transformer that delivers 208/120 V., 3-phase,

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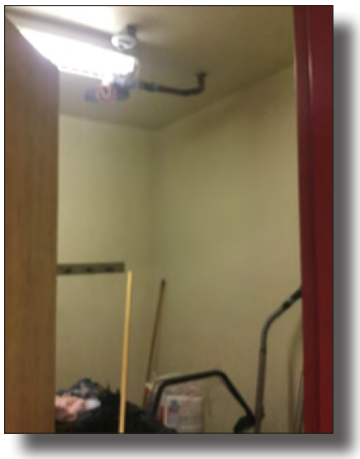
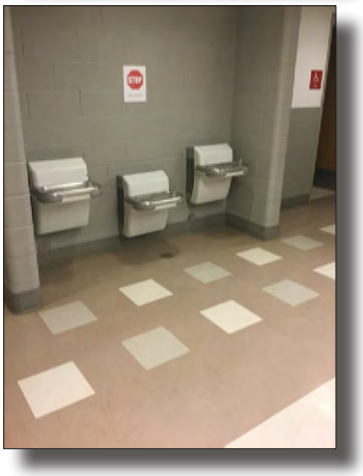
4-wire power via 1600 and 800 amp main panels. Lighting is recessed and surface mounted fluorescent fixtures in classrooms, cafeteria, and offices and pendent lighting in both gyms, and Ag shops. Illumination is fair throughout (with exception to the new gym and most of the high school and kindergarten classrooms, which are newer); however, the district would like to upgrade LED throughout to improve energy efficiency. Emergency lighting is located in corridors and emergency exit signs are illuminated and have back-up systems all need to be upgraded. Secondary service upgrade is needed in the main building.





Fire Protection/Life Safety Systems/Accessibility:
The fire alarm system consists of audible and visual annunciators throughout all of the facility; however, the building does not have a fire sprinklers system (except in janitor closets). The fire alarm system is activated by pull stations and is centrally monitored in the administrative office. The intercom system is a two-way notification system that needs to be upgraded along with the district's phone system to allow communication between administration offices and classrooms, and outlying buildings.
The facility DOES NOT have a secure entry with cameras or remote call button system, visitors can enter the main building without this security feature. Security camera's need to be installed in strategic areas around the campus. Overall, the facility meets minimal ADA requirements with the exception of: several of the single occupant (staff restrooms near the district and science labs and door hardware (interior and exterior).

Past PSCOC Funding:
2001-2003 Multi-Year/ Phase Awards:

- Construct new Kindergarten Classroom Addition, 2001 ($281,228).
- Partial replacement of kitchen equipment, cafeteria remodel, limited classroom upgrades at the high school, construction of a new multipurpose facility and demolition of the structurally deficient multipurpose facility, 2002 ($2,284,290).
- High School classroom addition and Metal Shop addition, 2003 ($938,975).

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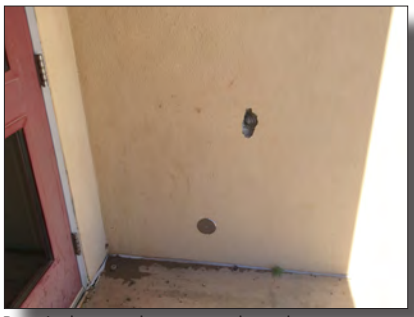
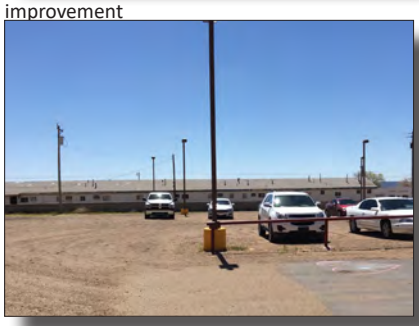
Repair damaged stucco and drainage needs improvement


Landscaping improvements needed


Repair damaged stucco and recolor coat

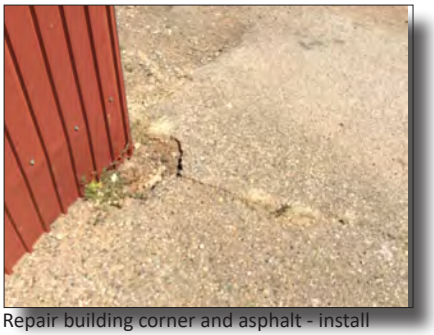

Regrade and pave south parking lot


Provide secure fencing around Propane Tank

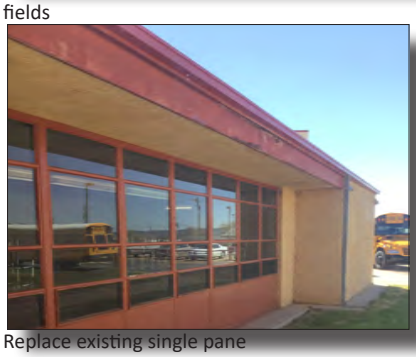

Improve drainage and pave east side of the building


Sewer connections


Pave track and install irrigation at baseball fields

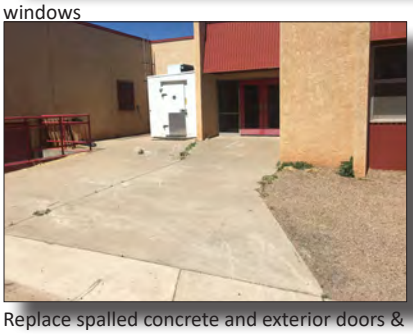

Repair building corner and asphalt - install bollards


Install new expansion material and seal building perimeter


Replace existing single pane windows


Repair stucco and replace doors to boiler room


Replace deteriorated entry to basement


Replace spalled concrete and exterior doors & windows


Replace exterior windows

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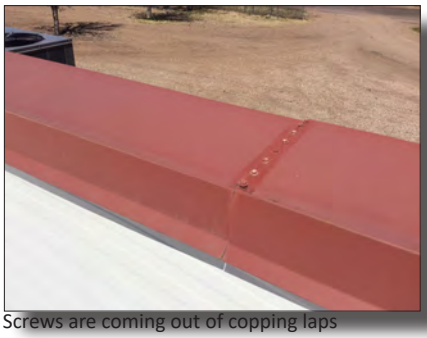
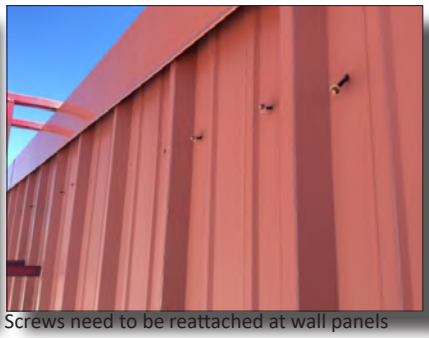
Clean debris off of roof

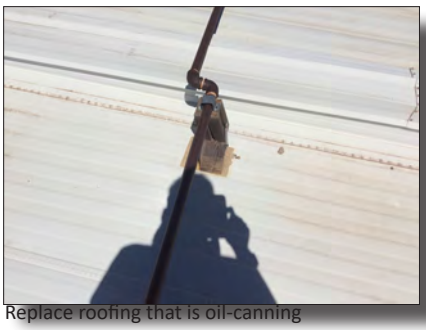

Replace asphalt roofing between gyms. Test rusted gas line connections

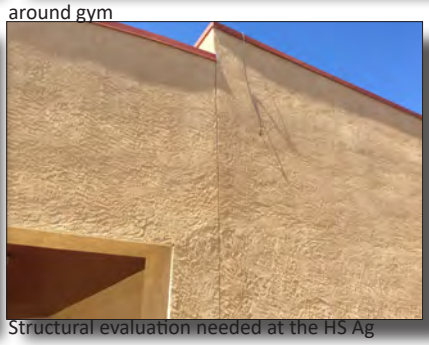

Replace splash-block at downspout.


Screws are coming out of copping laps


Screws need to be reattached at wall panels around gym

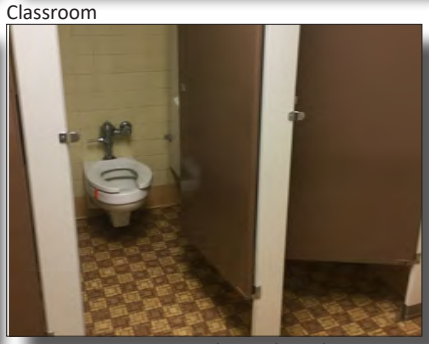

Replace windows at all classrooms

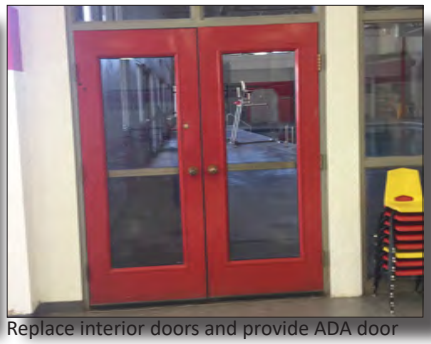

Replace roofing that is oil-canning

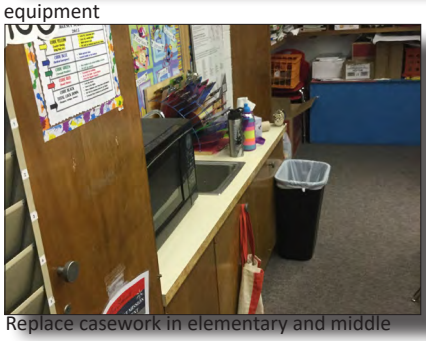

Structural evaluation needed at the HS Ag Classroom


Replace aging boiler

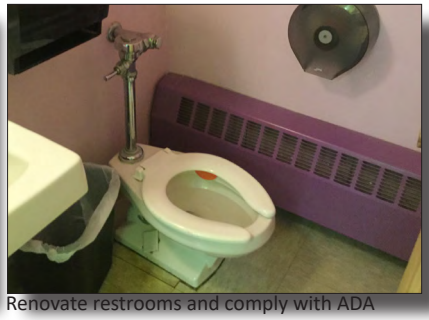

Remove and dispose of decommissioned equipment


Renovate restrooms and comply with ADA


Replace interior doors and provide ADA door hardware


Replace casework in elementary and middle school classrooms


Replace old wood flooring in Old Gym


Renovate restrooms and comply with ADA

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4.1.4 – Main Building (District Administration, Elementary, Middle School, Natatorium, Old & New Gym)

Constructed: ..... 1936 ('60, '64, '76, '78, '79,'87,'93, 99, 2005)
Permanent SF: ..... 70,571 GSF Main Bldg
Portable Building Qty: 0
NMCI: 15.59%
PSCOC Ranking: 354 (2017/18)

The Main Building at San Jon Combined Schools was originally constructed in 1936 and serves the elementary and middle school. Over the past 50 years, the facility has undergone significant reconstruction, renovation and additions. A majority of the original 1936 construction was demolished during the 1970's with the reconstruction of the elementary and middle school classroom wings. The Natatorium and old gym were constructed in the 1960's and the remainder of the additions were constructed in the 1990's including a new gym in 2005.

Site:

The elementary playground is located on the east side of the building and is adjacent to the baseball and football fields, and is fenced. The playground equipment has been partially replaced throughout the past 10-15 years, however additional equipment is in need of replacement and new to be added.

Parking is available on the south-side of the elementary classrooms, and along 7th Street and is also used for bus drop-off/ pick-up. The parking lot is a combination of deteriorated asphalt and gravel, all of which is in need of replacement. The parent drop area is located in front of the main building along 7th Street and is adequate for the loading and unloading of students, however, it is in need of road maintenance from the Village of San Jon.

While the site is relatively flat with adequate overall site drainage, there are few areas around the campus where ponding is a problem (east side of the main building). The concrete sidewalks around the main building has several areas of spalled surfaces and settlement that need to be replaced to prevent tripping, and meet ADA requirements. There are also several large trees that are adjacent to the facility that either need to be removed or trimmed to reduce debris on the roof. Landscaped areas include grass areas around the facility are not supplied by an irrigation system and are manually watered.

Structure/ Exterior Closure:

The main building and it's multiple additions appear to be constructed with concrete slab-on-grade with concrete footings and foundation walls that appear to be showing minor signs of settlement at this time due to

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their age. The exterior wall structure of the both the Main Building and its multiple additions consist of CMU with stucco and painted metal wall panels. The stucco is in need of repairs and new color coat, while the metal panels are in need of replacement.

There are three roof systems - standing seam metal roofing over the gyms, modified SBS asphalt over the Old Gym/ Natatorium area and a white low-slope insulated metal roofing system that covers the remainder of the building. All of these buildings with the exception of the New Gym which was constructed in 2005 are in need of roof replacement.

The exterior doors are hollow metal and are comprised of either solid panel or have glazed vision panels; and the door frames throughout the facility are hollow metal, many of which are in need of replacement and/ or door hardware upgrades. The exterior windows at the middle and elementary classrooms are operable single and double pane steel/aluminum units with most having thru-window residential grade A/C units. The windows in the corridor in front of the Old Gym are the original single pane steel window units from 1960 and need replacement, as well as the window units (including clerestory) in the Natatorium need to be replaced as the window seals are deteriorated and in some areas broken allowing condensation in between the panes. The window units adjacent to the New Gym are in good condition.

Interiors:
Partition wall types include painted gypsum board walls and painted concrete block in some locations. The interior wall finishes are in good to fair condition with several areas that are in need of repainting. The ceilings are combination of painted plaster, 12" x 12" acoustic tiles in the corridor in front of the Old Gym, and 2'x4' suspended acoustical panels in the classrooms and some corridors that are in good to fair condition throughout. However, there area several areas that have water stained or broken ceiling tiles. The ceiling in the Natatorium is a painted steel deck that has areas of rust from the poor ventilation occurring in the space and needs to be checked for structural integrity (areas replaced if needed) sandblasted, primed and repainted.

Flooring throughout the facility is fair condition and consists of multiple systems: carpet and vinyl composition tile in both corridors and classrooms, and offices; ceramic tile in restrooms; sealed concrete in shop areas, and carpet in office areas. The Old Gym has the original wood parquet flooring which is in need of replacement and the wood floor in the New Gym is in good condition. The interior door systems are hollow metal frames with solid wood doors (most are non-rated), many of which have the original vision panels with wired glazing that do not meet current requirements for safety. Many of the interior doors need to be replaced and door hardware replaced to meet ADA.

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Mechanical/Plumbing:
Heating and cooling is provided by a combination of roof top package units of various ages (LP gas fired heating with both refrigerated and evaporative cooling), distributed by above ceiling ductwork, many of which are difficult to maintain and are not energy efficient, and an aging LP gas boiler system for heating with old thru-window residential grade refrigerated air units. The heating system in old gym, maintenance shop and Ag shops are provided by LP gas fired radiant heaters.

As part of the 2002 upgrades to the main building, restrooms adjacent to the elementary classroom wing were renovated, however the restrooms in the middle school area, next to the administrative offices and near the old gym are still in need of being renovated. The kitchen was also renovated completely at the same time and is in good condition and only needs HVAC improvements. The locker rooms in the old gym and Natatorium are in need of renovation and ADA upgrades and require replacement of plumbing, fixtures, partitions, ventilation, lighting, toilet accessories and wall/ floor finishes. The pool in the Natatorium also is in need of a complete pump, heater and filtration replacement to more energy efficient systems. The locker rooms in the new gym are in good condition and are only in need of general maintenance.

Electrical:
The electrical system is fed from a 500kVA pad-mounted transformer that delivers 208/120 V., 1-phase, 4-wire power via 1600 and 800 amp main panels, a secondary service upgrade is needed in the main building as part of any renovation project. Lighting is a combination of recessed and surface mounted fluorescent fixtures in classrooms, cafeteria, and offices and pendent type lighting in both gyms. Illumination is fair throughout (with exception to the new gym); however, the district would like to upgrade LED throughout to improve energy efficiency, including stage lighting. Emergency lighting is located in corridors and emergency exit signs are illuminated and have back-up systems all of which need to be upgraded.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible and visual annunciators throughout all of the facility. The system is activated by pull stations and is centrally monitored in the administrative office. The intercom system is a two-way notification system that needs to be upgraded along with the district's phone system to allow communication between administration offices and classrooms, and outlying buildings.

While the Main Building is not fully sprinklered (exception in janitor closets), as part of any major renovation project sprinkler systems ***may*** be required by the current IEBC to be installed. The security system is comprised of motion detectors and additional security camera's need to be installed in strategic areas around the campus.

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4.1.5 – San Jon High School Building

Constructed:..... 1974, 2001, 2005
Permanent SF: ..... 12,603 GSF
NMCI: 18.9%
PSCOC Ranking: 318 (2017/18)

The High School Building was constructed as a "stand alone" structure in 1974 and has under two additions in 2001 and in 2005. The building houses a combination of general classrooms, culinary classroom and metal and wood shops that are utilized by both middle and high school classes.

Site:
The high school building is located at the northeast corner of the site just north of the middle school classroom wing and east of the Pre-K/ Kindergarten Classroom Building. Parking is available on the north side of the high school and Pre-K/ Kindergarten buildings. The parking lot is a combination of deteriorated asphalt and gravel, all of which is in need of replacement and re-striping.

While the site is relatively flat around the high school building with adequate overall site drainage, the west and south side of the building needs some minor regrading to direct water away from the structure. The concrete sidewalks are in good to fair condition with a few areas of spalling and settlement that need to be replaced to prevent tripping and further deterioration. Landscaped areas include grass areas around the facility are not supplied by an irrigation system and are manually watered.

Structure/ Exterior Closure:
The high school building appears to be constructed with concrete slab-on-grade with concrete footings and foundation walls. There are some areas of settlement occurring at the southwest corner of the AG classroom that should be monitored. The exterior wall structure consists of CMU with stucco and painted metal wall panels. The stucco is in need of repairs in several locations and new color coat, while the metal panels are in need of replacement.

There are three roof systems - standing seam metal roofing over the enclosed corridor, built-up asphalt over the Ag classroom and metal shop and a white low-slope insulated metal roofing system that covers the remainder of the building. The roofing over the Ag classroom and metal shop is in need of replacement.

The exterior doors are hollow metal and are comprised of either solid panel or have glazed vision panels; and the door frames throughout the facility are hollow metal. The exterior windows are a combination of fixed and operable units that are either single and double pane aluminum units. All of the exterior doors and windows that were part of the classroom addition

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in 2005 are in good condition, however the exterior doors next to the Ag classroom and windows in the original portion of the building are in need of replacement.

Interiors:
Partition wall types include painted gypsum board walls and painted concrete block in some locations. The interior wall finishes are in good condition with several areas that are in need of repainting. The ceilings are combination of painted plaster, and 2'x4' suspended acoustical panels in the classrooms and newer corridor that are in good condition throughout. Flooring throughout the facility is fair condition and consists of multiple systems: carpet in both the corridors and classrooms, ceramic tile in restrooms; and sealed concrete in shop areas The interior door systems are hollow metal frames with solid wood doors and have the vision panels. The doors and frames to the Ag classroom, metal shop and adjacent storage rooms need replacement.

Mechanical/Plumbing:
Heating and cooling is provided by roof top package units of various ages (LP gas fired heating with refrigerated air in classrooms and gas fired radiant heater with evaporative cooling in shop spaces), distributed by above ceiling ductwork, many of which are difficult to maintain and are not energy efficient. The Ag classroom, however, has a gas fired unit heater and cooling supplied via an old thru-window residential grade refrigerated air units.

Electrical:
The electrical system is fed from a 150kVA pad-mounted transformer that delivers 208/120 V., 3-phase, 4-wire power via 1600 amp main panel, that was upgraded in 2001. Lighting is a combination of recessed and surface mounted fluorescent fixtures in classrooms, and pendent type lighting in both shop classrooms. Illumination is fair throughout; however, the district would like to upgrade LED throughout to improve energy efficiency Emergency lighting is located in corridors and emergency exit signs are illuminated and have back-up systems all of which are in good condition.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible and visual annunciators throughout all of the facility. The system is activated by pull stations and is centrally monitored in the administrative office. The intercom system is a two-way notification system that needs to be upgraded including the phone system.

While the High School Building is not fully sprinklered (exception in janitor closets), as part of any major renovation project sprinkler systems ***may*** be required by the current IEBC to be installed. The security system is comprised of motion detectors and additional security camera's need to be installed in strategic areas around the building.

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4.1.6 – San Jon Pre-K/ Kindergarten Building

Constructed:..... 2000
Permanent SF: ..... 3,433 GSF
NMCI: 15.59%
PSCOC Ranking: 354 (2017/18)

The Pre-K/ Kindergarten Building was constructed as a "stand alone" structure in 2002 and contains two permanent classrooms and support spaces.

Site:
The Pre-K/ Kindergarten Building is located at the northwest corner of the site just north of the middle school classroom wing and west of the High School Building. Parking is available on the north side of the high school and Pre-K/ Kindergarten buildings. The parking lot is a combination of deteriorated asphalt and gravel, all of which is in need of replacement and re-striping.

There is a secure fenced play area located on the north side of the building that can only be accessed from inside the building. Many of the trees have been cut down and there is very little shade to protect students on very hot days and a shade structure is needed over the play equipment. While some of the equipment is newer, additional is needed. The grass play area needs to be further developed and irrigated. The concrete sidewalks are in good around the building with a few areas of spalling and settlement that need to be replaced to prevent tripping and further deterioration.

Structure/ Exterior Closure:
The Pre-K/ Kindergarten Building appears to be constructed with concrete slab-on-grade with concrete footings and foundation walls. The exterior wall structure consists of CMU with stucco. The stucco has some areas of minor cracking that require some repairs in several locations and needs new color coat.

There are two roof systems - standing seam metal roofing and a white low-slope insulated metal roofing system that covers the majority of the building. All of the roofing is nearing the end of its life-cycle, multiple leaks have occurred and should be replaced.

The exterior doors are hollow metal and are comprised of either solid panel or have glazed vision panels; and the door frames throughout the facility are hollow metal. The exterior windows are a combination of fixed and operable units that are double pane aluminum units. All of the exterior doors and windows are in good condition, however the window screens are in need of replacement.

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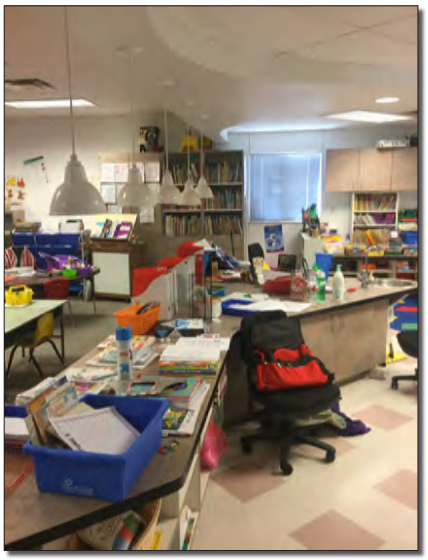
Interiors:
Partition wall types include painted gypsum board walls and painted concrete block in some locations. The interior wall finishes are in good condition overall, however there are several areas that are in need of repainting. The ceilings consist of painted 2'x4' suspended acoustical panels in the classrooms, and painted gypsum board in the restrooms and storage rooms. Flooring throughout the facility is fair condition and consists of: VCT in the corridor, restrooms, storage and a portion of the classrooms; and carpet in a portion of the classrooms. The interior door systems are hollow metal frames with solid wood doors with some having vision panels, all are in good condition.



Mechanical/Plumbing:
Heating and cooling is provided by roof top package units of various ages (LP gas fired heating with refrigerated air), distributed by above ceiling ductwork, that has been recently replaced. All of the restrooms are in good condition, however the sinks in the classrooms have combination faucet/ drinking fountains that need replacement.

Electrical:
The electrical system is fed from a 150kVA pad-mounted transformer that delivers 208/120 V., 3-phase, 4-wire power via 400 amp main panel, that was upgraded in 2001. Lighting is a combination of recessed and surface mounted fluorescent fixtures in classrooms, storage and corridor. Illumination is fair throughout; however, the district would like to upgrade LED throughout to improve energy efficiency Emergency lighting is located in corridors and emergency exit signs are illuminated and have back-up systems all of which are in good condition.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible and visual annunciators throughout all of the facility. The system is activated by pull stations and is centrally monitored in the administrative office. The intercom system is a two-way notification system that needs to be upgraded including the phone system.

While the Pre-K/ Kindergarten Building is not fully sprinklered (exception in janitor closets), as part of any major renovation project sprinkler systems ***may*** be required by the current IEBC to be installed. The security system is comprised of motion detectors and additional security camera's need to be installed in strategic areas around the building.

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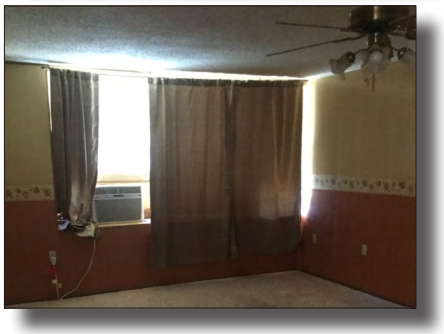
4.1.7 – San Jon Non - Educational Buildings



Teacherage
Constructed:.....1912
Permanent SF: .....3,150 GSF (approximate)

Site:
The teacherage is located on west side of the main campus directly in front of the middle school and north of the district's school based health clinic. There is a portable shade structure that is used for parking and the house has a 6' tall wooden fence that protects the main entry area and provides some privacy. Access to the basement is located on the east side of the building. Landscaping in this area is grass and other native plants that are not irrigated and need maintenance.

Facility
The teacherage is approximately 3,000 square feet in overall size and has two storage rooms accessible from the exterior that were former classrooms many years ago. The residential portion of the building is approximately 900 sf and is a one-bedroom unit that is in need of major renovation and possible hazardous material remediation due to the age of the building. At this time the building is not on the NM State Historic Preservation Office's listing of historic structures, nor is the building being used as a teacherage anymore by the district due to the significant cost of repairs.

The concrete foundation and CMU block walls are in poor to fair condition with several areas of cracking and settlement. The exterior stucco system is deteriorated and is in need of complete replacement. All of the exterior wood trim has areas of either water damage, dry rot or other signs of deterioration. The roof consists of asphalt shingles and was recently replaced about five years ago. The exterior windows are the original steel casement windows with single pane glazing with several panes that are cracked or broken. All of the exterior windows and doors are in need of replacement.

All of the interior plumbing is old and is in need of complete replacement including main plumbing and sewer lines. Heating is provided by a wall mounted LP gas fired furnace and cooling with two window mounted AC units. All of the interior casework is more than 35 years old and mismatched in both the kitchen and restrooms. The electrical is supplied by an old connection to a pole mounted transformer that needs updating and all of the building's secondary service is in need of an upgrade and all lighting replaced. Over the years the building has had several roof leaks and indoor air quality may be an issue in the storage room on the east side of the building and in the basement. Due to the number of repairs required for this building and it's location on the campus, it is recommended that the building be demolished to help reduce the district's overall maintenance and repair costs for facilities.

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Maintenance Building
Constructed:.....1966
Permanent SF: .....1,748 GSF (approximate)

Site:
The district's maintenance building is located on the east side of the campus behind the middle school and next to the baseball field. There is a small fenced equipment storage yard area on the south side of the building.

Facility
The maintenance shop is a 2,00 square foot metal building with an open bay for vehicle and machinery maintenance and storage, an office area with restroom, and storage area. The exterior metal building wall and roof panels are showing signs of rust and need replacement/ repair. There are three overhead coiling door at the north end of the building to allow vehicle access to the building as well as regular door entryways with hollow metal doors and frames and aluminum operable windows. The concrete floor is in good condition and ceilings are exposed structure with suspended light fixtures. Skylight panels in the roof provide additional daylight and the building has adequate electrical supply for maintenance repair needs.

Heating is provide by gas-fired ceiling-hung units in the open bay area, and by wall-mounted gas fired heaters in the office area. Cooling in the office area is via through-wall mounted A/C units. There is no mechanical cooling in the open bays. The building does not have a fire sprinkler system fire alarm system, smoke detectors, heat detector or audible and visual annunciators. A security system with motion detectors needs to be installed.

School Based Health Clinic
Constructed:.....2010
Permanent SF: .....1,120 GSF (approximate)

Site:
The School Based Health Clinic is located on the west-side of the campus near the main entrance and is operated by an outside agency as it serves the whole community.

Facility
The School Based Health Clinic is a 1,120 SF modular building that has been placed on a concrete pier foundation. The exterior walls have been stuccoed and all of the exterior windows and doors are in good condition. The roof consists of metal panels without gutters and is also in good condition. The interior consists of a waiting area, reception, offices and exam rooms. All of the interior finishes are in good condition.

Heating is provide by a gas-fired furnace system and has refrigerated air. All electrical systems are in good condition including lighting.

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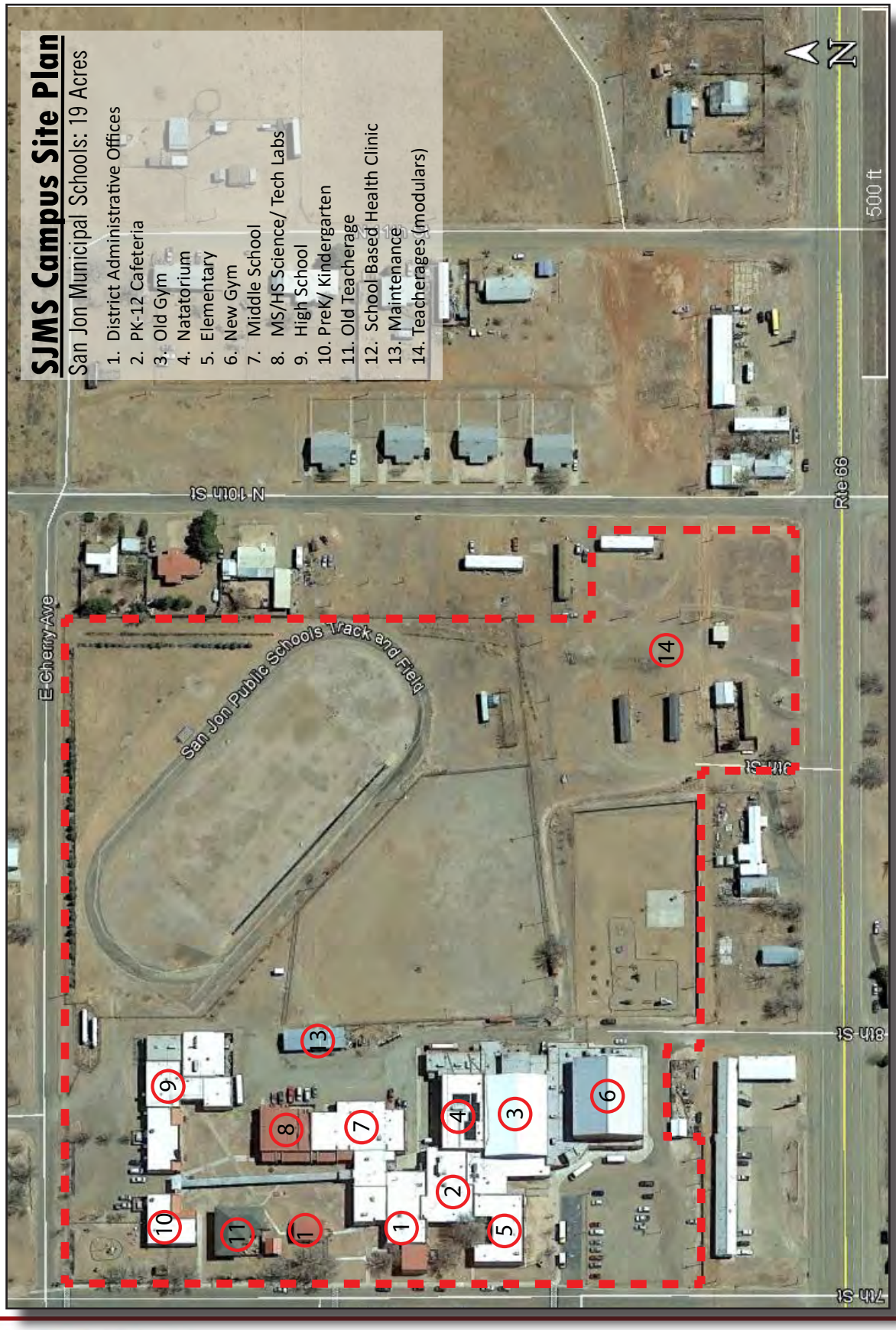
SECTION 4.0 - SUPPORT INFORMATION

4.1.8 San Jon Municipal Schools Campus Site Plan, Floor Plans & Utilization



San Jon Municipal Schools Campus Site Plan

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San Jon Municipal Schools - Year Constructed Plan

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SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools - Overall Floor Plan

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4.1.9 San Jon Municipal Schools Facility Needs & Capital Improvement Costs

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, SB-9 Summer Projects, and Upcoming GO Bond Capital Projects (Capital Improvement needs that require additional funding) and Future GO Bond Projects.

School Facility/ Building	Maintenance Work Order	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
San Jon Campus - Site	X					Gophers holes are all throughout the baseball and football fields and pose a tripping hazard for students.
San Jon Campus - Site	X					Repaint ADA access points on sidewalk at main entry
San Jon Campus - Site	X					Replace damaged fencing
San Jon Campus - Site		X	X			Landscaping around the site needs to completed to reduce erosion and to improve drainage - including irrigation system
San Jon Campus - Site		X				Grading and drainage improvements needed around all campus buildings and on east side of the campus.
San Jon Campus - Site		X				Partial sidewalk replacement due to damaged, cracked, spalled concrete around multiple areas of the entire campus.
San Jon Campus - Site		X				Grade parking lots and provide asphalt surface, parking bumpers and stripe.
San Jon Campus - Site		X				Pave bus drop/ pick-up lane in front of multi-purpose gym.
San Jon Campus - Site		X				Pave east side of campus between buildings and playfields
San Jon Campus - Site		X				Replace bleachers that are adjacent to the football field with new safety compliant bleachers.
San Jon Campus - Site		X				Install security camera and monitoring system - interior/exterior - all buildings
San Jon Campus - Site		X				Install shade structures over Pre-K/Kindergarten playground and over elementary playgrounds
San Jon Campus - Site		X				Upgrade elementary playground equipment
San Jon Campus - Site		X				Repaint covered walkway steel columns
San Jon Campus - Site			X			Install building sprinkler system campus wide as part of any major renovation project (may require storage tank)
San Jon Campus - Site			X			Replace exterior lighting on each building
San Jon Campus - Site			X			Upgrade field lighting - baseball / football
San Jon Campus - Site				X		Repair/replace baseball dugouts, install windscreen, replace backstop and bleachers.
San Jon Campus - Site				X		Replace dirt track with asphalt track surface and painted track lanes.
San Jon Campus - Site				X		Replace intercom system campus wide and upgrade phone system
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Tighten all fasteners on all flashings and metal copings around building perimeters.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Replace wood blocks under roof-top gas lines with proper roof jacks. Test and replace/repair rusted roof top gas lines
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Clean debris from roof & clean roof drains
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Replace broken door closure - classroom #26
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Replace stained and damaged ceiling tiles in classrooms, offices and cafeteria
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Replace stained ceiling tiles in kitchen - vinyl coated.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)	X					Repaint interior - patch and repair walls where minor damage is
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)		X				Replace damaged metal roof and soffit panels at entryway's and over windows.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)		X				Replace chalkboards with markerboards
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)		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	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Patch/ repair exterior stucco cracks and recolor coat.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace all exterior windows
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace all exterior doors, frames and hardware (except at library)
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Provide secure entry/ vestibule at main entry, will require reconfiguration/renovation of admin area.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Improve ADA access to the main building entry.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Renovate staff restrooms, nurse restroom, men's restroom near old gym and two single occupant restrooms in the elementary wing 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.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace door hardware to panic type on north exit door from library to comply with egress requirements.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace interior doors, frames and hardware in library, elementary classrooms, corridors near transition to elementary classroom wing (2 sets of doors), and vestibule entry.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Renovate staff workroom in elementary area
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace 12"x12" stained ceiling tiles serving area in front of old gym - Verify no Asbestos Containing Materials
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)			X			Replace exit signage througout - many signs are only partially working. New complete system needed.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)				X		Replace carpet in all corridors and polish concrete.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)				X		Replace handwash sink in nurses office (residential grade) to comply with ADA requirements.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)				X		Replace carpet in classrooms
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)				X		Replace casework and sinks in classrooms
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)					X	Replace boiler system in its entirety and multiple cooling systems. Include direct digital controls.
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)					X	The low sloped metal roofing material has multiple areas in which "oil-canning" is occuring and fasnters are coming loose. Roof drains directly from scuppers to sidewalk below and is damaging the exterior of the building and is undermining the sidewalks. Roof drainage needs to be reworked and downspouts with splashblocks provided. ***Replace Roofing.***
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)					X	Upgrade lighting throughout to LED
SJ Main Building/ Elementary (inc Kitchen & Cafeteria)					X	Secondary Service Upgrade
San Jon Pre-K/ Kindergarten Building	X					Remove tree stumps in play area
San Jon Pre-K/ Kindergarten Building	X					Tighten all fasteners on all flashings and metal copings around building perimeters.
San Jon Pre-K/ Kindergarten Building	X					Replace missing light lenses over exterior light fixtures at classroom playground entrances.
San Jon Pre-K/ Kindergarten Building	X					Remove abandoned HVAC equipment on north side of building.
San Jon Pre-K/ Kindergarten Building	X					Reseal/ caulk all building perimeter and control joints.
San Jon Pre-K/ Kindergarten Building	X					Replace broken splashblocks
San Jon Pre-K/ Kindergarten Building	X					Repaint exterior doors
San Jon Pre-K/ Kindergarten Building			X			Repaint interior - patch and repair walls where minor damage is
San Jon Pre-K/ Kindergarten Building			X			Replace VCT flooring
San Jon Pre-K/ Kindergarten Building						Patch/ repair exterior stucco cracks and recolor coat entire building.
San Jon Pre-K/ Kindergarten Building				X		Replace water fountains in classrooms. Current location in handwash sink is very unsanitary.

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School Facility/ Building	Maintenance Work Order	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
San Jon Pre-K/ Kindergarten Building						
San Jon Pre-K/ Kindergarten Building						
San Jon Pre-K/ Kindergarten Building						
San Jon Pre-K/ Kindergarten Building						
San Jon Middle School Inc Sci/ Bus Tech	X					Tighten all fasteners on all flashings and metal copings around building perimeters.
San Jon Middle School Inc Sci/ Bus Tech	X					Replace missing roof drain tongues to reduce deterioration to building surface.
San Jon Middle School Inc Sci/ Bus Tech	X					Patch open conduit openings on exterior walls - east side
San Jon Middle School Inc Sci/ Bus Tech	X					Reseal/ caulk all building perimeter and control joints.
San Jon Middle School Inc Sci/ Bus Tech	X					Repaint interior - patch and repair walls where minor damage is (various locations)
San Jon Middle School Inc Sci/ Bus Tech	X					Replace damaged/stained ceiling tiles through out (classrooms/offices)
San Jon Middle School Inc Sci/ Bus Tech		X				Rework drain in science lab under emergency shower/ eywash station so that water drains.
San Jon Middle School Inc Sci/ Bus Tech		X				Replace exit signage througout - many signs are only partially working. New complete system needed.
San Jon Middle School Inc Sci/ Bus Tech		X				Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements (MS Classroom Area Only)
San Jon Middle School Inc Sci/ Bus Tech			X			Replace exterior doors, frames and hardware except at north entry by Classroom 47
San Jon Middle School Inc Sci/ Bus Tech			X			Replace Interior doors, frames, glazing and hardware (MS Classrooms 10-15)
San Jon Middle School Inc Sci/ Bus Tech			X			Replace residential grade door to corridor with commercial grade door and hardware at teacher workroom
San Jon Middle School Inc Sci/ Bus Tech			X			Replace wired glazing around teacher workroom with code compliant tempered glazing
San Jon Middle School Inc Sci/ Bus Tech				X		Replace carpet in all corridors and polish concrete. *Entire Building*
San Jon Middle School Inc Sci/ Bus Tech				X		Replace carpet in classrooms (MS Classrooms 10-15)
San Jon Middle School Inc Sci/ Bus Tech				X		Replace chalkboards with markerboards (MS Classrooms 10-15)
San Jon Middle School Inc Sci/ Bus Tech					X	Roof drains directly from scuppers to sidewalk below and is damaging the exterior of the building and is undermining the sidewalks. Roof drainage needs to be reworked and downspouts with splashblocks provided. ***Replace roofing***
San Jon Middle School Inc Sci/ Bus Tech					X	Patch/ repair exterior stucco cracks and recolor coat.
San Jon Middle School Inc Sci/ Bus Tech					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. (MS Classroom Area Only)
San Jon Middle School Inc Sci/ Bus Tech					X	HVAC Upgrades needed including controls - Entire building
San Jon Middle School Inc Sci/ Bus Tech					X	Upgrade lighting throughout to LED (MS Classroom Area Only)
San Jon Middle School Inc Sci/ Bus Tech					X	Secondary Service Upgrade (MS Classroom Area Only)
San Jon High School	X					Tighten all fasteners on all flashings and metal copings around building perimeter.
San Jon High School	X					Caulk perimeter of all window openings
San Jon High School	X					Structural Investigation needed to determine extent of movement and settlement in the Ag Shop and Classroom (south and westt sides of the building)
San Jon High School	X					Reseal/ caulk all building perimeter and control joints.

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School Facility/ Building	Maintenance Work Order	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
San Jon High School	X					Repaint exterior doors - west wing
San Jon High School	X					Replace damaged/stained ceiling tiles through out (classrooms/offices)
San Jon High School		X				Replace wood blocks under roof-top gas lines with proper roof jacks.
San Jon High School		X				Replace corridor drinking fountains near classroom 18A
San Jon High School			X			Replace exterior doors, frames and hardware next to classroom 18A
San Jon High School			X			Replace exterior windows at Classroom 18A , Home Ec Classsroom and at main building entry.
San Jon High School			X			Provide secondary exit for egress in classroom #19
San Jon High School			X			Install exit signage in metal shop
San Jon High School				X		Replace carpet in all corridors and polish concrete.
San Jon High School					X	Replace roofing over Wood Shop. (the only remaining area that still has built-up roofing)
San Jon High School					X	Roof drains directly from scuppers to sidewalk below and is damaging the exterior of the building and is undermining the sidewalks. Roof drainage needs to be reworked and downspouts with splashblocks provided.
San Jon High School					X	Replace HVAC for classroom 18A
San Jon High School					X	Replace lighting in classroom 18A.
San Jon High School						Patch/ repair exterior stucco cracks and recolor coat entire building.
San Jon Natatorium	X					Replace missing splashblocks
San Jon Natatorium	X					Repair vent stack that is broken on roof
San Jon Natatorium	X					Replace broken windows on east sides of building.
San Jon Natatorium	X					Reseal/ caulk all building perimeter and control joints.
San Jon Natatorium	X					Replace damaged/stained ceiling tiles throughout
San Jon Natatorium		X				Extend roof ladder between roof of cafeteria and natatorium.
San Jon Natatorium		X				Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
San Jon Natatorium			X			Replace concrete stoop on east side of mechanical room.
San Jon Natatorium			X			Patch/ repair exterior stucco cracks and recolor coat entire building.
San Jon Natatorium			X			Replace all exterior doors, frames and hardware.
San Jon Natatorium			X			Replace interior doors and hardware
San Jon Natatorium			X			Provide ADA access lift to pool
San Jon Natatorium				X		Sand blast, prime and repaint metal decking and duct work in pool area. Multiple areas of rust are visible.
San Jon Natatorium				X		Repaint interior - patch and repair walls where minor damage is (various locations)
San Jon Natatorium				X		Replace carpet in all corridors and polish concrete.
San Jon Natatorium				X		Renovate all locker rooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation). Provide 2-3 shower stalls in each locker room in lieu of gang showers and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all locker room renovations.
San Jon Natatorium					X	Replace exterior windows and clerestory windows

SECTION 4.0 - SUPPORT INFORMATION

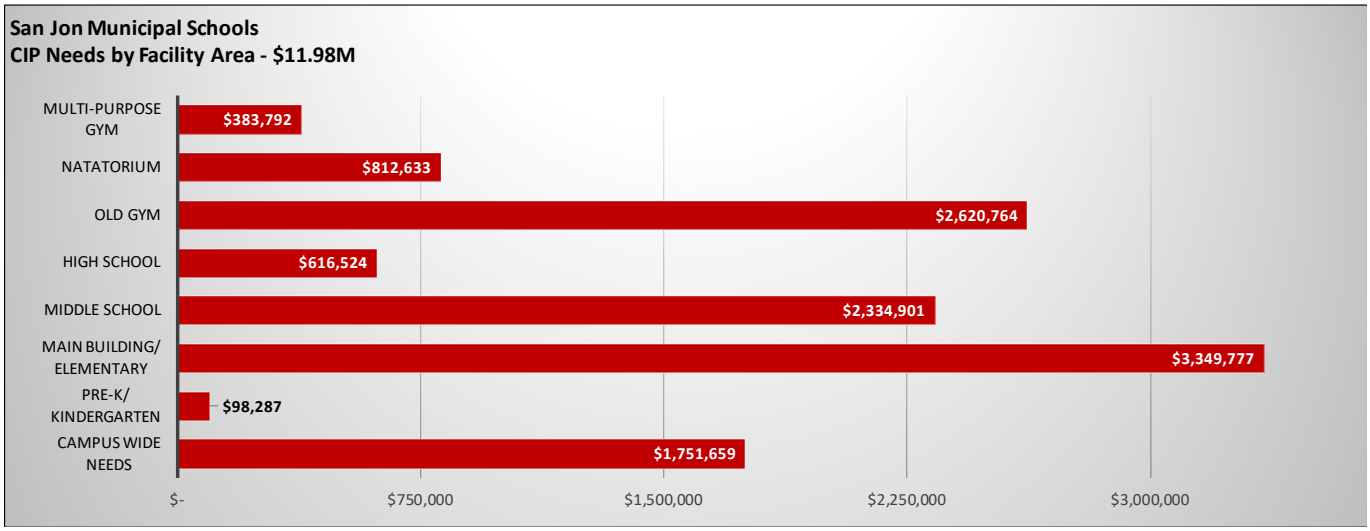
School Facility/ Building	Maintenance Work Order	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
San Jon Natatorium					X	Upgrade Pool Pump System, Heater and Controls
San Jon Natatorium					X	Replace exit signage througout - many signs are only partially working. New complete system needed.
San Jon Natatorium					X	Upgrade lighting throughout to LED
San Jon Old Gym	X					Replace broken window glass at girls locker room
San Jon Old Gym	X					Reseal/ caulk all building perimeter and control joints.
San Jon Old Gym	X					Replace damaged/stained ceiling tiles throughout
San Jon Old Gym	X					Replace damaged wall padding
San Jon Old Gym		X				Replace all corridor drinking fountains provide wing walls if required to meet ADA requirements
San Jon Old Gym		X				Install handrails at steps to stage access
San Jon Old Gym			X			Paint is peeling off exterior metal wall panels at upper gym walls.
San Jon Old Gym			X			Patch/ repair exterior stucco cracks and recolor coat entire building.
San Jon Old Gym			X			Renovate all locker rooms in their entirety (flooring, finishes, plumbing, fixtures, lighting, partitions, accessories and ventilation). Provide 2-3 shower stalls in each locker room in lieu of gang showers and comply with all ADA requirements. Inspect water/ sewer lines and replace as part of all locker room renovations.
San Jon Old Gym			X			Replace exit signage througout - many signs are only partially working. New complete system needed.
San Jon Old Gym			X			Provide ADA access ramp to stage area
San Jon Old Gym				X		Replace wood flooring in gym
San Jon Old Gym				X		Replace interior doors, frames and hardware
San Jon Old Gym				X		Repaint interior - patch and repair walls where minor damage is (various locations)
San Jon Old Gym				X		Replace carpet in all corridors near locker rooms and polish concrete.
San Jon Old Gym				X		Replace VCT in corridor in front of gym and polish concrete
San Jon Old Gym				X		Replace bleachers in gym
San Jon Old Gym					X	The low sloped metal roofing material has multiple areas in which "oil-canning" is occuring and fasnters are coming loose. ***Replace Roofing***
San Jon Old Gym					X	Replace soffit panels, fascia, flashing, trim and exterior windows at west corridor in front of old gym.
San Jon Old Gym					X	HVAC Upgrades needed including controls
San Jon Old Gym					X	Upgrade lighting throughout to LED fixtures
San Jon Multi-Purpose Gym	X					Tighten all fasteners on all flashings and metal copings around building perimeter.
San Jon Multi-Purpose Gym	X					Mastic at roof laps/ seams is deteriorating and requires maintenance
San Jon Multi-Purpose Gym	X					Replace splashblocks on roof for drainage from old gym.
San Jon Multi-Purpose Gym	X					Reroute condensate lines to drain off of roof and repair bubble in roof material
San Jon Multi-Purpose Gym	X					Reseat light fixture over main entry
San Jon Multi-Purpose Gym	X					Reseal/ caulk all building perimeter and control joints.
San Jon Multi-Purpose Gym	X					Settlement is occuring at the southeast corner of building, as structural investigation may be needed to determine exact cause.
San Jon Multi-Purpose Gym	X					Repair wall at broken door stop at east doors next to weight room.

SECTION 4.0 - SUPPORT INFORMATION

School Facility/ Building	Maintenance Work Order	SB-9 & Other Funding Sources (FY 2017-2020)	2017 GO Bond Project	2021 GO Bond Project	Other Funding Options	Facility Deficiencies & Needs
San Jon Multi-Purpose Gym	X					Repaint Exterior Doors
San Jon Multi-Purpose Gym	X					Replace damaged/stained ceiling tiles throughout
San Jon Multi-Purpose Gym			X			Paint is peeling from metal wall panels and there are mutliple areas where fasteners are coming loose.
San Jon Multi-Purpose Gym			X			Patch/ repair exterior stucco cracks and recolor coat entire building.
San Jon Multi-Purpose Gym			X			Replace glazing in west windows that have broken seals and show evidence of condensation.
San Jon Multi-Purpose Gym			X			Paint is peeling off metal wall panels at gym walls.
San Jon Multi-Purpose Gym				X		Provide awning at west windows to reduce heat gain.
San Jon Multi-Purpose Gym				X		Repaint interior - patch and repair walls where minor damage is
San Jon Multi-Purpose Gym					X	There are soft spots on the roof near the weight room, which is an area that ponding has been occuring. *Need to Check Roof Warranty*

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools - Capital Improvement Costs by Building & System Type



San Jon Municipal Schools Capital Improvement Needs by Area Type

	Sub Structure	Building Shell	Interiors	Building Services (Mech/ Elect)	Equip/ Furnishings	Special Construction	Building Site Work	Total MACC
Campus Wide Needs	$ -	$ 14,144	$ -	$ 248,728	$ -	$ -	$ 963,289	$ 1,226,161
Pre-K/ Kindergarten	$ -	$ 41,119	$ 18,334	$ 9,347	$ -	$ -	$ -	$ 68,801
Main Building/ Elementary	$ -	$ 662,444	$ 270,322	$ 1,406,702	$ 5,376	$ -	$ -	$ 2,344,844
Middle School	$ -	$ 490,432	$ 159,950	$ 980,689	$ 3,360	$ -	$ -	$ 1,634,431
High School	$ 7,725	$ 188,912	$ 70,297	$ 152,465	$ -	$ 12,168	$ -	$ 431,567
Old Gym	$ -	$ 382,542	$ 406,217	$ 890,802	$ 140,935	$ 14,040	$ -	$ 1,834,535
Natatorium	$ -	$ 126,177	$ 241,308	$ 193,462	$ 6,006	$ -	$ 1,890	$ 568,843
Multi-Purpose Gym	$ 7,725	$ 194,011	$ 54,230	$ -	$ -	$ 12,688	$ -	$ 268,654
TOTAL MACC	$ 15,450	$ 2,099,780	$ 1,220,658	$ 3,882,195	$ 155,677	$ 38,896	$ 965,179	$ 8,377,836
Soft Costs	$ 6,621	$ 899,906	$ 523,139	$ 1,663,798	$ 66,719	$ 16,670	$ 413,648	$ 3,590,501
TOTAL PROJECT COSTS	**$ 22,071**	**$ 2,999,686**	**$ 1,743,798**	**$ 5,545,993**	**$ 222,396**	**$ 55,566**	**$ 1,378,828**	**$ 11,968,337**

NOTE: The above Capital Improvement Costs by Building System Type may require additional funding to cover ancillary demolition/ renovation needs as required for building systems replacement, example: as part of an HVAC replacement may require ceiling replacement or it may be more cost effective to do lighting upgrades at the same time.

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools Capital Improvement Costs by Building

San Jon Municipal Schools	**Date:**	**5/16/2016**	**MACC**	**$ 1,226,161**
San Jon Pre-K/12 Campus	**Building SF:**	**83,015**	**Soft Costs***	**$ 525,498**
Campus Site Improvements	**Total Cost/PSF:**	**N/A**	**Total Project Budget**	**$ 1,751,659**

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Exterior Painting - Metals/ Wood/ Trim	3	$ 14,144.00	$ 6,061.71	$ 20,205.71	Steel columns and trim at covered walkways
D-5030	Security System with camera's at critical locations	1	$ 50,845.50	$ 21,790.93	$ 72,636.43	
D-5030	Intercom/Clock system w-Console	5	$ 101,319.81	$ 43,422.77	$ 144,742.58	
D-5095	General Technology Upgrades	3	$ 96,562.50	$ 41,383.93	$ 137,946.43	
G-1021	Bus Turn-off lane	2	$ 116,025.00	$ 49,725.00	$ 165,750.00	
G-1040	Grading, Drainage & Landscaping - Inc. Irrig.	3	$ 85,522.50	$ 36,652.50	$ 122,175.00	
G-1040	Grading & Drainage (Minor)	2	$ 28,350.00	$ 12,150.00	$ 40,500.00	
G-2020	New Play areas (hard and soft areas) Small School	4	$ 79,827.10	$ 34,211.61	$ 114,038.71	Elementary playground
G-1023	Paving, curbs, striping	2	$ 162,855.00	$ 69,795.00	$ 232,650.00	
G-1021	Concrete sidewalks - replace	2	$ 68,460.00	$ 29,340.00	$ 97,800.00	Multiple locations
G-1023	Asphalt paving - traffic spec.. - 2"	3	$ 69,870.00	$ 29,944.29	$ 99,814.29	East of gyms
G-1040	Fencing (6' high - Chainlink)	1	$ 15,183.00	$ 6,507.00	$ 21,690.00	
G-1022	Paint curb cut including flares	2	$ 282.95	$ 121.26	$ 404.21	
G-2020	Refurbish Baseball/Softball Fields Inc Dugouts, Windscreen & Bleachers	3	$ 45,972.50	$ 19,702.50	$ 65,675.00	
G-2022	Track plus Field Event areas - Asphalt	4	$ 152,901.25	$ 65,529.11	$ 218,430.36	
G-2022	Bleachers - aluminum seats, prefabricated	4	$ 16,680.00	$ 7,148.57	$ 23,828.57	
G-2022	Stadium lighting (each pole)	2	$ 53,340.00	$ 22,860.00	$ 76,200.00	
G-2020	Playground Shade Structures 24'x18'	4	$ 68,020.00	$ 29,151.43	$ 97,171.43	Pre-K/ Kinder and Elementary
		Total	$ 1,226,161.10	$ 525,497.62	$ 1,751,658.72	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.5%, Roof Consultant Fee's - 0%, Performance Assurance Contractor - 0%, District Equipment & Furnishings - 3.0%, Surveys and Soils Tests - 1% and NMGRT 8%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	**Date:**	**5/16/2016**	**MACC**	**$**	**68,801**
San Jon Pre-K/12 Campus	**Building SF:**	**3,433**	**Soft Costs***	**$**	**29,486**
Pre-K/ Kindergarten	**Total Cost/PSF:**	**$ 20.04**	**Total Project Budget**	**$**	**98,287**

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 31,775.85	$ 13,618.22	$ 45,394.07	
B-2010	Exterior Control Joint Maintenance	2	$ 6,656.00	$ 2,852.57	$ 9,508.57	
B-2010	Exterior Painting - Metals/ Wood/ Trim	2	$ 2,687.36	$ 1,151.73	$ 3,839.09	Exterior Doors
C-2000	Repaint Interior	5	$ 9,011.63	$ 3,862.13	$ 12,873.75	
C-3010	Remove and Replace VCT flooring inc. Wall Base	4	$ 9,322.50	$ 3,995.36	$ 13,317.86	
D-2010	Electric Water Cooler Fountain - Standard	1	$ 1,547.40	$ 663.17	$ 2,210.57	
F-2010	Demo Mechanical - Ground Mounted Equipr	4	$ 7,800.00	$ 3,342.86	$ 11,142.86	Remove old abandoned equipment
		Total	$ 68,800.73	$ 29,486.03	$ 98,286.76	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.0%, Roof Consultant Fee's - 1.5%, Performance Assurance Contractor - 1.5%, District Equipment & Furnishings - 1.0%, Surveys and Soils Tests - 1% and NMGRT 7.5%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	Date:	5/16/2016	MACC	$ 2,344,844
San Jon Pre-K/12 Campus	Building SF:	18,502	Soft Costs*	$ 1,004,933
Main Building/ Elementary/ Cafeteria & Kitchen	Total Cost/PSF:	$ 127.34	Total Project Budget	$ 3,349,777

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 171,254.51	$ 73,394.79	$ 244,649.30	
B-2010	Exterior Control Joint Maintenance	2	$ 91,520.00	$ 39,222.86	$ 130,742.86	
B-2020	Exterior Doors, Frames, & Hardware - Double	2	$ 27,883.60	$ 11,950.11	$ 39,833.71	
B-2020	Window - Alum. SH insulated 4'x5' - replace	2	$ 16,224.00	$ 6,953.14	$ 23,177.14	
B-2010	Metal Wall/ Soffit Panels	2	$ 5,226.00	$ 2,239.71	$ 7,465.71	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	1	$ 346,357.44	$ 148,438.90	$ 494,796.34	
B-1020	Roof - Downspouts/ Gutters/ Splashblocks	1	$ 3,978.00	$ 1,704.86	$ 5,682.86	
C-2000	Reconfigure/ Renovate Existing Admin & Main Entry for Security	1	$ 51,397.50	$ 22,027.50	$ 73,425.00	
C-2000	Repaint Interior	5	$ 48,567.75	$ 20,814.75	$ 69,382.50	
B-2020	Interior Doors & hardware - replace	1	$ 26,325.00	$ 11,282.14	$ 37,607.14	
B-2020	Door Hardware - Interior	1	$ 3,057.60	$ 1,310.40	$ 4,368.00	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	3	$ 57,645.00	$ 24,705.00	$ 82,350.00	
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	3	$ 46,116.00	$ 19,764.00	$ 65,880.00	
C-3010	Ceilings Suspended 2x4 (Replacement tiles dble for teglar)	3	$ 7,245.00	$ 3,105.00	$ 10,350.00	Replace stained ceiling tiles
C-3010	Ceiling - glued on acoustical tiles	3	$ 3,382.58	$ 1,449.68	$ 4,832.25	Replace stained or missing tiles
B-2020	Interior Window/ Glazing Replacement - Tempered	2	$ 2,142.00	$ 918.00	$ 3,060.00	Replace wired glazing at library & main entry
C-1030	Casework-LF	5	$ 24,444.00	$ 10,476.00	$ 34,920.00	Classroom Casework
D-3020	HVAC System Replacement w/VRF(V) system	1	$ 581,147.82	$ 249,063.35	$ 830,211.17	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	2	$ 156,933.96	$ 67,257.41	$ 224,191.38	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	1	$ 140,492.00	$ 60,210.86	$ 200,702.86	DDC for the entire campus
D-5030	Replace/ Add LED Exit signage	1	$ 2,163.00	$ 927.00	$ 3,090.00	
D-5090	Automatic Door Openers and Hardware	1	$ 3,296.00	$ 1,412.57	$ 4,708.57	
D-5030	Exterior Building Lighting (LED/Photo cell)	1	$ 2,210.40	$ 947.31	$ 3,157.71	
D-5030	Secondary Service Upgrade	2	$ 137,973.11	$ 59,131.33	$ 197,104.45	
D-2010	Inspect & Replace Water lines	2	$ 26,862.40	$ 11,512.46	$ 38,374.86	
D-2010	Inspect & Replace Sewer lines	2	$ 37,080.00	$ 15,891.43	$ 52,971.43	
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	2	$ 54,927.84	$ 23,540.50	$ 78,468.34	
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	2	$ 105,991.12	$ 45,424.77	$ 151,415.89	
D-2011	Install accessible lavatory	1	$ 2,624.44	$ 1,124.76	$ 3,749.20	Nurse's office
D-2011	Renovate single occupant restroom (Demo, new finishes & fixtures)	2	$ 22,915.44	$ 9,820.90	$ 32,736.34	Nurse & Elementary wing

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	Date:	5/16/2016	MACC	$	2,344,844
San Jon Pre-K/12 Campus	Building SF:	18,502	Soft Costs*	$	1,004,933
Main Building/ Elementary/ Cafeteria & Kitchen	Total Cost/PSF:	$ 127.34	Total Project Budget	$	3,349,777

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
D-2010	Electric Water Fountains - Standard & ADA (Pair)	1	$ 12,978.00	$ 5,562.00	$ 18,540.00	
D-2010	Fire Sprinklers - Install New System	1	$ 119,106.63	$ 51,045.70	$ 170,152.32	
E-2010	Classroom Marker Boards (4'x12')	5	$ 5,376.00	$ 2,304.00	$ 7,680.00	
		Total	$ 2,344,844.14	$ 1,004,933.20	$ 3,349,777.34	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.0%, Roof Consultant Fee's - 1.5%, Performance Assurance Contractor - 1.5%, District Equipment & Furnishings - 1.0%, Surveys and Soils Tests - 1% and NMGRT 7.5%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	Date:	5/16/2016	MACC	$	1,660,848
San Jon Pre-K/12 Campus	Building SF:	16,547	Soft Costs*	$	711,792
Middle School (Inc Science/ Business Tech)	Total Cost/PSF:	$ 100.37	Total Project Budget	$	2,372,640

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 153,159.03	$ 65,639.59	$ 218,798.62	
B-2010	Exterior Control Joint Maintenance	2	$ 7,488.00	$ 3,209.14	$ 10,697.14	
B-2020	Exterior Doors, Frames, & Hardware - Double	2	$ 11,153.44	$ 4,780.05	$ 15,933.49	
B-2020	Window - Alum. SH insulated 4'x5' - replace	2	$ 17,238.00	$ 7,387.71	$ 24,625.71	
B-2010	Metal Wall/ Soffit Panels	2	$ 5,574.40	$ 2,389.03	$ 7,963.43	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	1	$ 152,942.40	$ 65,546.74	$ 218,489.14	
B-1020	Roof - Downspouts/ Gutters/ Splashblocks	1	$ 4,773.60	$ 2,045.83	$ 6,819.43	
B-1020	Roofing - Metal standing seam with Kynar coating	4	$ 138,102.95	$ 59,186.98	$ 197,289.93	
C-2000	Repaint Interior	5	$ 43,435.88	$ 18,615.38	$ 62,051.25	
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	1	$ 9,707.25	$ 4,160.25	$ 13,867.50	MS Classroom Wing
B-2020	Interior Doors & hardware - replace	4	$ 866.25	$ 371.25	$ 1,237.50	MS Classroom Wing
C-3020	Remove existing flooring material & polish concrete inc vinyl base	3	$ 32,025.00	$ 13,725.00	$ 45,750.00	Corridors - Entire Building
C-3010	Remove Roll Carpet & Replace w/Carpet Tile	3	$ 48,998.25	$ 20,999.25	$ 69,997.50	MS Classroom Wing
C-3010	Ceilings Suspended 2x4 (Replacement tiles dble for teglar)	3	$ 2,898.00	$ 1,242.00	$ 4,140.00	Replace stained tiles
B-2020	Interior Window/ Glazing Replacement - Tempered	2	$ 2,463.30	$ 1,055.70	$ 3,519.00	Replace wired glazing teacher workroom
C-1030	Casework (classroom)	5	$ 19,556.25	$ 8,381.25	$ 27,937.50	MS Classroom Wing
D-3020	HVAC System Replacement w/VRF(V) system	1	$ 519,741.27	$ 222,746.26	$ 742,487.53	Entire Building
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	2	$ 37,403.31	$ 16,029.99	$ 53,433.29	Remainder of the Building
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	1	$ 70,686.84	$ 30,294.36	$ 100,981.20	MS Classroom Wing
D-5030	Replace/ Add LED Exit signage	1	$ 1,802.50	$ 772.50	$ 2,575.00	Entire Building
D-5030	Exterior Building Lighting (LED/Photo cell)	1	$ 2,947.20	$ 1,263.09	$ 4,210.29	
D-5030	Secondary Service Upgrade	2	$ 60,925.32	$ 26,110.85	$ 87,036.18	MS Classroom Wing
D-2010	Inspect & Replace Water lines	2	$ 27,433.23	$ 11,757.10	$ 39,190.32	MS Classroom Wing
D-2010	Inspect & Replace Sewer lines	2	$ 37,867.95	$ 16,229.12	$ 54,097.07	MS Classroom Wing
D-2011	Renovate multi-stall Restroom - Demo & New (Women)	2	$ 54,927.84	$ 23,540.50	$ 78,468.34	MS Classroom Wing
D-2011	Renovate multi-stall Restroom - Demo & New (Men)	2	$ 52,995.56	$ 22,712.38	$ 75,707.94	MS Classroom Wing
D-2010	Electric Water Fountains - Standard & ADA (Pair)	1	$ 6,489.00	$ 2,781.00	$ 9,270.00	MS Classroom Wing
D-2010	Emergency shower / eyewash unit	1	$ 947.60	$ 406.11	$ 1,353.71	Rework Drain in Science Lab CR #47
D-2010	Fire Sprinklers - Install New System	1	$ 106,521.31	$ 45,651.99	$ 152,173.30	Entire Building
D-3020	HVAC Controls - Direct Digital Controls (BAS)	4	$ 26,417.29	$ 11,321.69	$ 37,738.98	
E-2010	Classroom Marker Boards (4'x12')	5	$ 3,360.00	$ 1,440.00	$ 4,800.00	MS Classroom Wing
		Total	$ 1,660,848.21	$ 711,792.09	$ 2,372,640.30	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.0%, Roof Consultant Fee's - 1.5%, Performance Assurance Contractor - 1.5%, District Equipment & Furnishings - 1.0%, Surveys and Soils Tests - 1% and NMGRT 7.5%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	**Date:**	**5/16/2016**	**MACC**	**$**	**431,567**
San Jon Pre-K/12 Campus	**Building SF:**	**12,933**	**Soft Costs***	**$**	**184,957**
High School	**Total Cost/PSF:**	**$ 33.37**	**Total Project Budget**	**$**	**616,524**

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
A-1010	Structural Investigation	1	$ 7,725.00	$ 3,310.71	$ 11,035.71	
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 119,707.85	$ 51,303.36	$ 171,011.21	
B-2010	Exterior Control Joint Maintenance	2	$ 4,992.00	$ 2,139.43	$ 7,131.43	
B-2020	Exterior Doors, Frames, & Hardware - Double	2	$ 5,576.72	$ 2,390.02	$ 7,966.74	Near Classroom 18A
B-2020	Window HM (Insulated fixed) Custom Size	2	$ 3,120.00	$ 1,337.14	$ 4,457.14	Entry Area Near Classroom 18A
B-2010	Metal Wall/ Soffit Panels	2	$ 2,090.40	$ 895.89	$ 2,986.29	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	1	$ 46,800.00	$ 20,057.14	$ 66,857.14	Over Wood Shop
B-1020	Roof - Downspouts/ Gutters/ Splashblocks	1	$ 3,182.40	$ 1,363.89	$ 4,546.29	
B-2010	Exterior Painting - Metals/ Wood/ Trim	4	$ 1,414.40	$ 606.17	$ 2,020.57	Exterior Doors
B-2020	Window - Alum. SH insulated 4'x5' - replace	4	$ 2,028.00	$ 869.14	$ 2,897.14	Classroom 18A Only
C-2000	Repaint Interior	5	$ 33,949.13	$ 14,549.63	$ 48,498.75	
B-2020	Interior Doors & hardware - replace	4	$ 2,492.50	$ 1,068.21	$ 3,560.71	Classroom 18A and AG Shop Only
C-3020	Remove existing flooring material & polish concrete inc vinyl base	3	$ 32,025.00	$ 13,725.00	$ 45,750.00	Corridors - Entire
C-3010	Ceilings Suspended 2x4 (Replacement tiles dble for teglar)	3	$ 322.20	$ 138.09	$ 460.29	Replace missing/ stained tiles
B-2020	Install Secondary Exit to Comply with Egress Requirements	3	$ 1,508.00	$ 646.29	$ 2,154.29	Classroom #19
D-3020	HVAC - Cooling system upgrade - RTU's (ref air)	1	$ 5,663.45	$ 2,427.19	$ 8,090.64	Classroom 18A Only
D-5030	Upgrade Lighting (T12/T8 to LED) Existing Fixtures	2	$ 57,745.85	$ 24,748.22	$ 82,494.06	Classroom 18A Only
D-2010	Electric Water Fountains - Standard & ADA (	1	$ 3,244.50	$ 1,390.50	$ 4,635.00	
D-5030	Replace/ Add LED Exit signage	1	$ 1,081.50	$ 463.50	$ 1,545.00	
D-5030	Exterior Building Lighting (LED/Photo cell)	1	$ 1,473.60	$ 631.54	$ 2,105.14	
D-2010	Fire Sprinklers - Install New System	2	$ 83,256.19	$ 35,681.22	$ 118,937.41	
F-1020	Structural Stabilization of Existing Facilities -	1	$ 12,168.00	$ 5,214.86	$ 17,382.86	
		Total	$ 431,566.68	$ 184,957.15	$ 616,523.82	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.0%, Roof Consultant Fee's - 1.5%, Performance Assurance Contractor - 1.5%, District Equipment & Furnishings - 1.0%, Surveys and Soils Tests - 1% and NMGRT 7.5%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	Date:	5/16/2016	MACC	$	1,861,739
San Jon Pre-K/12 Campus	Building SF:	17,040	Soft Costs*	$	797,888
Old Gym	Total Cost/PSF:	$ 109.26	Total Project Budget	$	2,659,628

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 50,908.00	$ 21,817.71	$ 72,725.71	
B-2010	Exterior Control Joint Maintenance	2	$ 2,912.00	$ 1,248.00	$ 4,160.00	
B-2020	Exterior Doors, Frames, & Hardware - Double	2	$ 11,153.44	$ 4,780.05	$ 15,933.49	
B-2020	Window HM (Insulated fixed) Custom Size	2	$ 12,480.00	$ 5,348.57	$ 17,828.57	
B-2010	Metal Wall/ Soffit Panels	2	$ 33,446.40	$ 14,334.17	$ 47,780.57	
B-1020	Roofing - TPO (white) inc. Demo, flashing & trim	1	$ 102,960.00	$ 44,125.71	$ 147,085.71	Flat roof areas
B-1020	Roof - Downspouts/ Gutters/ Splashblocks	1	$ 3,182.40	$ 1,363.89	$ 4,546.29	
B-1020	Roofing - Metal standing seam with Kynar coating	4	$ 165,499.36	$ 70,928.30	$ 236,427.66	Gym Roof
C-2000	Repaint Interior	5	$ 44,730.00	$ 19,170.00	$ 63,900.00	
B-2020	Interior Doors & hardware - replace	4	$ 17,447.50	$ 7,477.50	$ 24,925.00	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	3	$ 21,777.00	$ 9,333.00	$ 31,110.00	Corridors - Entire
C-3010	Wood Floor (Gym Competition Type)	3	$ 154,253.75	$ 66,108.75	$ 220,362.50	Gym
C-3010	Ceiling - glued on acoustical tiles	3	$ 3,183.60	$ 1,364.40	$ 4,548.00	Replace missing/ stained tiles
C-2000	Renovate Locker Rooms	2	$ 164,825.00	$ 70,639.29	$ 235,464.29	Renovate both locker rooms in their entirety
D-3020	HVAC System Replacement w/VRF(V) system	1	$ 535,226.40	$ 229,382.74	$ 764,609.14	
D-5030	Gymnasium Light Fixture Upgrade - LED	2	$ 25,025.94	$ 10,725.40	$ 35,751.34	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New F	1	$ 147,430.08	$ 63,184.32	$ 210,614.40	
D-5030	Replace/ Add LED Exit signage	1	$ 1,081.50	$ 463.50	$ 1,545.00	
D-5030	Exterior Building Lighting (LED/Photo cell)	1	$ 552.60	$ 236.83	$ 789.43	
D-2010	Inspect & Replace Water lines	2	$ 27,433.23	$ 11,757.10	$ 39,190.32	
D-2010	Inspect & Replace Sewer lines	2	$ 37,867.95	$ 16,229.12	$ 54,097.07	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	2	$ 6,489.00	$ 2,781.00	$ 9,270.00	
D-2010	Fire Sprinklers - Install New System	2	$ 109,695.00	$ 47,012.14	$ 156,707.14	
D-3020	HVAC Controls - Direct Digital Controls (BAS)	4	$ 27,204.36	$ 11,659.01	$ 38,863.37	
C-2050	MS Bleacher replacement	5	$ 135,963.24	$ 58,269.96	$ 194,233.20	
E-2020	Stage - ADA Access Ramp Moveable	1	$ 2,940.00	$ 1,260.00	$ 4,200.00	
C-2050	Gymnasium wall pads	5	$ 2,031.75	$ 870.75	$ 2,902.50	
F-2030	Custom Fabricated Handrail Extensions	3	$ 14,040.00	$ 6,017.14	$ 20,057.14	Stage Access
		Total	$ 1,861,739.50	$ 797,888.36	$ 2,659,627.85	

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	**Date:**	**5/16/2016**	**MACC**	**$ 268,654**
San Jon Pre-K/12 Campus	**Building SF:**	**20,250**	**Soft Costs***	**$ 115,138**
Multi-Purpose Gym	**Total Cost/PSF:**	**$ 13.27**	**Total Project Budget**	**$ 383,792**

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
A-1010	Structural Investigation	1	$ 7,725.00	$ 3,310.71	$ 11,035.71	
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 166,608.00	$ 71,403.43	$ 238,011.43	
B-2010	Exterior Control Joint Maintenance	2	$ 6,656.00	$ 2,852.57	$ 9,508.57	
B-2020	Window HM (Insulated fixed) Custom Size	2	$ 2,360.00	$ 1,011.43	$ 3,371.43	Glazing with condensation
B-2010	Metal Wall/ Soffit Panels	2	$ 10,452.00	$ 4,479.43	$ 14,931.43	Around Upper Area of Gym
B-1020	Drains/Gutters/Dnspts/Coping/Flashing/SpBlk	2	$ 5,460.00	$ 2,340.00	$ 7,800.00	
B-2010	Exterior Painting - Metals/ Wood/ Trim	1	$ 2,475.20	$ 1,060.80	$ 3,536.00	Exterior Doors
C-2000	Repaint Interior	5	$ 53,156.25	$ 22,781.25	$ 75,937.50	
C-3010	Ceilings Suspended 2x4 (Replacement tiles dble for teglar)	4	$ 1,074.00	$ 460.29	$ 1,534.29	Various Locations
F-1010	Custom Fabricated Shade Awning	4	$ 2,548.00	$ 1,092.00	$ 3,640.00	
F-1020	Structural Stabilization of Existing Facilities -	1	$ 10,140.00	$ 4,345.71	$ 14,485.71	
		Total	$ 268,654.45	$ 115,137.62	$ 383,792.07	

Soft Costs for this project include: Contingency - 10%, A/E Fee's 7.5%, Specialty Consultant Fees - 0.0%, Roof Consultant Fee's - 1.5%, Performance Assurance Contractor - 1.5%, District Equipment & Furnishings - 1.0%, Surveys and Soils Tests - 1% and NMGRT 7.5%. **TOTAL SOFT COSTS: 30.0%**

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools	**Date:**	**5/16/2016**	**MACC**	**$ 575,826**
San Jon Pre-K/12 Campus	**Building SF:**	**7,242**	**Soft Costs***	**$ 246,783**
Natatorium	**Total Cost/PSF:**	**$ 79.51**	**Total Project Budget**	**$ 822,609**

LEVEL	CAPITAL IMPROVEMENTS	Priority	TOTAL MACC	Soft Costs	Total Project Budget	COMMENTS
B-2010	Stucco Misc Location Repair & New Color Coat	2	$ 46,280.00	$ 19,834.29	$ 66,114.29	
B-2010	Exterior Control Joint Maintenance	2	$ 2,080.00	$ 891.43	$ 2,971.43	
B-2020	Exterior Doors, Frames, & Hardware - Double	2	$ 22,306.88	$ 9,560.09	$ 31,866.97	
B-2020	Window Replacement Insulated - Remove/ Replace	2	$ 5,928.00	$ 2,540.57	$ 8,468.57	Clerestory Windows
B-2020	Window HM (Insulated fixed) Custom Size	2	$ 46,800.00	$ 20,057.14	$ 66,857.14	
B-1020	Roof Ladder/ Access	1	$ 2,782.00	$ 1,192.29	$ 3,974.29	Cafeteria to Natatroium Roof
C-2000	Repaint Interior	5	$ 19,010.25	$ 8,147.25	$ 27,157.50	
B-2020	Interior Doors & hardware - replace	4	$ 11,216.25	$ 4,806.96	$ 16,023.21	
C-3020	Remove existing flooring material & polish concrete inc vinyl base	3	$ 19,215.00	$ 8,235.00	$ 27,450.00	Corridors
B-2020	Interior Doors, Frames, Sidelight & hardware - Replace	3	$ 7,754.80	$ 3,323.49	$ 11,078.29	
B-2020	Interior Window/ Glazing Replacement - Tempered	3	$ 5,355.00	$ 2,295.00	$ 7,650.00	
C-2000	Renovate Locker Rooms	2	$ 151,812.50	$ 65,062.50	$ 216,875.00	Renovate both locker rooms in their entirety
C-3010	Ceiling - suspended 2x4 Lay-in acoustical panels (dble for teglar)	4	$ 3,969.00	$ 1,701.00	$ 5,670.00	Replace missing/ stained tiles
C-2000	Sand Blast, Primer & Paint Interior Metal Surfaces	4	$ 22,975.00	$ 9,846.43	$ 32,821.43	
D-2010	Electric Water Fountains - Standard & ADA (Pair)	1	$ 6,485.90	$ 2,779.67	$ 9,265.57	
D-5030	Upgrade Lighting (T12/T8 to LED)Inc. New Fixtures	2	$ 61,426.64	$ 26,325.70	$ 87,752.35	
D-2010	Fire Sprinklers - Install New System	1	$ 46,620.38	$ 19,980.16	$ 66,600.54	
D-5030	Replace/ Add LED Exit signage	1	$ 1,081.50	$ 463.50	$ 1,545.00	
D-5030	Exterior Building Lighting (LED/Photo cell)	1	$ 736.80	$ 315.77	$ 1,052.57	
D-2010	Inspect & Replace Water lines	2	$ 24,317.19	$ 10,421.65	$ 34,738.84	
D-2010	Inspect & Replace Sewer lines	2	$ 33,566.67	$ 14,385.72	$ 47,952.39	
D-2091	Swimming Pool Pump & Filtration System Comm Grade	2	$ 19,227.01	$ 8,240.15	$ 27,467.16	
D-3020	Ventilation/ Dehumidifier	2	$ 6,983.40	$ 2,992.89	$ 9,976.29	For Pool Area
E-1020	Swimming Pool - ADA Access Motorized Lift	1	$ 6,006.00	$ 2,574.00	$ 8,580.00	
G-1021	Concrete sidewalks & pads- replace	3	$ 1,890.00	$ 810.00	$ 2,700.00	Conc. Stoop to Boiler Room
		Total	$ 575,826.17	$ 246,782.64	$ 822,608.81	

SECTION 4.0 - SUPPORT INFORMATION

4.1.10 San Jon Municipal Schools Facility Maintenance Assessment Report

Facility Maintenance Assessment Report

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	ImmediateThreat and No Work Order

2015 SAN JON

052001 SAN JON MIDDLE SCHOOL

◉ **Combined Schools** **Id 1:** 052144 SAN JON ELEMENTARY
Id 2: 052145 SAN JON HIGH

FMAR_Date: 10/19/2015 **Weather:** Early fall cool , windy

PSFA Reps: Jim Hill Tillotson, Larry

District Reps :

Area	Performance Items	Performance Level: Outstanding	Good	Satisfactory	Marginal	Poor	Deficiency Factors: Minor x 1.5	Major x 3.5	None	Performance Deficiencies: Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	◉	○	○	○	○	◉	3	-1.89	0	-5.67
	Site Utilities	○	◉	○	○	○	○	○	◉	5	-0.95	0	-4.75
	Playgrounds/Athletic Fields	○	○	◉	○	○	○	○	◉	5	-1.89	0	-9.45
	Site Drainage	○	○	◉	○	○	○	○	◉	8	-1.89	0	-15.12
	Sidewalks	○	◉	○	○	○	○	○	◉	2	-0.95	0	-1.90
	Grounds	○	○	◉	○	○	◉	○	○	2	-1.89	1.5	-5.67
Building Exterior	Windows/Calking	○	○	◉	○	○	○	○	◉	3	-1.89	0	-5.67
	Walls/Finishes	○	○	◉	○	○	○	○	◉	5	-1.89	0	-9.45
	Entry/Exterior Doors	○	○	◉	○	○	◉	○	○	7	-1.89	1.5	-19.85
	Roof/Flashing/Gutters	○	○	○	◉	○	○	◉	○	10	-2.83	3.5	-99.05
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	○	◉	○	○	○	◉	3	-2.83	0	-8.49
	Interior Doors	○	○	○	◉	○	○	◉	○	3	-2.83	3.5	-29.72
	Restrooms	○	○	◉	○	○	○	○	◉	3	-1.89	0	-5.67
	Housekeeping	○	○	◉	○	○	○	○	◉	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	○	○	◉	○	○	○	○	◉	3	-1.89	0	-5.67
	Lighting	○	○	◉	○	○	○	○	◉	5	-1.89	0	-9.45
	Fire Protection Systems	○	◉	○	○	○	○	○	◉	10	-0.95	0	-9.50
	Equipment Rooms	○	○	◉	○	○	◉	○	○	2	-1.89	1.5	-5.67
	Heating/Cooling/Ventilation	○	○	○	◉	○	○	○	◉	10	-2.83	0	-28.30
	Air Filters	○	○	○	○	◉	○	○	◉	5	-3.77	0	-18.85
	Kitchen Equipment/Refrig	○	○	◉	○	○	○	○	◉	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	◉	○	○	○	○	◉	6	-1.89	0	-11.34
FIMS Qtr: 3 Maintenance Management	PM Plan	◉	○	○	○	○				10	0		0.00
	FIMS and Equipment Data	○	○	○	○	◉				7	-3.77		-26.39
	Staff Development	○	◉	○	○	○				5	-0.95		-4.75
	Maintenance Safety	○	○	◉	○	○				5	-1.89		-9.45
	Maint. Contractor Oversight	◉	○	○	○	○				5	0		0.00
	Facilities Master Plan (Renewal)	◉	○	○	○	○				3	0		0.00

Total Performance Deficiencies: -361.16 **Total Score:** 638.84 **Overall Rating:** 63.88%

Comments Section

Roadway/Parking

Handicap parking is limited. Most drives and parking areas are not paved, areas are kept and are free of potholes or erosion. Only drop off area is paved, this area in in good condition, striping and directional signage could be improved. Other parking is street side.
Results satisfactory performance. Parking Lots and drive ways are functional, and being maintained to the same level as other lots.

Site Utilities

Site Utilities are located in secured fenced areas protected by Bollards and pipe barriers.
Utilities are locked & physically protected, the areas are well kept, clean, and free of debris, with appropriate labels. Good performance level, the improvements to bollard protection and obvious on going weed and debris control are effective.

Playgrounds/Athletic Fields

Play equipment for kinder and grade school level students is age appropriate, equipment and playing fields are all new or refurbished. The play border on the grade school facility was damaged and out pf place, observed maintenance personnel working to put this back into place.
Football and track facilities in OK condition, control of weeds and wind blown debris ongoing effort.
Satisfactory Performance level.

Site Drainage

Water from roof is drained and directed away from building. Some splash blocks need repositioned, some erosion due to discharge form gutters, and overall site drainage is effective.
Results Satisfactory performance level.

Sidewalks

Sidewalks are in good condition. No major cracks, heaving or settling, no trip hazards noted. Spalling and chipping are very minor. Results Good Performance level.

Grounds

Grounds are well maintained, some specific areas needing additional attention.
Compounds for AC units are overran with weeds, trash and debris, this is a fire hazard next to facilities.
Trees near buildings need trimmed back so they do not overhang roofs. No Graffiti or vandalism anywhere on the facility was noted. Weed control most areas and effective maintenance of lawn, open spaces is noted.
Results Satisfactory performance with minor Deficiency due to the AC compounds condition.

Windows/Caulking

Exterior windows, frames and caulking are in good condition overall,
No windows were cracked or broken. Caulking is in good shape.
On one of windows with AC units the filler panel next to the unit is displaced not sealing. Issue looks like just a occurred. Results satisfactory performance level.

Walls/Finishes

Exterior wall finishes are OK, near cafeteria there is damage to finish, and HS vocational building have some spots where finish is peeling away. Expansion joint and wall to ground caulking is OK some minor cracking and splitting is developing.
Results: Satisfactory performance level

Entry/Exterior Doors

Most Exterior doors are OK condition, South and or West facing doors finish is fading and will need repainting soon, The notable exception is entry to Vocational facility: the finish on this door is very poor, seals need replacing, some frame and wall damage in this areas was noted.
Results: Satisfactory performance level, with minor deficiency due to the Vocational building entrance.

Roof/Flashing/Gutters

Roof is mostly metal roofing, with very little slope. The North and East areas of Multipurpose facility as well as East side of Old gym and Natatorium is Rolled Modified Bitumen type roof, estimate 60 – 70% granular material loss. There is heavy leaking in these areas with damage to interior spaces. Roof has areas of ponding and soft spots near parapets. Observed roof drains openings are higher than roof surfaces contributing to ponding. Several cracks in transitions from horizontal to vertical near parapets and walls was

noted. Possible warranty repair of Rolled Modified Bitumen type roof depending on age of roof, Some minor flashing issues noted on West side of multipurpose and elementary buildings.
Strongly recommend having roof areas that are leaking evaluated by roofing professional.
Results: Marginal due to the leaking on the east side of main facility.

Walls/Floors/Ceilings/Stairs

Most interior surfaces are OK. Notable damaged walls, ceilings and floors on East side main facility , multipurpose room, old gym and natatorium due to roof leaks.
Recommend: effective action to determine cause of leaking and repair issue. Possible warranty repair depending on age of roof. Results marginal due to the damaged areas.

Interior Doors

Interior doors are in good shape, door finishes nice, hardware is updated type.
Doors operated properly, closing fully and latching.
Fire doors are being blocked: open code violation.
Results Marginal performance level, with major deficiency due to code violations.
The major deficiency requires less than satisfactory performance level .
Recommend, review of fire door requirements for improved facility conditions and safety of occupants.

Restrooms

Restrooms were found to be well kept, clean and fully functional.
Tested fixtures worked as designed. No issues noted. Results: Satisfactory performance level.
Recommendations: Keep up the good work. Suggest establish a regular schedule walk through of the rest rooms to assure continued satisfactory operation.

Housekeeping

Custodial level maintenance is well preformed. Overall facility is well kept and clean.
Coils in refrigerator and freezer need cleaned.
MSDS sheets / book verified, recommend keeping book readily available.
Results Satisfactory, issue with refrigerator coils being addressed.

Elecrical Distribution

Electrical distribution panels are secured, panel schedules are available, and panels located in corridors are locked. Observed panels have required 3 ft. clearance.
Some utility support blocks on roof need adjustment, or replacement.
Performance levels Satisfactory.

Lighting

Lighting in the facility is adequate. Lights fixtures were functional.
Exterior lights were not active due to day light conditions, some lens need cleaning.
Results: satisfactory performance level.

Fire Protection Systems

Building fire alarm system was in normal condition.
Fire extinguishers were up to date on annual certification and are receiving monthly inspections.
Kitchen portable extinguisher was up to date on annual service and had received monthly check.
One set of the fire doors are being propped open. Tested emergency light units worked.
Emergency eye wash / shower is being tested regularly and tests logged on service tag.
Results: Good performance level as all fire systems were in functional condition.
Note: Emergency eye wash / shower testing and documentation make this section score above average.

Equipment Rooms

Equipment rooms are well kept, minor storage issues.
Boiler rooms have issues due to age of equipment, efforts and equipment needed to keep boilers on line. see heating and cooling
Satisfactory performance level with minor deficiency due to boilers.
Recommend monthly preventive work order to check all equipment rooms, sweep, and assure no storage.

Heating/Cooling/Ventilation

Heating and cooling units are newer models some recently installed.
Old HVAC units located in fenced compounds are out of service. Note: power cut off switches are still in on position.

Heating boilers are very old, one observed to be leaking, issue could become safety issue. Strongly recommend evaluation, and repair on a priority basis.
Environmental spaces are noted as comfortable, no issues noted.
Performance level Marginal due to condition of boilers.

Air Filters

Current air filter service is inadequate, filters were found to be clogged to the point of collapse or failure. One units Make Up Air pre-filters was incorrectly installed and damaged beyond repair.
Results: Poor performance level.
Recommend review of Manufacturers recommendations for Air filters, and service intervals.
Suggest investigate acquiring washable filters if filter cost is prohibitive.

Kitchen Equipment/Refrig

Kitchen overall was clean and well kept. Equipment appeared fully functional.
Refrigerator/freezer unit coils were clogged. See Housekeeping.
Results: Satisfactory performance level. No issues noted.

Plumbing/Water Heaters

See heating cooling sections for boilers issue.
Water heaters observed are new modern type.
Plumbing fixtures have been upgraded, tested units functioned.
Results: Satisfactory performance level.

FMAR Status Report with 5 Year History

Date: April 29, 2016
School District Name: San Jon Municipal School District
District Address: P.O. Box 5, San Jon, NM 88434
Superintendent: Colin Taylor **Maintenance Supervisor:** Mike Thrasher

San Jon School District	FMAR % Rating	Minor Findings	Major Findings
San Jon Average FMAR 2011 to current	65.86% Poor	***	***
San Jon Combined Campus (052001) FMAR Date: 10/19/2015:	63.88% - Marginal	3 – GR, E/ED, ER	2 – RFG, ID
San Jon Combined Campus (052001) FMAR Date: 7/27/2011:	53.33% - Poor	6 – SU, P/AF, W/F, RFG, ED, KE/R	4 – WFCS, FPS, ER, P/WH
End	***	Total Minors: 9	Total Majors: 6

April 29, 2016 lt

SECTION 4.0 - SUPPORT INFORMATION

4.1.11 San Jon Municipal Schools Facility Assessment Database (FAD Report)

The following pages contain the district's current Facility Assessment Database Report as of September 27, 2016. The FAD report does require updating of the following information notated in red and was submitted to NMPSFA for correction on October 25, 2016.

Executive Summary Report

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

High Level Overview

General Information

Location:	San Jon, NM 88434	**Ed. Adequacy Model:**	High School Educational Adequacy	
School Type:	Combined	**Ed. Adequacy CCI:**	100.00%	
School Category:	Traditional	**School CCI City:**	RSMEANS2016:US_NM_ALBUQUERQ, UE	

NMCI Statistics

Number of Students:	135	165	**Number of Buildings:**	11	
Growth Factor:	1.00		**Number of Portables:**	0	
Total Gross Square Feet:	102,004	87,727	**Building Square Feet:**	102,004	87,727
Site Size (Acres):	5.20	19.0	**Portable Square Feet:**	0	

NMCI School Metrics

Replacement Cost:	$18,800,954	**Unweighted Repair Cost:**	$6,420,262
Weighted Repair Cost:	$2,640,874	**Unweighted Educational Adequacy Cost:**	$98,998
Weighted Educational Adequacy Cost:	$290,968	**Total Unweighted Cost:**	$6,519,260
Total Weighted Cost:	$2,931,842	**Unweighted NMCI Score:**	34.68
Weighted NMCI Score:	15.59		

NMCI Facility History

Last Assessment Date:	11-06-2015	**Previous Award, Yes or No, Year if Yes:**	Yes, 04
Closed:	No		

Sep 27, 2016

Page 1 of 29

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Facility Description

San Jon School is located in San Jon, New Mexico, and is a part of the San Jon Municipal Schools District and is a combined school. The 1-story campus contains permanent buildings and no portables. Occupancy kindergarten through twelfth grade students and a staff of approx 45. Originally constructed in 1936, there have been 9 additions. To most accurately capture repair costs, the complex is split into 10 permanent building assessments.

The school is comprised of:

1936 Original Construction

1960 Old Gymnasium

1972 High School

1974 Middle School

1976 Natatorium

1999 Science / Computer Labs

2000 PreK-Kindergarten

2001 Elementary School

2001 High School Classrooms

2003 High School Vocational Classrooms

2004 Multi-purpose

SEE UPDATED EXECUTIVE SUMMARY

Site: The site includes an athletic field and a hard surface play area. The school has a parking capacity of 120 (1 is a handicap space). All paved areas are in good condition and require no improvements. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass, and these areas are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: Buildings typically rest on concrete foundations that are showing no signs of settlement or damage. The main structure uses concrete block bearing walls. The roof system is steel framed with combination of flat and pitched roofs. Roofs were replaced in 1999, and are not leaking. Exterior doors are steel, and windows are double-paned units with aluminum frames.

Interiors: Partition wall types include painted concrete block and drywall. Interior wall finishes are painted as needed and are generally in good condition. Most ceilings are suspended acoustical tile or drywall. Flooring is typically carpet. Interior doors are wood.

Mechanical/Plumbing: Heating for the complex is supplied by gas-fired boilers or electric heat pumps. Heat is distributed throughout the building by ductwork. Cooling is supplied by evaporative coolers and a direct expansion system. Cooling is distributed by ductwork. Fresh air is supplied by dampers. Bathroom ventilation is adequate. Plumbing and fixtures are original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/240 V., 1-phase 1,200amps power to the facility. Lighting is fluorescent and illumination is adequate. Emergency lighting is not adequate in corridors, but emergency exit lights are present and are typically illuminated.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators. The system is activated by pull stations and smoke detectors, and is not centrally monitored. The school does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire rated. There is no security system. The complex is generally handicap compliant, but ADA signs are required and a lift for the stage.

2003 Update

Classroom Additions: PSCOC $281,288.00 - March 2001 - 3,267 S.F.

Classroom Additions: PSCOC $338,975.00 - March 2001 - 3,937 S.F.

Kitchen Renovations: PSCOC/DCU 02-035: $225,759.00 - Oct. 2002 - 670 S.F.

Classroom Renovations: PSCOC/DCU 02-035: $67,207.00 - Jan. 2003 - 1775 S.F. (Home Economics)

ADA Restroom Upgrades: PSCOC $44,159.00 - Jan. 2003 (Home Ecomomics)

Re-roof Cafeteria: PSCOC $61,718.00 - Oct. 2003

Exterior Stucco Repair: PSCOC $41,595.00 - Oct. 2003

Field (land purchase): Private Donation: $54,107.00 - June 2003

7/21/99 $620,000 Construct new classrooms, a new science laboratory and remodel classrooms

12/15/99 Letter of Approval

8/28/01 Letter of Approval for $50,000-Total Project Cost $50,000 (for walkway)

7/28/00 $790,000 Build new pre-school and kindergarten

5/3/01 Letter of Approval for $3,685-Total Project Cost for design portion $65,160

8/22/01 Letter of Approval for $724,819.50-Total Project Cost $790,000

5/10/02 Letter of Approval for Phone System to be included in plan

10/22/01 $700,000 Renovations and life/safety improvements throughout the campus

5/22/02 Disapproval of Project Plan

6/18/02 Approval of Project Plan for $700,000-Total Project Cost $635,000

8/12/02 $2,284,290 For renovations at San Jon School and replacement of cafeteria equipment, construction of a new multipurpose facility and demolition of the structurally deficient multipurpose facility. This award is contingent upon planning and consultation with PSCOC. This award completes the project.

9/16/03 $600,000 Construct 2 new classrooms and 1 vocational lab.

HB 33/SB 9/Local General Obligation Bonds

11/29/99 Approval of Project Plan: Roof renovation and repair at San Jon Schools

Local General Obligation Bonds $253,000

SEE UPDATED EXECUTIVE SUMMARY

Executive Summary Report

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type		Use
Kindergarten Areas (2000)	Elementary School Building	$110,197	$27,930	2000	3,132	Building	3,433 SF	Educational
Elementary School (1968) 1976	High School Building	$328,783	$89,137	1968 1976	5,040	Building	5,200 SF	Educational
Gym/Multipurpose (2004) 2005	High School Building	$431,383	$168,365	2005	18,654	Building		Educational
High School (1972) 1974	High School Building	$581,456	$153,999	1972 1974	13,104	Building	7,803 SF	Educational
High School (2005)	High School Building	$286,476	$208,506	1998 2005	13,104	Building	1,475 SF	Educational
Natatorium (1976) 1964	High School Building	$625,784	$204,593	1976 1964	8,418	Building	4,000 SF	Educational
Old Gymnasium (1960) & Kitchen	High School Building	$1,276,732	$646,537	1960	14,114	Building		Educational
Original Construction (1936) 1979	High School Building	$966,947	$678,433	1936 1979	10,672	Building	8,318 SF	Educational
SBHC Building (2010)	High School Building	$8,286	$2,071	2010	1,120	Building		Educational
Science/Business Labs & ITU (1999)	High School Building	$296,132	$74,033	1999	7,293	Building	5,411 SF	Educational
Site	High School Site	$1,187,081	$296,770	1978 1936	102,004	Building	87,727 SF	Site
Middle School (1974) 1978	Middle School Building	$321,005	$90,498	1974 1978	7,353	Building	8,710 SF	Educational
Building Totals		**$6,420,262**	**$2,640,874**					
Educational Adequacy Need	High School Educational Adequacy	$98,998	$290,968					
School Totals		**$6,519,260**	**$2,931,842**					

ADD THE FOLLOWING:

High School Addition (2001) 3,325 SF

Natatorium Changing Room Addition (1987) 2,542 SF

Cafeteria & SPED Classroom Addition (1993) 4,162 SF

*** NOTE: The only remaining portion of the building that is remaining from 1936 are the (2) staff restrooms, janitors closet and storage room across the hall from the administration office - ~900 SF.**

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Kindergarten Areas (2000) **Cost Model:** Elementary School Building **Size:** 3,132 **3,433 SF**

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%	2000	2020	64%	33.25%	$6,742	9	.25	$1,686	
Ceiling Finishes	$5.58	30	110%	2000	2030	28%	33.25%	$5,471	9	.25	$1,368	...e damage due to water leaks - SEE PHOTOS 11/2015 jh: some stained ceiling tiles very minor, stains are older
Communications and Security	$2.12	15	90%	2000	2015	100%	33.25%	$5,971	4	.25	$1,493	
Emergency Light and Power	$0.43	20	90%	2000	2020	64%	33.25%	$775	9	.25	$194	
Exterior Doors and Windows	$5.66	30	110%	2000	2030	28%	33.25%	$5,544	9	.25	$1,386	
Exterior Walls	$11.15	100	100%	2000	2100	3%	33.25%	$894	9	.25	$223	11/2015 jh: Some minor surface cracking along bottom of exterior wall in places
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$3,000	9	.25	$750	11/2015 jh: Campus wide Fire alarm system, older technology recommend evaluation
Floor Finishes	$5.83	12	110%	2009	2021	34%	33.25%	$6,837	9	.25	$1,709	...egularly, current floor condition is Ok, carpets are not excessively worn. adjust life cycle for 50% remaining
Foundtion/Slab/Structure	$15.98	100	100%	2000	2100	3%	33.25%	$1,282	9	.25	$320	
HVAC	$22.84	30	100%	2013	2043	1%	33.25%	$715	9	.25	$179	...unit on ground in compound has been abandoned, new HVAC units on the roof estimate 2013 , adjust install date
Interior Doors and Partitions	$9.08	50	90%	2000	2050	10%	33.25%	$2,621	9	.25	$655	
Interior Walls	$7.90	60	90%	2000	2060	7%	33.25%	$1,583	9	.25	$396	
Lighting/Branch Circuits	$11.35	30	90%	2000	2030	28%	33.25%	$9,103	9	.25	$2,276	
Main Power/Emergency	$1.33	30	90%	2000	2030	28%	33.25%	$1,062	9	.25	$266	
Other Equipment	$6.59	60	110%	2000	2060	7%	33.25%	$1,615	9	.25	$404	
Plumbing	$15.49	30	100%	2000	2030	28%	33.25%	$13,800	9	.25	$3,450	
Roof	$15.47	20	120%	2000	2020	64%	33.25%	$37,215	9	.25	$9,304	11/2015 jh: Unable to directly access roof areas. some stained tiles inside of facility , stains look old
Sprinklers and Standpipes	$3.66	50	130%	2000	2050	10%	33.25%	$1,524	5	.5	$762	10/20/2010 CJA Set category to 5: Grandfathered.

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
Wall Finishes	$4.17	12	100%	2009	2021	34%	33.25%	$4,444	9	.25	$1,111	...h: Interior walls are refinished / repainted regularly. Current wall finish is Ok , adjust life cycle for 50%
Total:								**$110,197**			**$27,930**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Elementary School (1968) 1976 **Cost Model:** High School Building **Size:** 5,040 5,200

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%	1999	2019	72%	33.25%	$12,248	9	.25	$3,062	11/2015 jh: ventilation units on roof are newer type 1999
Ceiling Finishes	$5.58	30	110%	1999	2029	32%	33.25%	$9,939	9	.25	$2,485	...are not 1968 original install Estimate new tiles with 1999 roof , Many new tiles, a few f have older stains,
Communications/Security	$1.96	15	90%	2001	2016	100%	33.25%	$8,905	4	.25	$2,226	...15 jh: Upgraded, security locks on exterior doors, new type cctv cameras, intercom / bell system estimate 2001
Exterior Walls	$15.39	100	100%	1968	2068	23%	33.25%	$17,868	9	.25	$4,467	11/2015 jh: Exterior walls are in good condition, have been refinished no issues noted
Exterior Windows and Doors	$5.98	30	110%	1999	2029	32%	33.25%	$10,643	9	.25	$2,661	...l install, these are double pane glass with aluminum frames estimate 1999, Entry doors have also been upgraded
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$4,827	9	.25	$1,207	...graded in 2005 11/2015 jh System is a campus wide system, older technology recommend professional evaluation
Fire Sprinkler	$2.62	50	130%	1968	2018	92%	33.25%	$15,811	5	.5	$7,905	
Floor Finishes	$6.43	12	110%	2009	2021	34%	33.25%	$12,135	9	.25	$3,034	...shes are not original 1968 install , Floors are mostly carpeted, in good condition, adjust life cycle for 50%
Foundtion/Slab/Structure	$29.28	100	100%	1968	2068	23%	33.25%	$34,001	9	.25	$8,500	
HVAC	$23.92	30	100%	1999	2029	32%	33.25%	$38,714	9	.25	$9,678	... cooling. SEE PHOTOS 11/2015 jh: Verified, note units are not 1968 original install estimatt4 1999 renovation
Institutional Equipment	$3.74	30	100%	1968	1998	100%	33.25%	$18,868	9	.25	$4,717	...A unchecked auto update: Gym Equip is N/A . category type will remain at 9 to minimize the impact to the wNMCI
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	1999	2049	12%	33.25%	$6,113	9	.25	$1,528	...re not original 1968 install, current doors have modern hardware, very nice finishes estimate 1999 renovation

Executive Summary Report

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
Interior Walls	$7.41	60	90%	1968	2028	64%	33.25%	$21,498	9	.25	$5,374	
Lighting/Branch Circuits	$11.48	30	90%	2001	2031	25%	33.25%	$13,022	9	.25	$3,256	10/20/2010 CJA Electrical upgraded in 2001.
Main Power/Emergency	$1.33	30	90%	1999	2029	32%	33.25%	$1,930	9	.25	$483	.../2015 jh: Main power feeds are not original 1968 install. Emergency light units are newer type. estimate 1999
Other Electrical Systems	$0.53	20	90%	1968	1988	100%	33.25%	$2,391	2	1.5	$3,586	
Other Equipment	$11.59	60	110%	1968	2028	64%	33.25%	$41,121	9	.25	$10,280	
Plumbing	$11.10	30	100%	1999	2029	32%	33.25%	$17,963	9	.25	$4,491	11/2015 jh: plumbing fixtures are not 1968 original install , estimate 1999 renovation
Roof	$8.05	20	120%	1999	2019	72%	33.25%	$35,167	9	.25	$8,792	...pe, roof is in good condition, some ponding due to lack of slope , minor issue with flashing reported Via FMAR
Technology	$0.14	10	90%	2005	2015	100%	33.25%	$640	4	.25	$160	...ch class room indicate updated communications / data links. estimate 2005 Recommend professional evaluation
Wall Finishes	$2.90	12	100%	2009	2021	34%	33.25%	$4,977	9	.25	$1,244	...15 jh: Interior walls are refinished / repainted regularly. Current finishes are ok adjust life cycle for 50%
Total:								**$328,783**			**$89,137**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Gym/Multipurpose (2004) **2005** **Cost Model:** High School Building **Size:** 18,654

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%	$18,981	9	.25	$4,745	
Ceiling Finishes	$1.86	30	110%	2005	2035	13%	33.25%	$5,134	9	.25	$1,284	...lit system. Category override type 2 applied 7/26/2016 CJA Split system for above. This is the NORMAL portion.
Ceiling Finishes	$3.72	30	110%	2005	2035	13%	33.25%	$10,268	2	1.5	$15,402	...t system. Category override type 2 applied 7/26/2016 CJA Split system for above. This is the DEGRADED portion.
Communications/Security	$1.96	15	90%	2005	2020	54%	33.25%	$17,725	9	.25	$4,431	
Exterior Walls	$15.39	100	100%	2005	2105	1%	33.25%	$3,473	9	.25	$868	
Exterior Windows and Doors	$5.98	30	110%	2005	2035	13%	33.25%	$16,493	9	.25	$4,123	
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$17,866	9	.25	$4,466	...stem with head end or controller is older technology, system issues noted recommend professional evaluation.
Fire Sprinkler	$2.62	50	130%	2005	2055	5%	33.25%	$3,073	9	.25	$768	
Floor Finishes	$6.43	12	110%	2005	2017	84%	33.25%	$110,912	9	.25	$27,728	11/2015 jh: floor finishes are ok will need refinished soon
Foundtion/Slab/Structure	$29.28	100	100%	2005	2105	1%	33.25%	$6,609	9	.25	$1,652	
HVAC	$23.92	30	100%	2005	2035	13%	33.25%	$59,992	9	.25	$14,998	11/2015 jh: some maintenance issues addressed via FMAR
Institutional Equipment	$3.74	30	100%	2005	2035	13%	33.25%	$9,389	9	.25	$2,347	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	2005	2055	5%	33.25%	$9,473	9	.25	$2,368	
Interior Walls	$7.41	60	90%	2005	2065	3%	33.25%	$4,179	9	.25	$1,045	
Lighting/Branch Circuits	$11.48	30	90%	2005	2035	13%	33.25%	$25,920	9	.25	$6,480	
Main Power/Emergency	$1.33	30	90%	2005	2035	13%	33.25%	$2,991	9	.25	$748	
Other Electrical Systems	$0.53	20	90%	2005	2025	30%	33.25%	$2,677	9	.25	$669	
Other Equipment	$11.59	60	110%	2005	2065	3%	33.25%	$7,993	9	.25	$1,998	
Plumbing	$11.10	30	100%	2005	2035	13%	33.25%	$27,836	9	.25	$6,959	

Executive Summary Report

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
Roof	$4.02	20	120%	2005	2025	30%	33.25%	$27,248	9	.25	$6,812	...rapet and other vertical areas . see photos 7/26/2016 CJA Split system for above. This is the NORMAL portion.
Roof	$4.02	20	120%	2005	2025	30%	33.25%	$27,248	3	2	$54,496	...pet and other vertical areas . see photos 7/26/2016 CJA Split system for above. This is the MITIGATE portion.
Technology	$0.14	10	90%	2005	2015	100%	33.25%	$2,370	4	.25	$593	
Wall Finishes	$2.90	12	100%	2010	2022	25%	33.25%	$13,534	9	.25	$3,384	11/2015 jh: Walls are refinished regularly
Total:								**$431,383**			**$168,365**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: High School (1972) **1974** **Cost Model:** High School Building **Size:** 13,104 **7,803**

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%	$13,333	9	.25	$3,333	2005 Roof Ventilation equipment not updated with new HVAC units
Ceiling Finishes	$5.58	30	110%	2005	2035	13%	33.25%	$10,820	9	.25	$2,705	11/2015 jh: Ceiling tiles upgraded
Communications/Security	$1.96	15	90%	2005	2020	54%	33.25%	$12,451	9	.25	$3,113	CCTV system upgraded , not able to determine if fully functional
Exterior Walls	$15.39	100	100%	1972	2072	19%	33.25%	$39,038	9	.25	$9,759	...lls are ok, No structural level issues noted, Some FMAR - local level issues with wall finishes in some areas.
Exterior Windows and Doors	$5.98	30	110%	1972	2002	100%	33.25%	$86,175	4	.25	$21,544	...ional section of high school building, are original install. Window in these class are also in poor condition.
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$12,550	9	.25	$3,138	
Fire Sprinkler	$2.62	50	130%	1972	2022	77%	33.25%	$34,542	5	.5	$17,271	10/20/2010 CJA Set category to 5: Grandfathered
Floor Finishes	$6.43	12	110%	1995	2007	100%	33.25%	$92,723	4	.25	$23,181	...ce to Ag class room carpet is noted as worn out in Ag room , life cycle is ok, Carpet will need replaced soon
Foundtion/Slab/Structure	$29.28	100	100%	1972	2072	19%	33.25%	$74,283	9	.25	$18,571	
HVAC	$23.92	30	100%	2013	2043	1%	33.25%	$3,135	9	.25	$784	... Estimate 2013 . Adjust life cycle, NOTE metal stands for units need painted, rust issues reported Via FMAR .
Institutional Equipment	$3.74	30	100%	2005	2035	13%	33.25%	$6,595	9	.25	$1,649	10/20/2010 CJA Unchecked auto update to leave category at 9: to minimize the contribution to wNMCI
Interior Doors, Partitions, Stairs, Elevator	$5.83	50	90%	1972	2022	77%	33.25%	$53,236	9	.25	$13,309	...o AG class, Shop and HE. these doors are worn The remaining are Ok and in good condition estimate about 50-50
Interior Walls	$7.41	60	90%	1985	2045	27%	33.25%	$23,314	9	.25	$5,828	...hall way installed by one of the projects average age of interior walls about 50% life cycle adjust life cycle
Lighting/Branch Circuits	$11.48	30	90%	2005	2035	13%	33.25%	$18,208	9	.25	$4,552	

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
Main Power/Emergency	$1.33	30	90%	2005	2035	13%	33.25%	$2,101	9	.25	$525	
Other Electrical Systems	$0.53	20	90%	2005	2025	30%	33.25%	$1,880	9	.25	$470	
Other Equipment	$11.59	60	110%	2005	2065	3%	33.25%	$5,615	9	.25	$1,404	
Plumbing	$11.10	30	100%	2005	2035	13%	33.25%	$19,554	9	.25	$4,888	11/2015 jh fixtures in rest rooms upgraded
Roof	$8.05	20	120%	2005	2025	30%	33.25%	$38,282	9	.25	$9,571	...f to Parapet is beginning to crack, premature failure of roof in this area likely, suggest split system 20-80
Technology	$0.14	10	90%	2005	2015	100%	33.25%	$1,665	4	.25	$416	
Wall Finishes	$2.90	12	100%	2005	2017	84%	33.25%	$31,956	9	.25	$7,989	11/2015 jh: Walls are refinished regularly current finish and life cycle is OK
Total:								**$581,456**			**$153,999**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

High School 3- Classroom Addition (2001) 3,325 SF

Asset Detail

1,475 (Wood Shop Addition)

Building Name: High School (2005) **Cost Model:** High School Building **Size:** 13,104

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%	$13,333	9	.25	$3,333	2005 Roof Ventilation equipment not updated with new HVAC units
Ceiling Finishes	$5.58	30	110%	2005	2035	13%	33.25%	$10,820	9	.25	$2,705	11/2015 jh: Ceiling tiles upgraded
Communications/Security	$1.96	15	90%	2005	2020	54%	33.25%	$12,451	9	.25	$3,113	CCTV system upgraded , not able to determine if fully functional
Exterior Walls	$15.39	100	100%	2005	2105	1%	33.25%	$2,440	9	.25	$610	
Exterior Windows and Doors	$5.98	30	110%	2005	2035	13%	33.25%	$11,586	9	.25	$2,896	...ol building, are original install . Window in these class are also in poor condition, Suggest 50 - 50 split
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$12,550	9	.25	$3,138	
Fire Sprinkler	$2.62	50	130%	2005	2055	5%	33.25%	$2,159	5	.5	$1,079	10/20/2010 CJA Set category to 5: Grandfathered
Floor Finishes	$6.43	12	110%	2005	2017	84%	33.25%	$77,913	3	2	$155,826	...orn out in Ag room , life cycle is ok, Carpet will need replaced soon Category override due to trip hazard
Foundtion/Slab/Structure	$29.28	100	100%	2005	2105	1%	33.25%	$4,643	9	.25	$1,161	
HVAC	$23.92	30	100%	2013	2043	1%	33.25%	$3,135	9	.25	$784	... Estimate 2013 . Adjust life cycle, NOTE metal stands for units need painted, rust issues reported Via FMAR .
Institutional Equipment	$3.74	30	100%	2005	2035	13%	33.25%	$6,595	9	.25	$1,649	10/20/2010 CJA Unchecked auto update to leave category at 9: to minimize the contribution to wNMCI
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	2005	2055	5%	33.25%	$6,655	9	.25	$1,664	... AG class, Shop and HE. these doors are worn The remaining are Ok and in good condition estimate about 50-50
Interior Walls	$7.41	60	90%	2005	2065	3%	33.25%	$2,935	9	.25	$734	
Lighting/Branch Circuits	$11.48	30	90%	2005	2035	13%	33.25%	$18,208	9	.25	$4,552	
Main Power/Emergency	$1.33	30	90%	2005	2035	13%	33.25%	$2,101	9	.25	$525	
Other Electrical Systems	$0.53	20	90%	2005	2025	30%	33.25%	$1,880	9	.25	$470	
Other Equipment	$11.59	60	110%	2005	2065	3%	33.25%	$5,615	9	.25	$1,404	

Executive Summary Report

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
Plumbing	$11.10	30	100%	2005	2035	13%	33.25%	$19,554	9	.25	$4,888	11/2015 jh fixtures in rest rooms upgraded
Roof	$8.05	20	120%	2005	2025	30%	33.25%	$38,282	9	.25	$9,571	...f to Parapet is beginning to crack, premature failure of roof in this area likely, suggest split system 20-80
Technology	$0.14	10	90%	2005	2015	100%	33.25%	$1,665	4	.25	$416	
Wall Finishes	$2.90	12	100%	2005	2017	84%	33.25%	$31,956	9	.25	$7,989	11/2015 jh: Walls are refinished regularly current finish and life cycle is OK
Total:								**$286,476**			**$208,506**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Natatorium (1976) 1964 **Cost Model:** High School Building **Size:** 8,418 4,000

Natatorium Changing Room Addition (1987) 2,542 SF

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%	1999	2019	72%	33.25%	$20,458	9	.25	$5,114	11/2015 jh not 1960 original estimate 1999
Ceiling Finishes	$5.58	30	110%	1999	2029	32%	33.25%	$16,601	9	.25	$4,150	11/2015 jh Not 1976 original install , estimate 1999
Communications/Security	$1.96	15	90%	2005	2020	54%	33.25%	$7,999	9	.25	$2,000	11/2015 jh See other assets updated from original install estimate 2005
Exterior Walls	$15.39	100	100%	1976	2076	16%	33.25%	$20,725	9	.25	$5,181	11/2015 jh: exterior walls are OK refinished estimate 2005
Exterior Windows and Doors	$5.98	30	110%	1976	2006	100%	33.25%	$55,359	4	.25	$13,840	11/2015 jh observed exterior doors are probably original install
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$8,062	9	.25	$2,016	...5. 11/2015 jh: campus wide system , most recent addition was 2005 , head end equipment is older estimate 2000,
Fire Sprinkler	$2.62	50	130%	1976	2026	64%	33.25%	$18,338	0	0	$0	Not required by UBC
Floor Finishes	$6.43	12	110%	2009	2021	34%	33.25%	$20,269	9	.25	$5,067	11/2015 jh: Floors are Ok adjust for 50% life cycle
Foundtion/Slab/Structure	$29.28	100	100%	1976	2076	16%	33.25%	$39,438	9	.25	$9,859	
HVAC	$23.92	30	100%	1999	2029	32%	33.25%	$64,661	9	.25	$16,165	1/2015 jh: roof top hvac units are not original install estimate 1999
Institutional Equipment	$3.74	30	100%	1976	2006	100%	33.25%	$31,514	4	.25	$7,879	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	1976	2026	64%	33.25%	$56,527	9	.25	$14,132	
Interior Walls	$7.41	60	90%	1976	2036	44%	33.25%	$24,935	9	.25	$6,234	
Lighting/Branch Circuits	$11.48	30	90%	1999	2029	32%	33.25%	$27,937	9	.25	$6,984	11/2015 updated forr 1976 to 1999
Main Power/Emergency	$1.33	30	90%	1999	2029	32%	33.25%	$3,224	9	.25	$806	11/2015 jh Power utility supply has been updated from original 1960 install estimate 1999
Other Electrical Systems	$0.53	20	90%	2009	2029	12%	33.25%	$489	9	.25	$122	10/20/2010 CJA Set last reno date to 2009
Other Equipment	$11.59	60	110%	1976	2036	44%	33.25%	$47,696	9	.25	$11,924	
Plumbing	$11.10	30	100%	1976	2006	100%	33.25%	$93,432	4	.25	$23,358	

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
Roof	$4.02	20	120%	1999	2019	72%	33.25%	$29,369	9	.25	$7,342	...rride level 2 pending evaluation / repair 2016 CJA Split system for above. This is the NORMAL AGEING portion.
Roof	$4.02	20	120%	1999	2019	72%	33.25%	$29,369	3	2	$58,737	...on / repair 2016 CJA Split system for above. This is the DAMAGED portion. Set category override for Mitigate.
Technology	$0.14	10	90%	1995	2005	100%	33.25%	$1,070	2	1.5	$1,604	Installed mid 1990s; add CATV ports
Wall Finishes	$2.90	12	100%	2009	2021	34%	33.25%	$8,313	9	.25	$2,078	11/2015 jh Walls refinished / repainted regularly adjust life cycle for 50%
Total:								**$625,784**			**$204,593**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Old Gymnasium (1960) **Cost Model:** High School Building **Size:** 14,114

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%	2003	2023	42%	33.25%	$20,058	9	.25	$5,015	DCU 04-015. Ventilation in Old Gym.
Ceiling Finishes	$5.58	30	110%	1988	2018	87%	33.25%	$75,509	9	.25	$18,877	... lobby area ceilings are in good condition except for area of roof leak Adjust life cycle for 10% life cycle
Communications/Security	$1.96	15	90%	2000	2015	100%	33.25%	$24,938	4	.25	$6,235	...rutiy locks on exterior doors, new type CCTV cameras systems are not original 1960 install, adjust life cycle
Exterior Walls	$15.39	100	100%	1960	2060	31%	33.25%	$68,108	9	.25	$17,027	
Exterior Windows and Doors	$5.98	30	110%	2005	2035	13%	33.25%	$12,479	9	.25	$3,120	11/2015 jh: exterior doors and windows have been upgraded estimate 2005
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$13,518	2	1.5	$20,277	...bserved with system recommend professional evaluation category override type 2 pending evaluation and repairs
Fire Sprinkler	$2.62	50	130%	1960	2010	100%	33.25%	$48,042	5	.5	$24,021	10/20/2010 CJA Set category to 5: Grandfathered.
Floor Finishes	$6.43	12	110%	2009	2021	34%	33.25%	$33,983	9	.25	$8,496	...- * 11/2015 jh: Floors are refinished regularly floors are in good shape all areas, adjust life cycle for 50%
Foundtion/Slab/Structure	$29.28	100	100%	1960	2060	31%	33.25%	$129,601	9	.25	$32,400	
HVAC	$11.96	30	100%	2005	2035	13%	33.25%	$22,696	9	.25	$5,674	...ype 2 for boiler issues pending better information 9/19/2016 CJA Split for above. This is the NEW RTU portion.
HVAC	$11.96	30	100%	1960	1990	100%	33.25%	$168,811	2	1.5	$253,216	...r boiler issues pending better information 9/19/2016 CJA Split for above. This is the ORIGINAL BOILER portion.
Institutional Equipment	$3.74	30	100%	1960	1990	100%	33.25%	$52,838	4	.25	$13,210	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	1960	2010	100%	33.25%	$148,087	4	.25	$37,022	11/2015 jh interior doors are probably original install , but are in Ok condition
Interior Walls	$7.41	60	90%	1960	2020	87%	33.25%	$81,943	9	.25	$20,486	11/2015 jh Wall damage due to roof leak at entrance to Natatorium ,

Executive Summary Report

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
Lighting/Branch Circuits	$11.48	30	90%	2000	2030	28%	33.25%	$41,492	9	.25	$10,373	11/2015 jh: Lighting has been updated, estimate 2000
Main Power/Emergency	$1.33	30	90%	2000	2030	28%	33.25%	$4,788	9	.25	$1,197	11/2015 jh Main power utilities have been updated from original 1960 install estimate 2000
Other Electrical Systems	$0.53	20	90%	2007	2027	20%	33.25%	$1,356	9	.25	$339	Emergency and exit lights inadequate. System>150% BOMA life 10/20/2010 CJA Set last reno date to 2007.
Other Equipment	$11.59	60	110%	1960	2020	87%	33.25%	$156,741	9	.25	$39,185	
Plumbing	$11.10	30	100%	2000	2030	28%	33.25%	$44,559	9	.25	$11,140	11/2015 jh: Fixtures have been upgraded currently are not original 1960, Estimate 2000
Roof	$4.02	20	120%	2003	2023	42%	33.25%	$28,795	9	.25	$7,199	.../2010 CJA Survey indicates Gym still has the original roof. Only the locker room roof area was 2003 replaced.
Roof	$4.02	20	120%	1980	2000	100%	33.25%	$68,153	2	1.5	$102,230	...eavy leaking, interior wall and ceiling damage in halls between old gym and natatorium, category override 2
Technology	$0.14	10	90%	1995	2005	100%	33.25%	$1,793	2	1.5	$2,690	Installed mid 1990s; add CATV ports
Wall Finishes	$2.90	12	100%	2006	2018	69%	33.25%	$28,445	9	.25	$7,111	...ot original 1960. Some damage to wall finish at entrance to Natatorium Adjust install date for 25% life cycle
Total:								**$1,276,732**			**$646,537**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Original Construction (1936) **1979*** **Cost Model:** High School Building **8,318** **Size:** 10,672

*** NOTE: The only remaining portion of the building that is remaining from 1936 are the (2) staff restrooms, janitors closet and storage room across the hall from the administration office - ~900 SF.**

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%	1999	2019	72%	33.25%	$25,936	9	.25	$6,484	11/2015 jh: not 1936 original install, estimate 1999, see roof and roof top Ac units
Ceiling Finishes	$3.72	30	110%	2005	2035	13%	33.25%	$5,875	9	.25	$1,469	...estimate approx 3600 sf Suggest split system 1/3 -2/3 0r 33% - 66% 2016 CJA This is the NORMAL AGEING portion.
Ceiling Finishes	$1.86	30	110%	1980	2010	100%	33.25%	$21,847	4	.25	$5,462	...e approx 3600 sf Suggest split system 1/3 -2/3 0r 33% - 66% 2016 CJA This is the BEYOND EXPECTED LIFE portion.
Communications/Security	$1.96	15	90%	2010	2025	16%	33.25%	$3,017	9	.25	$754	...yle upgraded security locks on exterior doors , new type ccv cameras and bell /intercom system estimate 2010
Exterior Walls	$15.39	100	100%	1936	2036	64%	33.25%	$105,099	9	.25	$26,275	... shape have been refinished estimate 2005, life cycle is OK some wall issues in lower level mech, boiler room
Exterior Windows and Doors	$5.98	30	110%	2000	2030	28%	33.25%	$19,963	9	.25	$4,991	...inal 1936 install and are newer than 1970 upgrade, upgraded security hardware noted -adjust life cycle to 50%
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$10,221	2	1.5	$15,332	...e to 2005. 11/2015 jh: System need evaluation older type tech system troubles noted category override level 2
Fire Sprinkler	$2.62	50	130%	1936	1986	100%	33.25%	$36,326	5	.5	$18,163	10/20/2010 CJA Set category to 5: Grandfathered
Floor Finishes	$4.29	12	110%	2005	2017	84%	33.25%	$42,302	9	.25	$10,575	... 1980 install, 3600 sf total, Suggest split system 1/3 to 2/3 - 33% - 66% 5016 CJA This is the OK portion.
Floor Finishes	$2.14	12	110%	1980	1992	100%	33.25%	$25,171	4	.25	$6,293	...l, 3600 sf total, Suggest split system 1/3 to 2/3 - 33% - 66% 5016 CJA This is the POOR CONDITION portion.
Foundtion/Slab/Structure	$29.28	100	100%	1936	2036	64%	33.25%	$199,989	9	.25	$49,997	
HVAC	$11.96	30	100%	1999	2029	32%	33.25%	$40,987	9	.25	$10,247	...uation. See Old gym Similar boiler unit in that area 2016 CJA Split system for above. This is the RTU portion.

Executive Summary Report

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
HVAC	$11.96	30	100%	1974	2004	100%	33.25%	$127,643	1	3.5	$446,749	...ion. See Old gym Similar boiler unit in that area 2016 CJA Split system for above. This is the Boiler portion.
Institutional Equipment	$3.74	30	100%	1990	2020	75%	33.25%	$30,009	9	.25	$7,502	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	2003	2053	7%	33.25%	$7,569	9	.25	$1,892	...l way doors installed with each renovation or attached project. adjust life cycle for 75% life cycle remaining
Interior Walls	$7.41	60	90%	1985	2045	27%	33.25%	$18,987	9	.25	$4,747	..., walls are in good condition with no obvious immediate needs. or issues, adjust life cycle for 50% remaining
Lighting/Branch Circuits	$11.48	30	90%	1999	2029	32%	33.25%	$35,417	9	.25	$8,854	11/2015 jh: see main power, lighting is adequate in this area , adjust life cycle
Main Power/Emergency	$1.33	30	90%	1999	2029	32%	33.25%	$4,087	9	.25	$1,022	11/2015 jh not 1936 original install estimate 1999
Other Electrical Systems	$0.53	20	90%	2003	2023	42%	33.25%	$2,139	9	.25	$535	10/20/2010 CJA Set last reno date to 2003
Other Equipment	$11.59	60	110%	1970	2030	59%	33.25%	$79,968	9	.25	$19,992	
Plumbing	$11.10	30	100%	1999	2029	32%	33.25%	$38,035	9	.25	$9,509	11/2015 jh: plumbing is not 1936 original install estimate 1999 upgrade
Roof	$8.05	20	120%	1999	2019	72%	33.25%	$74,465	9	.25	$18,616	...k indicators interior areas of this building. NOTE slope of roof needs to be considered when roof is replaced.
Technology	$0.14	10	90%	2006	2016	100%	33.25%	$1,356	4	.25	$339	...ndicate newer than 1936 data system. recommend professional evaluation. adjust life cycle for 10 % remaining
Wall Finishes	$2.90	12	100%	2009	2021	34%	33.25%	$10,539	9	.25	$2,635	11/2015 jh: Interior walls are refinished regularly current finish id OK adjust life cycle for 50%
Total:								**$966,947**			**$678,433**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: SBHC Building (2010) **Cost Model:** High School Building **Size:** 1,120

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%	2010	2030	9%	33.25%	$339	9	.25	$85	
Ceiling Finishes	$5.58	30	110%	2010	2040	4%	33.25%	$275	9	.25	$69	
Communications/Security	$1.96	15	90%	2010	2025	16%	33.25%	$317	9	.25	$79	
Exterior Walls	$15.39	100	100%	2010	2110	0%	33.25%	$62	9	.25	$16	
Exterior Windows and Doors	$5.98	30	110%	2010	2040	4%	33.25%	$295	9	.25	$74	
Fire Detection/Alarm	$1.98	15	90%	2010	2025	16%	33.25%	$319	9	.25	$80	
Fire Sprinkler	$2.62	50	130%	2010	2060	1%	33.25%	$55	9	.25	$14	
Floor Finishes	$6.43	12	110%	2010	2022	25%	33.25%	$1,981	9	.25	$495	
Foundtion/Slab/Structure	$29.28	100	100%	2010	2110	0%	33.25%	$118	9	.25	$30	
HVAC	$23.92	30	100%	2010	2040	4%	33.25%	$1,072	9	.25	$268	
Institutional Equipment	$3.74	30	100%	2010	2040	4%	33.25%	$168	9	.25	$42	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	2010	2060	1%	33.25%	$169	9	.25	$42	
Interior Walls	$7.41	60	90%	2010	2070	1%	33.25%	$75	9	.25	$19	
Lighting/Branch Circuits	$11.48	30	90%	2010	2040	4%	33.25%	$463	9	.25	$116	
Main Power/Emergency	$1.33	30	90%	2010	2040	4%	33.25%	$53	9	.25	$13	
Other Electrical Systems	$0.53	20	90%	2010	2030	9%	33.25%	$48	9	.25	$12	
Other Equipment	$11.59	60	110%	2010	2070	1%	33.25%	$143	9	.25	$36	
Plumbing	$11.10	30	100%	2010	2040	4%	33.25%	$497	9	.25	$124	
Roof	$8.05	20	120%	2010	2030	9%	33.25%	$973	9	.25	$243	
Technology	$0.14	10	90%	2010	2020	36%	33.25%	$51	9	.25	$13	
Wall Finishes	$2.90	12	100%	2010	2022	25%	33.25%	$813	9	.25	$203	
Total:								**$8,286**			**$2,071**	

Executive Summary Report

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Science/Business Labs & ITU (1999) **Cost Model:** High School Building **Size:** 5,411 7,293

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%	1999	2019	72%	33.25%	$17,724	9	.25	$4,431	
Ceiling Finishes	$5.58	30	110%	1999	2029	32%	33.25%	$14,383	9	.25	$3,596	11/2015 jh: Lay in acoustical tile in good condition, Few if any stained or damaged
Communications/Security	$1.96	15	90%	1999	2014	100%	33.25%	$12,886	4	.25	$3,222	
Exterior Walls	$15.39	100	100%	1999	2099	3%	33.25%	$3,243	9	.25	$811	
Exterior Windows and Doors	$5.98	30	110%	1999	2029	32%	33.25%	$15,401	9	.25	$3,850	
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$6,985	9	.25	$1,746	
Fire Sprinkler	$2.62	50	130%	1999	2049	12%	33.25%	$2,870	9	.25	$717	
Floor Finishes	$6.43	12	110%	2009	2021	34%	33.25%	$17,560	9	.25	$4,390	...CT stripped and refinished regularly , carpet in in good shape with no noted issues, adjust for 50% life cycle
Foundtion/Slab/Structure	$29.28	100	100%	1999	2099	3%	33.25%	$6,171	9	.25	$1,543	
HVAC	$23.92	30	100%	1999	2029	32%	33.25%	$56,020	9	.25	$14,005	
Institutional Equipment	$3.74	30	100%	1999	2029	32%	33.25%	$8,767	9	.25	$2,192	
Interior Doors, Partitions, Stairs, Elevator	$11.66	50	90%	1999	2049	12%	33.25%	$8,846	9	.25	$2,211	
Interior Walls	$7.41	60	90%	1999	2059	8%	33.25%	$3,902	9	.25	$976	
Lighting/Branch Circuits	$11.48	30	90%	1999	2029	32%	33.25%	$24,203	9	.25	$6,051	
Main Power/Emergency	$1.33	30	90%	1999	2029	32%	33.25%	$2,793	9	.25	$698	
Other Electrical Systems	$0.53	20	90%	1999	2019	72%	33.25%	$2,499	9	.25	$625	
Other Equipment	$11.59	60	110%	1999	2059	8%	33.25%	$7,464	9	.25	$1,866	
Plumbing	$11.10	30	100%	1999	2029	32%	33.25%	$25,992	9	.25	$6,498	
Roof	$8.05	20	120%	1999	2019	72%	33.25%	$50,887	9	.25	$12,722	...oof in good condition. Note the roof does not have much slope. does not drain well in all areas, some ponding.
Technology	$0.14	10	90%	2010	2020	36%	33.25%	$334	9	.25	$83	

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
Wall Finishes	$2.90	12	100%	2009	2021	34%	33.25%	$7,202	9	.25	$1,801	11/2015 jh: Walls refinished regularly, in good condition, adjust life cycle for 50%
Total:								**$296,132**			**$74,033**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Site **Cost Model:** High School Site **Size:** 102,004 87,727

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
Athletic Fields	$0.53	30	90%	1992	2022	64%	33.25%	$31,336	9	.25	$7,834	...ry small rural community. have been updated since original 1978 install, adjust life cycle for 25% remaining
Fencing	$0.57	100	110%	1978	2078	14%	33.25%	$9,280	9	.25	$2,320	10/20/2010 CJA Open campus except for track area and plygrounds.
Landscaping	$2.64	30	110%	1978	2008	100%	33.25%	$296,832	4	.25	$74,208	
Parking Lots	$8.92	20	80%	2005	2025	30%	33.25%	$220,313	9	.25	$55,078	...face has been leveled and packed, no issues. paved drive for pick up and drop off , adjust life cycle for 50%
Playground Equipment	$0.15	15	100%	2000	2015	100%	33.25%	$15,301	4	.25	$3,825	10/20/2010 CJA Updated in 2000 for kindergarten. 11/2015 jh Verified equipment is in good condition
Site Lighting	$1.86	40	100%	1978	2018	90%	33.25%	$171,229	9	.25	$42,807	
Site Specialties	$0.10	40	100%	1978	2018	90%	33.25%	$9,206	9	.25	$2,301	
Site Utilities	$2.89	50	120%	1978	2028	58%	33.25%	$204,444	9	.25	$51,111	
Walkways	$3.19	30	110%	1992	2022	64%	33.25%	$229,142	9	.25	$57,285	...projects over the years. over all side walks are Ok with no major issues. adjust life cycle to 25% remaining
Total:								**$1,187,081**			**$296,770**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Asset Detail

Building Name: Middle School (1974) 1978 **Cost Model:** Middle School Building **Size:** 7,353 8,710

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%	2000	2020	64%	33.25%	$15,829	9	.25	$3,957	.... 11/2015 jh: Above note needs to be moved to 2005 Hs building. Roof top ventilation units same year as HVAC
Ceiling Finishes	$5.58	30	110%	2000	2030	28%	33.25%	$12,845	9	.25	$3,211	...s to be moved to 2005 Hs building. Interior ceilings are in good condition estimate 50% life cycle remaining
Communications/Security	$1.96	15	90%	2007	2022	36%	33.25%	$4,677	9	.25	$1,169	...CTV units, bell / intercom system is upgraded type adjust life cycle from 1974 to provide for 50% life cycle
Exterior Walls	$14.54	100	100%	1974	2074	18%	33.25%	$18,861	9	.25	$4,715	...: Above note needs to be moved to 2005 Hs building. Exterior finishes upgraded estimate 2005 - life cycle OK
Exterior Windows and Doors	$7.04	30	110%	2005	2035	13%	33.25%	$7,652	9	.25	$1,913	Replaced door assemblies in 2005, PSFA # 04-015.
Fire Detection/Alarm	$1.98	15	90%	2005	2020	54%	33.25%	$7,042	2	1.5	$10,563	...essional evaluation older technology type system with several system troubles noted category override level 2
Fire Sprinkler	$0.86	50	130%	1974	2024	71%	33.25%	$5,775	5	.5	$2,887	Not required by UBC 10/20/2010 CJA Set category to 5: Grandfathered
Floor Finishes	$4.71	12	110%	2005	2017	84%	33.25%	$31,987	9	.25	$7,997	Partial flooring replacement in 2005, PSFA # 04-015.
Foundtion/Slab/Structure	$27.51	100	100%	1974	2074	18%	33.25%	$35,685	9	.25	$8,921	...ructural bracing preformed under PSFA # 04-015. 11/2015 jh: Above note needs to be moved to 2005 Hs building.
HVAC	$24.01	30	100%	2005	2035	13%	33.25%	$23,739	9	.25	$5,935	...U replaced in original construction in 2005, PSFA #04-015. 11/2015 jh: Verified newer type HVAC units on roof
Institutional Equipment	$2.43	30	100%	1974	2004	100%	33.25%	$17,881	4	.25	$4,470	
Interior Doors, Partitions, Stairs, Elevator	$11.99	50	90%	1974	2024	71%	33.25%	$55,973	9	.25	$13,993	...exiting to original building and to Science building Class room doors are original install in good condition

Executive Summary Report

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
Interior Walls	$5.65	60	90%	1974	2034	49%	33.25%	$18,308	9	.25	$4,577	11/2015 jh: Verified
Lighting/Branch Circuits	$11.62	30	90%	2005	2035	13%	33.25%	$10,336	9	.25	$2,584	...g and power in 2005, PSFA # 04-015. 11/2015 jh: hallways are dark, possible issue with fixtures noted in FMAR
Main Power/Emergency	$1.33	30	90%	2005	2035	13%	33.25%	$1,179	9	.25	$295	Upgrade of main power in 2005, PSFA # 04-015.
Other Electrical Systems	$0.37	20	90%	2005	2025	30%	33.25%	$742	9	.25	$186	... 2005, PSFA # 04-015. 11/2015 jh: Above note needs to be moved to 2005 Hs building. remove category override
Other Equipment	$4.40	60	110%	2005	2065	3%	33.25%	$1,197	9	.25	$299	Partial renovation in 2005, PSFA # 04-015.
Plumbing	$9.11	30	100%	2005	2035	13%	33.25%	$9,010	9	.25	$2,253	Misc. fixture replacement in 2005, PSFA # 04-015.
Roof	$4.94	20	120%	1999	2019	72%	33.25%	$31,463	9	.25	$7,866	...015 jh: metal roof in good condition, although not much slope to provide drainage No adjustments to life cycle
Technology	$0.66	10	90%	2007	2017	81%	33.25%	$3,563	9	.25	$891	...computers in each room indicate presence of data net, recommend evaluation adjust life cycle to 20% remaining
Wall Finishes	$2.90	12	100%	2009	2021	34%	33.25%	$7,261	9	.25	$1,815	... - re painted regularly currently in good condition adjust from 1974 Install date to provide 50% life cycle.
Total:								**$321,005**			**$90,498**	

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

Educational Adequacy Detail

Population

Growth Factor:	1		Number of Kindergarten Students:	13	Pre-K: 16 14
Number of Staff:	31	20	Number of 1-5 Students:	52	69
Number of Students:	135	165* Inc Pre-K	Number of 6-8 Students:	40	35
Number of Special Education Students:	23	28	Number of 9-12 Students:	30	31

Square Footage

Permanent GSF:	88,899	87,727	General Storage NSF:	2,458	2392
Portable GSF:	0		Maintenance or Janitorial Space NSF:	792	405
Admin NSF:	1,630	925	Media Center NSF:	4,140	3045
Art/Music NSF:	0		Parent Work Space NSF:	0	
Assembly NSF:	15,600	0	Physical Ed NSF:	37,818	36,636
Career Ed NSF:	7,956	8,878	Science Classroom NSF:	2,848	258
Computer Lab NSF:	2,391	2418	Science Storage NSF:	0	2356
Faculty Work Area NSF:	1,317	222	Special Education Classroom NSF:	671	1815
Food Service NSF:	4,193	3395	Student Health NSF:	1,692	1770* Inc SBHC
General Classroom NSF:	11,294	13349			

Classrooms

Number of Classrooms:	27	24	Number of Special Education Classrooms:	1	3

Parking

Number of Paved Parking Spaces:	20	60	Number of Bus Drop Offs:	1	
Number of Handicap Parking Spaces:	2	3	Number of Student Drop Offs:	0	
Number of Gravel Parking Spaces:	100	20			

Miscellaneous

Number of Chemical Storage Rooms:	0		Number of Multi-Use Playgrounds:	0	2
Playground Equipment:	-				

District: **San Jon** School: **San Jon Combined** School ID: **052144-052001-052145**

EA Deficiencies

EA Cost Model: High School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Categoy Number	Category Weight	Repair Cost (Weighted)
Insufficient Art and Music Square Footage	0	675	$80	$80.00	$71,955	7	3	$215,865
Insufficient Parent Work Space	0	150	$80	$80.00	$15,990	7	3	$47,970
Insufficient Science Storage Square Footage	0	80	$80	$80.00	$8,528	7	3	$25,584
Inadequate Number of Chemical Storage Units	0	1	$1,464	$1,464.30	$1,951	8	.5	$976
Inadequate Number of Handicap Spaces	2	5	$144	$143.52	$574	6	1	$574
Missing or Inadequate Multi-use Play Area	0	0	$11,436	$11,436.30	$0	8	.5	$0
Insufficient Total Parking	120	54	$1,322	$1,321.66	$0	6	1	$0
Insufficient Student Health Square Footage	1,692	150	$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	671	465	$80	$80.00	$0	7	3	$0
Insufficient Science Square Footage	2,848	540	$80	$80.00	$0	7	3	$0
Insufficient Physical Education Square Footage	37,818	7,610	$80	$80.00	$0	7	3	$0
Insufficient Media Center Square Footage	4,140	405	$80	$80.00	$0	7	3	$0
Insufficient Janitorial Square Footage	792	68	$80	$80.00	$0	7	3	$0
Insufficient General Storage	2,458	135	$80	$80.00	$0	7	3	$0
Insufficient General Classroom Square Footage	11,294	4,184	$80	$80.00	$0	7	3	$0
Insufficient Food Service Square Footage	4,193	2,375	$80	$80.00	$0	7	3	$0
Insufficient Faculty Workspace	1,317	150	$80	$80.00	$0	7	3	$0
Insufficient Computer Lab Square Footage	2,391	900	$80	$80.00	$0	7	3	$0
Insufficient Career Ed Square Footage	7,956	650	$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	1,630	353	$80	$80.00	$0	7	3	$0
Total					**$98,998**			**$290,968**

SECTION 4.0 - SUPPORT INFORMATION