



District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Facility Description

Mesa View Elementary School is located at 400 East Washington in Grants, New Mexico, and is part of the Grants Public School District. The 1-story campus contains permanent buildings and portables. Occupancy is pre-kindergarten through fifth grade students, and a staff of approx 66. The campus is made up of 1 building. Originally constructed in 1958, there have been three additions. 1960, 1996, 2011 There is 1 portable facility on site. To most accurately capture repair costs, the school was assessed as four permanent buildings.

Site: The site is approximately 10 acres and includes a multi-use play area. The school has a parking capacity of 148 (7 are handicap spaces). All paved areas are in fair condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs, and these areas are irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure: Buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically brick veneer over concrete block. The roof is modified bitumen and is not leaking. Exterior doors are typically metal, and windows are typically, operable, single-pane units with metal frames.

Interiors: Partition wall types include painted drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x2' suspended acoustical tile that is in fair condition. Flooring is typically carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by a hot water boiler and a furnace. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a pole-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is not centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant, but other requirements include door hardware replacement and additional play equipment.

2003 Update:

DCU Project Nos. 03-039 & 03-322 (04-053) provided structural reinforcement, electrical, HVAC, fire alarm, intercom, paving and plumbing upgrades.



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1960)	Elementary School Building	\$563,989	\$181,065	1960	6,300	Building	Educational
Addition (1996)	Elementary School Building	\$872,537	\$325,741	1996	18,000	Building	Educational
Kinder Addition (2011)	Elementary School Building	\$7,607	\$1,902	2011	1,343	Building	Educational
Original Construction (1958)	Elementary School Building	\$1,910,404	\$623,991	1958	29,034	Building	Educational
Portables (1981) 1	Elementary School Portable	\$44,232	\$44,232	1981	896	Building	Educational
Site	Elementary School Site	\$499,720	\$124,930	1958	56,573	Building	Site
Building Totals		\$3,898,489	\$1,301,861				
Educational Adequacy Need	Elementary School Educational Adequacy	\$48,030	\$133,523				
School Totals		\$3,946,519	\$1,435,385				



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name: Addition (1960) Cost Model: Elementary School Building Size: 6,300

Name	Cost SF	Renewal Life	Last Ren.	Next Ren.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1960	1980	100%	33.25%	2	1.5	\$31,787	
Ceiling Finishes	\$5.58	30	110%	1960	1990	100%	33.25%	4	.25	\$9,673	DCU No. 03-322 (04-053) repairs.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	9	.25	\$2,255	DCU No. 03-322 (04-053) repairs.
Emergency Light and Power	\$0.43	20	90%	1960	1980	100%	33.25%	2	1.5	\$3,654	
Exterior Doors and Windows	\$5.66	30	110%	1960	1990	100%	33.25%	4	.25	\$9,801	DCU No. 03-322 (04-053) repairs.
Exterior Walls	\$11.15	100	100%	1960	2060	31%	33.25%	9	.25	\$5,505	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	9	1.5	\$12,641	...ded 1996 and DCU No. 03-322 (04-053) repairs. Site fire alarm system is NON Functional damaged leak / water
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	4	.25	\$10,105	Upgrade carpet
Foundation/Slab/Structure	\$15.98	100	100%	1960	2060	31%	33.25%	9	.25	\$7,895	DCU No. 03-322 (04-053) repairs.
HVAC	\$22.84	30	100%	2003	2033	19%	33.25%	9	.25	\$6,755	DCU No. 03-322 (04-053) repairs.
Interior Doors and Partitions	\$9.08	50	90%	1960	2010	100%	33.25%	4	.25	\$12,869	DCU No. 03-322 (04-053) repairs.
Interior Walls	\$7.90	60	90%	1960	2020	87%	33.25%	9	.25	\$9,754	
Lighting/Branch Circuits	\$11.35	30	90%	1960	1990	100%	33.25%	4	.25	\$16,093	DCU No. 03-322 (04-053) repairs.
Main Power/Emergency	\$1.33	30	90%	1960	1990	100%	33.25%	4	.25	\$1,878	Emergency power upgraded in 2004
Other Equipment	\$6.59	60	110%	1960	2020	87%	33.25%	9	.25	\$9,948	
Plumbing	\$15.49	30	100%	1960	1990	100%	33.25%	4	.25	\$24,397	DCU No. 03-322 (04-053) repairs. Installed new sewer line
Roof	\$15.47	20	120%	2010	2030	9%	33.25%	9	.25	\$2,632	DCU No. 03-322 (04-053) repairs. 8/10/2010 CJA: Entered plan review data: New Roof 2010
Sprinklers and Standpipes	\$3.66	50	130%	2003	2053	7%	33.25%	9	.25	\$506	DCU No. 03-322 (04-053) added @ janitor's closets. No sprinklers in other part of bldg
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	9	.25	\$2,919	
Total:										\$563,989	



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name: Addition (1996) Cost Model: Elementary School Building Size: 18,000

Name	Cost SF	Renewal Life	Last Ren.	Next Ren.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1996	2016	100%	\$60,546	4	.25	\$15,137	Upside
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	\$49,132	9	.25	\$12,283	
Communications and Security	\$2.12	15	90%	1996	2011	100%	\$34,314	4	.25	\$8,578	
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	\$6,960	4	.25	\$1,740	Upgrade
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	\$49,781	9	.25	\$12,445	
Exterior Walls	\$11.15	100	100%	1996	2096	4%	\$8,025	9	.25	\$2,006	some damage noted along lower edge of west facing wall
Fire Detection/Alarm	\$1.98	15	90%	1996	2011	100%	\$32,057	1	3.5	\$112,199	FA system serving the site is non functional
Floor Finishes	\$5.83	12	110%	1996	2008	100%	\$115,481	4	.25	\$28,870	Upgrade - no asbestos
Foundation/Slab/Structure	\$15.98	100	100%	1996	2096	4%	\$11,509	9	.25	\$2,877	
HVAC	\$22.84	30	100%	1996	2026	44%	\$182,720	9	.25	\$45,680	
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	\$23,533	9	.25	\$5,883	
Interior Walls	\$7.90	60	90%	1996	2056	11%	\$14,219	9	.25	\$3,555	
Lighting/Branch Circuits	\$11.35	30	90%	1996	2026	44%	\$81,741	9	.25	\$20,435	
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	\$9,541	9	.25	\$2,385	
Other Equipment	\$6.59	60	110%	1996	2056	11%	\$14,501	9	.25	\$3,625	
Plumbing	\$15.49	30	100%	1996	2026	44%	\$123,919	9	.25	\$30,980	
Roof	\$15.47	20	120%	2013	2033	2%	\$7,519	9	.25	\$1,880	Roof is in very good shape 9-23-13 jh: Roof on this area of building was in process of being replaced.
Sprinklers and Standpipes	\$3.66	50	130%	1996	2046	16%	\$13,685	5	.5	\$6,843	Building lacks fire suppression
Wall Finishes	\$4.17	12	100%	2008	2020	44%	\$33,355	9	.25	\$8,339	
Total:							\$872,537			\$325,741	

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Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name:	Kindergarten Addition (2011)	Cost Model:	Elementary School Building	Size:	1,343							
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$282	9	.25	\$71	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	33.25%	\$229	9	.25	\$57	
Communications and Security	\$2.12	15	90%	2011	2026	11%	33.25%	\$284	9	.25	\$71	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	33.25%	\$32	9	.25	\$8	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	33.25%	\$232	9	.25	\$58	...dow has a gap - No frame damage or evidence of vandalism reported to RM, warranty repair scheduled JH 9-13-13
Exterior Walls	\$11.15	100	100%	2011	2111	0%	33.25%	\$37	9	.25	\$9	
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	33.25%	\$266	9	.25	\$66	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	33.25%	\$1,496	9	.25	\$374	
Foundation/Slab/Structure	\$15.98	100	100%	2011	2111	0%	33.25%	\$54	9	.25	\$13	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$852	9	.25	\$213	
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	33.25%	\$110	9	.25	\$27	
Interior Walls	\$7.90	60	90%	2011	2071	1%	33.25%	\$66	9	.25	\$17	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	33.25%	\$381	9	.25	\$95	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	33.25%	\$44	9	.25	\$11	
Other Equipment	\$6.59	60	110%	2011	2071	1%	33.25%	\$68	9	.25	\$17	
Plumbing	\$15.49	30	100%	2011	2041	3%	33.25%	\$578	9	.25	\$144	
Roof	\$15.47	20	120%	2011	2031	6%	33.25%	\$1,558	9	.25	\$390	
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	33.25%	\$64	9	.25	\$16	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	33.25%	\$972	9	.25	\$243	
Total:								\$7,607			\$1,902	



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name: Original Construction (1958) Cost Model: Elementary School Building Size: 29,034

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$35,158	9	.25	\$8,789	DCU No. 03-322 (04-053)
Ceiling Finishes	\$5.58	30	110%	1958	1988	100%	33.25%	\$178,312	4	.25	\$44,578	DCU No. 03-322 (04-053) repairs.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$41,572	9	.25	\$10,393	DCU No. 03-322 (04-053) repairs. PIT
Emergency Light and Power	\$0.43	20	90%	2004	2024	36%	33.25%	\$4,042	9	.25	\$1,010	
Exterior Doors and Windows	\$5.66	30	110%	2004	2034	16%	33.25%	\$28,907	9	.25	\$7,227	DCU No. 03-322 (04-053) repairs.
Exterior Walls	\$11.15	100	100%	1958	2058	34%	33.25%	\$108,862	9	.25	\$27,216	
Fire Detection/Alarm	\$1.98	15	90%	2002	2017	87%	33.25%	\$45,043	1	3.5	\$157,651	...alarm System damaged due to leak / rain getting into panel white roof being installed SYSTEM IS NON FUNCTIONAL
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$186,270	4	.25	\$46,568	Asbestos
Foundation/Slab/Structure	\$15.98	100	100%	1958	2058	34%	33.25%	\$156,118	9	.25	\$39,030	DCU No. 03-322 (04-053) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$106,102	9	.25	\$26,525	DCU No. 03-322 (04-053) repairs.
Interior Doors and Partitions	\$9.08	50	90%	2003	2053	7%	33.25%	\$16,037	9	.25	\$4,009	DCU No. 03-322 (04-053) repairs.
Interior Walls	\$7.90	60	90%	1958	2018	93%	33.25%	\$192,885	9	.25	\$48,221	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$47,465	9	.25	\$11,866	... have been removed and sealed as result of new roof (they were leaking) the halls are rather dark as result
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$5,540	9	.25	\$1,385	
Other Equipment	\$6.59	60	110%	1958	2018	93%	33.25%	\$196,713	9	.25	\$49,178	
Plumbing	\$15.49	30	100%	1958	1988	100%	33.25%	\$449,735	4	.25	\$112,434	Drainage issues from kitchen under gym
Roof	\$15.47	20	120%	2010	2030	9%	33.25%	\$48,513	9	.25	\$12,128	...-322 (04-053) repairs. 8/10/2010 CJA - Entered plan review data - New Roof 9-13-13 jh: new roof finishing.
Sprinklers and Standpipes	\$3.66	50	130%	2003	2053	7%	33.25%	\$9,326	9	.25	\$2,332	DCU No. 03-322 (04-053) added sprinklers to janitor's closets.
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$53,802	9	.25	\$13,450	
Total:								\$1,910,404			\$623,991	



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name: Portables (1981) 1 Cost Model: Elementary School Portable Size: 896

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49,37	15	100%	1981	1996	100%	33.25%	\$44,232	6	1	\$44,232	building used for music on part time basis
Total:								\$44,232			\$44,232	



Executive Summary Report

District: Grants Cibola School: Mesa View ES School ID: 088099

Asset Detail

Building Name: Site Cost Model: Elementary School Site Size: 55,573

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	2002	2102	2%	\$621	9	.25	\$155	DCU 03-039 and 03-322 (04-053).
Parking Lots	\$4.07	20	110%	2002	2022	49%	\$121,994	9	.25	\$30,498	DCU 03-039 and 03-322 (04-053). parking is in good shape
Playground Equipment	\$1.45	15	80%	1990	2005	100%	\$64,465	4	.25	\$16,116	...equipment. New paly equipment is in good shape some of the older equipment is wearing needs repair / replace <i>replace in next 3 yrs</i>
Site Lighting	\$2.79	40	100%	1958	1998	100%	\$155,049	4	.25	\$38,762	Additional site lighting needed.
Site Specialties	\$0.29	40	100%	1958	1998	100%	\$16,116	4	.25	\$4,029	
Site Utilities	\$2.17	50	120%	2003	2053	7%	\$9,768	9	.25	\$2,442	DCU 03-039 and 03-322 (04-053) repaired storm piping.
Walkways	\$2.15	30	110%	1958	1988	100%	\$131,708	4	.25	\$32,927	In fair condition
Total:							\$499,720			\$124,930	

*soften walls
upgrade lights around Bldg - going to LED*



District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	67
Number of Staff:	66	Number of 1-5 Students:	286
Number of Students:	401	Number of 6-8 Students:	48
Number of Special Education Students:	5	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	54,940	General Storage NSF:	898
Portable GSF:	896	Maintenance or Janitorial Space NSF:	350
Admin NSF:	816	Media Center NSF:	1,920
Art/Music NSF:	1,776	Parent Work Space NSF:	0
Assembly NSF:	4,125	Physical Ed NSF:	4,120
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,728	Science Storage NSF:	0
Faculty Work Area NSF:	768	Special Education Classroom NSF:	2,360
Food Service NSF:	5,405	Student Health NSF:	487
General Classroom NSF:	33,888		

Classrooms

Number of Classrooms:	36	Number of Special Education Classrooms:	0/6
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Parking

Number of Paved Parking Spaces:	96	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



Executive Summary Report

District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	401	\$80	\$80.00	\$42,747	7	3	\$128,240
Insufficient Total Parking	96	99	\$1,322	\$1,321.66	\$5,283	6	1	\$5,283
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	487	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,360	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,120	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,920	1,203	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	350	201	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	898	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	33,888	13,846	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,405	3,005	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	768	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,728	1,203	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	816	752	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,776	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	4	4	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$48,030			\$133,523



MILAN ELEMENTARY SCHOOL:

Milan Elementary School is located at 404 Sand Avenue in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 1-story campus contains 43,141 SF of permanent buildings and 5,440 SF of portables for a total of 48,581 GSF. Occupancy is 428 kindergarten through sixth grade students, and a staff of 44. Originally constructed in 1958, there have been two additions. There are 5 portable facilities on site. To most accurately capture repair costs, the complex is split into three permanent building.

Site:

The site is approximately 11 acres and includes an athletic field and a playground. The school has a parking capacity of 60 (2 are handicap spaces). All paved areas are in poor condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include grass and trees, and these areas are not irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure:

The buildings rest on concrete stem wall and slab foundations that are showing signs of settlement with little damage. The main structures are stucco over concrete block bearing walls. The built up roof on the original building appears to be original as does the standing seam roof on the gym. The roofs are leaking. Exterior doors are steel, and windows are operable, double-pane units with aluminum frames.

Interiors:

Partition wall types are brick and painted drywall. The facility has been painted as needed. Most ceilings are original plaster. The 1996 addition utilizes a 2'x4' acoustical tile system. Flooring is typically carpet. Interior doors are typically solid wood.

Mechanical/Plumbing:

Heating is provided by a hot water boiler and a furnace. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical:

The electrical system is fed from a pole-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of annunciators in classrooms, and annunciators in corridors and other common spaces. The system is activated by pull stations, and is not centrally monitored. The building does not have a fire sprinkler system. Interior doors on escape corridors are fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant.

2003 UPDATE:

DCU No. 03-323 (04-053) provided significant repairs to the site, HVAC, electrical, roofs, plumbing and miscellaneous all to be completed in 2004.

2009 UPDATE:

New School per 07-08 award.

MILAN ELEMENTARY

		MEETS	DEFICIENT	CORRECTIVE ACTION
GENERAL REQUIREMENTS				
A.	Building Condition			
	1. Structural	x		
	2. Exterior Envelope	x		
	3. Interior Surfaces	x		
	4. Interior Finishes	x		
B.	Building Systems			
	1. General	x		
	2. Heating, Ventilation and Air Conditioning		x	Upgrade gym HVAC, Update HVAC in 1966 Bldg.
	3. Plumbing Fixtures	x		
	4. Electrical	x		
	5. Fire Alarm	x		
	6. 2-way Communication System	x		
SCHOOL SITE				
A.	Site Size	x		
B.	Parking (1.5/staff FTE & 1/4 H.S. Students)	x		
C.	Safe Access	x		
D.	Drainage (Doesn't undermine structure)	x		
E.	Security (Fenced K-6)	x		
F.	Water/Effluent Disposal	x		
SITE RECREATION & OUTDOOR PHYSICAL EDUCATION				
A.	Elementary School (Physical Ed. Activities)			
	1. Equipment (Design Capacity of School)	x		
	2. Hard-surfaced courts/unpaved recreation areas	x		
	3. Play areas & equipment based on planned school program capacity:	x		
ACADEMIC CLASSROOM SPACE				
A.	Classroom Space	x		
B.	Classroom Fixtures and Equipment			
	1. Work surface and seating	x		
	2. Erasable/Projection/Display Surface	x		
	3. Storage	x		
	4. Teacher/Aide Space	x		
C.	Classroom Lighting (min. 50 foot candles)		x	Upgrade lighting to LED
D.	Classroom Temperature (between 68 and 75 degrees)	x		

MILAN ELEMENTARY

(continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
E.	Classroom Acoustics (less than 55 decibels)	x		
F.	Classroom Air Quality (Continually moves air and CO2 level below 1,200 parts per million)	x		
GENERAL USE CLASSROOMS (Language Arts, Mathematics & Social Studies)				
A.	Classroom Net SF Requirements			
	Kindergarten: 50 net sf/student = 1,000 sf	x		
	Grades 1 - 5: 32 net sf/student = 704 sf	x		
B.	At least 2 net sf/student classroom storage	x		
C.	Sufficient # of classrooms to meet student/staff ratio	x		
SPECIALTY CLASSROOM (Science, Arts, Career Education & Physical Education)				
A.	Science			
	Grades K-6	N/A		
	Equipment	N/A		
B.	Special Education (min. 450 sf)	x		
C.	Art Education Programs			
	Elementary School (classroom + 60 sf storage)	x		
D.	Career Education			
	Elementary School	N/A		
E.	Computer and Keyboarding Labs			
	Elementary School (3 sf/student; min. 700 sf)	x		
F.	Alternative Delivery Method	x		
PHYSICAL EDUCATION				
	Elementary School (min. 2,400 sf or 3.5 net sf/student population)	x		
	1 office plus min. 150 sf storage (min. 200 sf for both)	x		
LIBRARIES AND MEDIA CENTERS/RESEARCH AREA				
	Elementary = 1,000 sf or 3 net sf/student population for stacks and seating:	x		
	Office/workroom space & secure storage	x		
	Equipment to meet State Board of Education	x		
FOOD SERVICE STANDARDS				
A.	A. Cafeterias			
	1. Serving and Dining	x		
	Serving to be .8 sf/capacity of dining room	x		
	Dining area to be 15 sf/seated students	x		
	Elementary: seat of to 200/seating	x		

MILAN ELEMENTARY

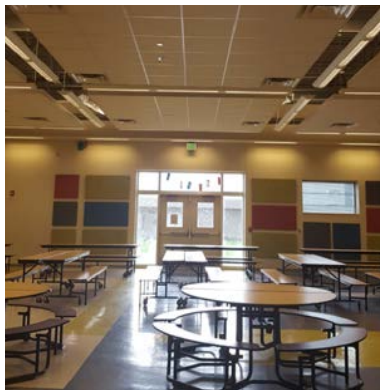
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		MEETS	DEFICIENT	CORRECTIVE ACTION
	2. Fixtures and Equipment	x		
	Comply with The Food Service & Food Processing Regulations of the NM Dept. of Environment	x		
	Include food prep, sink, oven, range & serving area, dishwashing, hot storage, cold storage, dry storage, and staff space	x		
B.	Kitchen			
	Food Preparation Kitchen (2 sf/meal served)	x		
	Elementary: 1,000 sf min.	x		
	Equipment	x		
	Serving Kitchen (min. 200 sf w/sink & phone)	x		
OTHER FACILITY AREAS				
A.	Parent Workspace			
	0.5 sf/student, min. 150 sf, max. 800 sf	x		
B.	Administrative Space			
	min. 150 sf + 1.5 sf/student, max. 2,500 sf	x		
C.	Student Health, Counseling & Ancillary Space			
	Access a restroom, 1 sf/student; min. 150 sf and max. 1,000 sf	x		
D.	Faculty Workspace or Teacher Lounge			
	1 sf/student; min. 150 sf, max. 800 sf	x		
GENERAL STORAGE (Excludes lockers, JC, Kitchen & Specialty Classrooms)				
	K-5 Grades: 3 sf/student	x		
MAINTENANCE OR JANITORIAL SPACE				
	0.5 sf/student for maintenance or janitorial	x		
STANDARDS EXCEPTION				
	Council may grant a variance	x		

SCHOOL NAME: Milan Elementary School

SCHOOL INFORMATION

Address:	404 Sand Street Milan, NM 87020	Phone:	505.285.2727
School Mascot:		Fax:	505.285.2731
School Colors:		Principal:	Clara DeArmond
FAD Ranking 2015/Weighted NMCI:	FAD - 624 / NMCI - 5.06%	2015 Grades	
Grade Levels:	PreK-6th Grade	GRADE:	C



Staff:

	Combined
Full Time Teachers:	22
Full Time Special Ed Teachers:	7
Part Time Teachers:	
Part Time Special Ed Teachers:	
Total Teaching Staff:	29
Principal:	
Business Manager:	
Administrative Assistant:	
Counselor:	
Custodian(s):	
Kitchen Staff:	
Nurse:	
Educational Assistant(s):	
Librarian:	
Special Ed Non-instruction staff:	
Security Officer:	
Other:	
Total Non Teaching Staff:	0

Student Enrollment:

Total School Students:	504
PreK Students:	49
Kindergarten Students:	67
1st Grade Students:	59
2nd Grade Students:	79
3rd Grade Students:	61

4th Grade Students:	65
5th Grade Students:	53
6th Grade Students:	71
Special Education Students (including Gifted):	85
Gifted:	
A Level:	
B Level:	
C Level:	
D Level:	
Sp.Ed. % of Total Student Enrollment:	17%

Enrollment Summary:

Factors that Influence Enrollment:

Out of Attendance Zone Waivers:	0
Out of District Waivers:	0
2014-2015 Student Migration:	0%

Utilization / Capacity:

Square Footage:

Gross Square Feet of Permanent Facilities:	79,026	sf
Square Feet of Permanent Facilities/Student:	157	sf/student
NM Adequacy Standards Square Foot/Student:	127	sf/student
Gross Square Feet of Portable Facilities:	0	sf

Design Capacity:

Maximum Facility Capacity with Portables:	792
---	-----

Capacity / Utilization:

95% Classroom Occupancy / 65% Overall Capacity Rate

Schedule:

Start Time: 7:55 AM 5 Days End Time: 2:45 PM

Activity	Frequency
PE:	1 time per week / pre-k 2/15min Rotations
Art:	1 time per week
Music:	1 time per week
Computer:	1 time per week
Library:	1 time per week
Lunch: (Number of seating's / day, closed / open campus)	6 seatings / day, 30 minutes in length (No. of seatings / day)
Other:	

Educational Program:

(Identify any areas of special emphasis)

Extra Curricular Activities Offered to Students:

Special Education Program:

Number of Classrooms Dedicated to:

Pullout Instruction:

Severe Impairment:

Resource:

Behavioral Intervention:

Speech:

OT/PT:

Other:

Special Programs:

Number of Classrooms Dedicated to:

Response through Intervention (RTI):

Title 1:

Parents as Teachers:

Other:

Miscellaneous School Information:

Utilities:	2014-15 Utilities	
	Electricity:	\$73,496.91
	Gas:	\$10,348.23
	Building Heat/Propane/Butane:	
	Water/Sewer:	\$23,511.66
	Communications (Phone / Internet):	\$2,311.77

Identified Facility Needs & Probable Costs:

Category	Facility Needs	Quant	Unit	Cost	MACC	Total Project
AdqStd	Upgrade gym HVAC units	6,271	sf	\$15.00	\$94,065	\$122,284.5
AdqStd	Update HVAC in 1996 clrms	11,000	sf	\$2.00	\$22,000	\$28,600.0
FacRen	Upgrade as needed	60,901	sf	\$1.00	\$60,901	\$79,171.3
FacRen	Upgrade cinder walking track (10 years old)	1	ea.	\$12,500.00	\$12,500	\$16,250.0
FacRen	Upgrade carpet	11,000	sf	\$6.00	\$66,000	\$85,800.0
AdqStd	Upgrade lighting to LED	24,829	sf	\$3.00	\$74,487	\$96,833.1
L-H-S-S	Repair intercom in clrms 117 and 131	1	ea.	\$750.00	\$750	\$975.0
L-H-S-S	Create secure entry	1	ea.	\$5,000.00	\$5,000	\$6,500.0
L-H-S-S	Create second means of school lock down: Only way to lock down is from front desk	1	ea.	\$1,500.00	\$1,500	\$1,950.0
L-H-S-S	Upgrade Intercom	24,829	sf	\$2.00	\$49,658	\$64,555.4
L-H-S-S	Upgraded 2008	0	sf	\$0.00	\$0	\$0.0

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

L-H-S-S	Repair fire alarm system (in trouble mode)	60,901	sf	\$0.50	\$30,451	\$39,585.7
L-H-S-S	Update playground equipment	1	ea.	\$50,000.00	\$50,000	\$65,000.0
L-H-S-S	Replace sand fall areas with wood chips	1	ea.	\$1,250.00	\$1,250	\$1,625.0
PreMaint	Repair rusting window frames in east entry to gym	500	sf	\$10.00	\$5,000	\$6,500.0
PreMaint	Monitor/Correct floor movement in 254	1	ea.	\$5,000.00	\$5,000	\$6,500.0
PreMaint	Repair buckled VCT in corridor by 129	50	sf	\$6.00	\$300	\$390.0
PreMaint	Install gutters along south wall of room 122, 123, 124, 125	80	lf	\$25.00	\$2,000	\$2,600.0
Tech	Upgrade infrastructure and equipment	60,901	sf	\$2.00	\$121,802	\$158,342.6
Total Probable Cost:					\$602,663.50	\$783,462.55

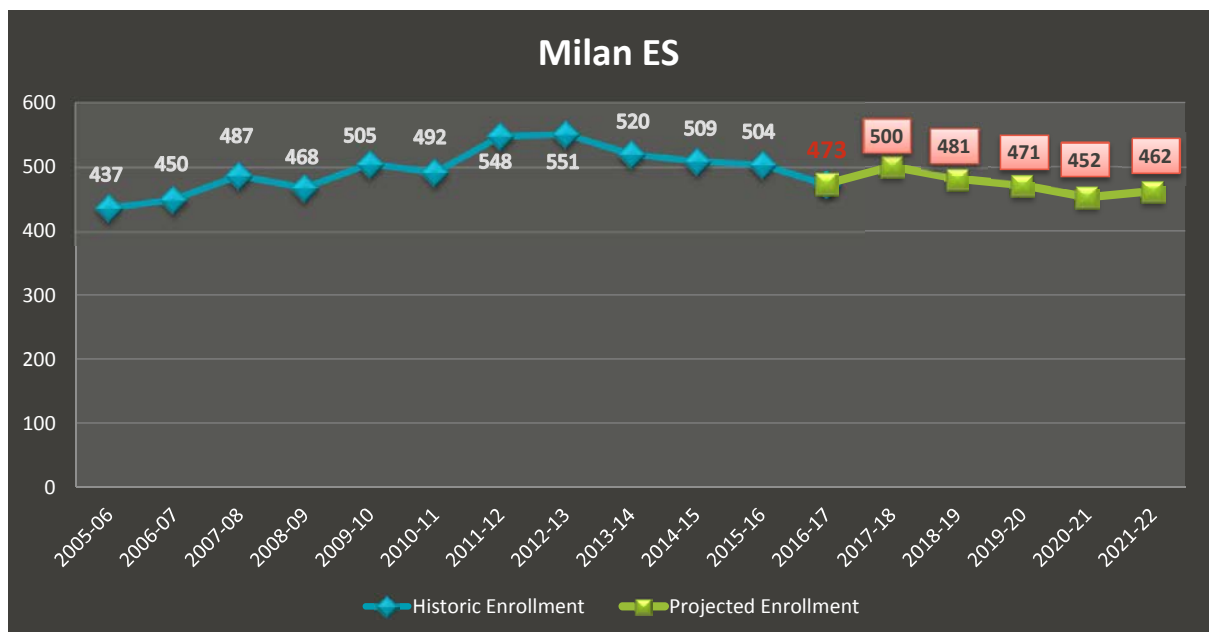
Milan Elementary Enrollment History

Grade Levels	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Pre-K	7	4	4	7	17	0	57	56	53	54	49	47
KN	54	73	67	65	73	71	71	68	70	59	67	68
1st	53	56	85	71	70	75	74	79	70	83	59	63
2nd	84	50	60	69	73	75	78	66	64	64	79	50
3rd	57	91	59	55	70	73	67	74	59	63	61	77
4th	61	61	84	59	57	73	68	66	71	53	65	51
5th	51	61	64	81	64	60	75	73	67	69	53	68
6th	70	54	64	61	81	65	58	69	66	64	71	49
TOTAL	437	450	487	468	505	492	548	551	520	509	504	473

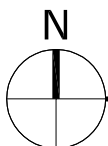
Milan Elementary Enrollment Projections

Grade Levels	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K	52	50	48	47	50
KN	67	56	62	64	66
1st	64	68	57	62	64
2nd	67	59	63	53	58
3rd	53	65	58	61	52
4th	74	50	62	55	58
5th	60	73	50	61	54
6th	63	59	72	49	60
TOTAL	500	481	471	452	462

Milan Elementary Enrollment Trends



Milan Elementary School Aerial



MESA VIEW ELEMENTARY SCHOOL

AERIAL

SCALE: NTS

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MILAN ELEMENTARY SCHOOL

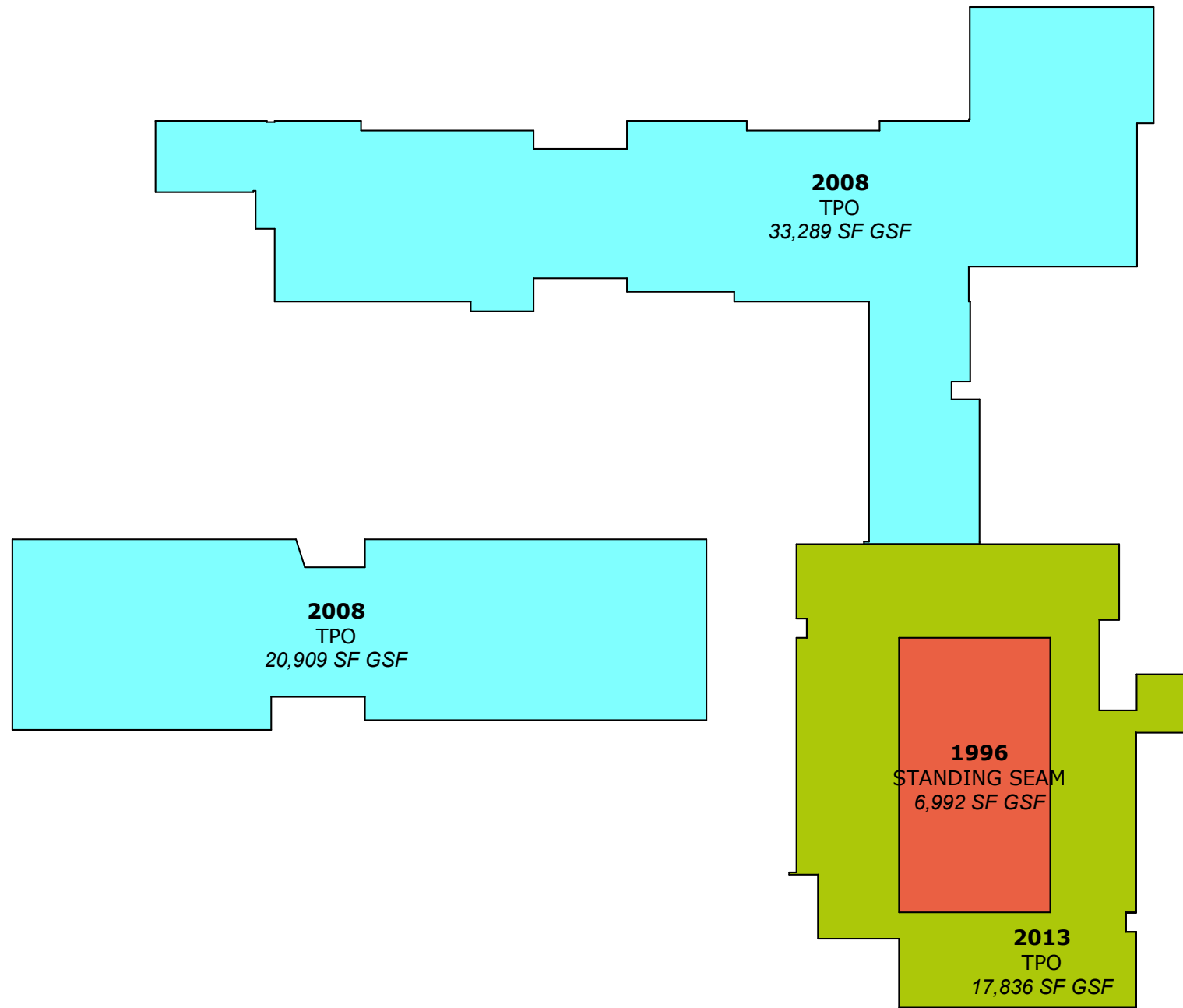
1" = 50'-0"

CONSTRUCTION DATES PLAN

PERMANENT BLDG(s) + PORTABLE(s)	79,026 SF
TOTAL =	79,026 SF

Floor plans unavailable, please contact PSFA for assistance





Roof Dates

- 1996
- 2008
- 2013



MILAN ELEMENTARY SCHOOL

1" = 50'-0"

ROOF PLAN

79,026 SF

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K	49	24		4
Kindergarten	67	8		3
1st Grade	59	8		3
2nd Grade	79	6		4
3rd Grade	61	8		3
4th Grade	65	12		3
5th Grade	53	6		3
6th Grade	71	13		3
TOTALS	504	85	33	26

SCHOOL HOURS	
School Start Time	8:00AM
School End Time	2:40PM
Total Hours in School Day	7
Number of Lunch Turns Per Day	4

District:	Grants Cibola County School District
School:	Milan Elementary School
Date:	2015-16

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)										DAYS AND HOURS SPACE IS USED					UTILIZATION			
TEACHERS NAME	CLASSROOM USE/ GRADE LEVEL	ROOM NUMBER	Clrm SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Functional Capacity	Max. Number of Students per Adequacy Standards Sq. Ft.	Maximum Facility Capacity or PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)	
Marquez, V	Kindergarten	151	988	22	20	20	20	111%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Largo, K	Kindergarten	153	1,005	22	20	20	20	110%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
White, S	Kindergarten	155	868	22	17	17	17	129%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Salazar, R	1st Grade	122	662	20	21	21	21	97%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Darby, C	1st Grade	123	708	20	22	22	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gaultney, J	1st Grade	124	674	20	21	21	21	95%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Kennedy, A	2nd Grade	126	760	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Calzada, V	2nd Grade	127	752	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Hassell, J	2nd Grade	128	751	19	22	23	22	86%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Valdez, A	2nd Grade	129	757	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gutierrez, Z	3rd Grade	114	940	20	22	29	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gonzales, I	3rd Grade	120	682	20	21	21	21	95%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Barela, A	3rd Grade	121	602	20	19	19	19	106%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Martinez, H	4th Grade	250	960	22	24	30	24	92%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Fitch, J	4th Grade	252	918	22	24	29	24	92%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Padilla, Y	4th Grade	257	747	22	23	23	23	96%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gonzales, K	5th Grade	200	943	17	24	29	24	71%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Barajas, M	5th Grade	201	829	18	24	26	24	75%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Bennett, E	5th Grade	203	808	18	24	25	24	75%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Martinez, R	6th Grade	202	919	24	24	29	24	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Russell, C	6th Grade	204	980	24	24	31	24	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Toler, M	6th Grade	205	827	24	24	26	24	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Martinez, M	3Y	107	561	12	11	11	11	109%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Lopez, D	4Y	152	1,197	12	12	24	12	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Atencio, A	4Y	154	897	12	12	18	12	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Strickland, K	4Y	157	1,226	12	12	25	12	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Williams, D	SPED	109	750	0	16	23	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	SPED/OT/PT	112	677	0	16	21	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Head, B	Reading Coach	116	726	0	16	23	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Vanwert, M	SPED	117	723	0	8	23	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	SPED/Speech	125	657	0	8	21	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	SPED	254	467	0	8	15	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Beckstrom, B	Art	106	1,032	0	0	32	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	108	769	0	0	24	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Vega, C	Bilingual Ed	113	677	0	0	21	21	0%	N	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Gym	130	6,071	0	0	190	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Friedrich, J	Music	131	811	0	0	25	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	206	1,036	0	0	32	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	255	801	0	0	25	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Lopez, D	Undetermined	150	685	0	0	21	21	0%	N	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
SUBTotal:			37,843	504	605	1,107	779	96%							Totals	858.00	1320.00	65%

LEGEND	
	General Education
	Special Education
	Special Programs
	Non-Instructional

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities.

1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.

2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom

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

PED Published 40 Day Count	
2015-16 40 day Student Enrollment:	504

FACILITY CAPACITY (including Portables)	
Maximum Facility Capacity:	779
Functional Facility Capacity:	605
Instructional Space Capacity w/ Portables @ 75%:	660
Instructional Space Capacity w/o Portables @ 75%:	660
Instructional Space Capacity w/ Portables @ 67%:	590
Instructional Space Capacity w/o Portables @ 67%:	590

Number of and % Of General Use Classrooms	23	58%
Number of and % Of Special Education Classrooms	10	25%
Number of and % Of Special Use Classrooms	7	18%
Number of and % Of Portable Classrooms	0	0%
	40	100%

Combined School: Based On NM Adq Std Square Footage/Student					
504	Students @	127	sqft/student	64,222	sqft
	Existing Permanent + Portable Facilities =			60,901	sqft
	Percentage of Difference =			95%	

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District: Grants Cibola School: Milan ES School ID: 088104

High Level Overview

General Information

Location: Grants, NM 87021 Ed. Adequacy Model: Elementary School Educational Adequacy
School Type: Elementary Ed. Adequacy CCI: 100.00%
School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 455 Number of Buildings: 2
Growth Factor: 1.00 Number of Portables: 0
Total Gross Square Feet: 60,901 79015 Building Square Feet: 60,901 79015
Site Size (Acres): 11.00 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$13,756,353 Unweighted Repair Cost: \$1,623,539
Weighted Repair Cost: \$405,885 Unweighted Educational Adequacy Cost: \$92,531
Weighted Educational Adequacy Cost: \$189,537 Total Unweighted Cost: \$1,716,070
Total Weighted Cost: \$595,422 Unweighted NMCI Score: 12.47

NMCI Facility History

Last Assessment Date: 12-15-2014 Previous Award, Yes or No, Year if Yes: No
Closed: No



District: Grants Cibola School: Milan ES School ID: 088104

Facility Description

UPDATE: Information below represents the old facility. 07-08 award included the re-building of Milan ES.

79026
2
79026

Milan Elementary School is located at 404 Sand Avenue in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 1-story campus contains 43,441-SF of permanent buildings and 6,470-SF of portables for a total of 48,581-GSF. Occupancy is 428 kindergarten through sixth grade students, and a staff of 44. Originally constructed in 1958, there have been two additions. There are 5 portable facilities on site. To most accurately capture repair costs, the complex is split into three permanent building.

Site: The site is approximately 11 acres and includes an athletic field and a playground. The school has a parking capacity of 60 (2 are handicap spaces). All paved areas are in poor condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include grass and trees, and these areas are not irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure: The buildings rest on concrete stem wall and slab foundations that are showing signs of settlement with little damage. The main structures are stucco over concrete block bearing walls. The built up roof on the original building appears to be original as does the standing seam roof on the gym. The roofs are leaking. Exterior doors are steel, and windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types are brick and painted drywall. The facility has been painted as needed. Most ceilings are original plaster. The 1996 addition utilizes a 2'x4' acoustical tile system. Flooring is typically carpet. Interior doors are typically solid wood.

Mechanical/Plumbing: Heating is provided to the original complex by individual gas fired room heaters. The recent addition is heated by 2 gas fired boilers with a 2 pipe distribution system. Fresh air is supplied through open windows. Many roof mounted exhaust fans are out of service, bathroom ventilation is generally inadequate. Plumbing in the building is reported to be in good condition. Fixtures are original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power via an 800 amp main panel. Lighting is fluorescent and illumination is adequate. Emergency lighting (with battery back-up) is in corridors and emergency exit signs are typically illuminated. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators in classrooms, and annunciators in corridors and other common spaces. The system is activated by pull stations, and is not centrally monitored. The building does not have a fire sprinkler system. Interior doors on escape corridors are fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant.

2003 Update: DCU No. 03-323 (04-053) provided significant repairs to the site, HVAC, electrical, roofs, plumbing and miscellaneous all to be completed in 2004.

2007 Update: 07-08 Award for plan, design and construction for additions and renovations of existing facility to bring to adequacy for grades K-6 with a design capacity of 462 students. To reflect this award all EA deficiencies have been adjusted to zero by negative 100% adjustment per deficiency line item. In addition the GF for this school has been adjusted to 1.0 and Last Renovation Dates have been changed to 2008. This school will require a follow-up assessment, post project completion, in order to update our records to reflect the actual renovation work.

2009 Update: New School per 07-08 award.

ARC Summary:



Executive Summary Report

Milan Elementary School is located at 404 Sand Avenue in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 2-story campus contains 77,403 SF of permanent buildings. Occupancy is 488 kindergarten through sixth grade students, and a staff of 70. The school was occupied and nearing construction completion at the time of evaluation in the autumn of 2010.

School Site:

The school site is still under construction, but there is a staff parking lot in front of the school with 82 spaces including 6 handicap spots. The lot is paved in asphalt, has concrete curbs and sidewalks, and is striped and lit. The site plan shows another parking lot off Sand Street is planned with 32 spaces including two handicap spaces.

There is a bus loop and a separate parent drop-off loop. The buses enter from Sand Street and the parents enter from NIM 122. The staff parking lot is accessible from either road.

There is a small residential neighborhood behind the school, and a park across Sand Street. The community is fairly small and a mix of residential and industrial. Interstate 40 is nearby and some students use a pedestrian bridge to cross the freeway.

There are play equipment structures for different grade levels located directly behind the school. Besides the play equipment, the school has swings and a basketball court for recreation. A green field will be surrounded by a practice running track when construction is completed.

There is little shade on the site, although the two-story structure shades the playground in the mornings. Landscaping has not yet been installed.

Utility feeds are underground. There is a fire hydrant on site. The school is accessible from the handicapped parking spaces to the main entrance, which has an automatic door opener.

School Plant:

The school has an older one story area and gymnasium, and a new two-story wing and cafeteria. An older wing has been demolished and the site is being re-worked. The exterior is EIFS and the main entrance is very obvious.

Windows in the new building are non-operable double glazed units. In the older building, they are operable windows with screens. All windows are in metal frames.

Exterior doors are metal in metal frames and entry doors are storefront. All egress doors have panic hardware.

There are three open stairs to the second floor and an elevator with accessible controls. Stairs have rubber treads and pipe handrails.

Corridors are wide and well lit. Classroom doors are recessed and open into the corridors. Doors are wood with glass lites and accessible hardware. In the new section, rooms have signs with Braille. Signage is needed in the older part of the school.

The HVAC system is new in the entire building and seems to be working well. The building is served by rooftop heating and refrigerated air units.

The kitchen and cafeteria are large and well-appointed. The kitchen is well laid out and the cafeteria is colorful and has lots of natural light.

The roof of the school building is TPO, and the roof of the gymnasium is standing seam metal. There is no evidence of leaks.

The telephone, public address, and fire alarm systems are functional and adequate. The building is equipped with wireless IT, but classrooms are also wired with data outlets.



Executive Summary Report

Adequacy and Environment for Education:

Administration is located at the main entrance off the two-story lobby. There is room for all functions, including the nurse's suite. The lobby includes waiting area furniture.

The play areas for smaller children are directly adjacent to the school building and have sand for fall protection. The sand overflows the containment barriers and gets tracked into the school by the children. An alternative fall protection material is recommended due to the proximity of the play equipment to the school.

The older part of the school needs a little more updating to bring it up to the level of the rest of the school. Classrooms have worn and stained carpeting and older VCT near the sink area. Casework in the classrooms is old and worn.

The kitchen's walk-in freezer has a problem with the refrigeration system that causes ice to form. It is severe and a health hazard. The freezer should be replaced.

The media center is located on the second floor with a view overlooking the lobby and the main entry to the school. It is a bright, colorful space with separate areas for table work, stacks, and a reading nook.

The gymnasium is in the older part of the school, but has been refurbished and has new acoustical panels that tie it in with decor of the new building.

Music and art have their own classrooms near the cafeteria. The art room has two sinks and two storage rooms. There are two computer labs on the second floor. The sign-up lab is next to the library. The other lab has built-in countertops for the computers, but they are high, and computer furniture is desired.

The OT/PT room has ceiling hooks for swings and storage for equipment. Both therapists share the space and often work at the same time. They would like to be able to separate the space with movable partitions. An exhaust fan would help with distracting odors from marker use.

Standard classrooms have carpet and built-in teaching walls with storage casework including wardrobes and sliding whiteboards with storage shelving behind. The only classroom lacking a teaching wall is the pre-kindergarten, and they would like one. Classrooms also have a storage closet with shelving. The pre-kindergarten also needs the student restroom door changed from a solid door to a dutch style door for student supervision.



Executive Summary Report

District: **Grants Cibola** School: **Milan ES** School ID: **088104**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Classroom & Gym Building (1996)	Elementary School Building	\$415,414	\$103,854	1996	9,000 Building 24829	-
Main Building (2008)	Elementary School Building	\$1,122,334	\$280,584	2008	51,904 Building 54198	Educational
Site	Elementary School Site	\$85,791	\$21,448	1996	60,901 Building 79026	Site
Building Totals		\$1,623,539	\$405,885			
Educational Adequacy Need	Elementary School Educational Adequacy	\$92,531	\$189,537			
School Totals		\$1,716,070	\$595,422			



Executive Summary Report

District: **Grants Cibola** School: **Milan ES** School ID: **088104**

Asset Detail

Building Name: Classroom & Gym Building Cost Model: Elementary School Building Size: 9,000 24829

Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1996	2016	100%	33.25%	4	\$30,273	.25 \$7,568
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	9	\$24,566	.25 \$6,141
Communications and Security	\$2.12	15	90%	1996	2011	100%	33.25%	4	\$17,157	.25 \$4,289 Upgrade
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	4	\$3,480	.25 \$870 Upgrade
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	33.25%	9	\$24,891	.25 \$6,223
Exterior Walls	\$11.15	100	100%	1996	2096	4%	33.25%	9	\$4,013	.25 \$1,003
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	9	\$4,559	.25 \$1,140
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	4	\$57,740	.25 \$14,435 Replace Carpet
Foundation/Slab/Structure	\$15.98	100	100%	1996	2096	4%	33.25%	9	\$5,754	.25 \$1,439
HVAC	\$22.84	30	100%	1996	2026	44%	33.25%	9	\$91,360	.25 \$22,840 Upgrade in Gym
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	33.25%	9	\$11,766	.25 \$2,942
Interior Walls	\$7.90	60	90%	1996	2056	11%	33.25%	9	\$7,109	.25 \$1,777
Lighting/Branch Circuits	\$11.35	30	90%	1996	2026	44%	33.25%	9	\$40,870	.25 \$10,218
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	33.25%	9	\$4,770	.25 \$1,193
Other Equipment	\$6.59	60	110%	1996	2056	11%	33.25%	9	\$7,251	.25 \$1,813
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	9	\$61,960	.25 \$15,490
Roof	\$15.47	20	120%	2014	2034	1%	33.25%	9	\$1,671	.25 \$418 1496 STANDING SEAM OVER GYM 2013 TPO OVER CLASSROOMS
Sprinklers and Standpipes	\$3.66	50	130%	1996	2046	16%	33.25%	9	\$6,843	.25 \$1,711
Wall Finishes	\$4.17	12	100%	2010	2022	25%	33.25%	9	\$9,381	.25 \$2,345
Total:									\$415,414	\$103,854

6992 sf Standing Seam
17836 sf TPO



Executive Summary Report

District: **Grants Cibola** School: **Milan ES** School ID: **088104**

Asset Detail

Building Name: Main Building (2008) Cost Model: Elementary School Building Size: 51,901 **54,198**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2008	2028	16%	33.25%	\$41,657	9	.25	\$10,414	
Ceiling Finishes	\$5.58	30	110%	2008	2038	7%	33.25%	\$33,804	9	.25	\$8,451	
Communications and Security	\$2.12	15	90%	2008	2023	28%	33.25%	\$41,971	9	.25	\$10,493	
Emergency Light and Power	\$0.43	20	90%	2008	2028	16%	33.25%	\$4,789	9	.25	\$1,197	
Exterior Doors and Windows	\$5.66	30	110%	2008	2038	7%	33.25%	\$34,251	9	.25	\$8,563	
Exterior Walls	\$11.15	100	100%	2008	2108	1%	33.25%	\$5,521	9	.25	\$1,380	
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	\$39,211	9	.25	\$9,803	
Floor Finishes	\$5.83	12	110%	2008	2020	44%	33.25%	\$220,705	9	.25	\$55,176	
Foundation/Slab/Structure	\$15.98	100	100%	2008	2108	1%	33.25%	\$7,918	9	.25	\$1,980	
HVAC	\$22.84	30	100%	2008	2038	7%	33.25%	\$125,716	9	.25	\$31,429	7/8/13 Update AM Per FMAR: Newer HVAC system
Interior Doors and Partitions	\$9.08	50	90%	2008	2058	3%	33.25%	\$16,191	9	.25	\$4,048	
Interior Walls	\$7.90	60	90%	2008	2068	2%	33.25%	\$9,783	9	.25	\$2,446	
Lighting/Branch Circuits	\$11.35	30	90%	2008	2038	7%	33.25%	\$56,240	9	.25	\$14,060	
Main Power/Emergency	\$1.33	30	90%	2008	2038	7%	33.25%	\$6,564	9	.25	\$1,641	7/8/13 Update AM Per FMAR: Updated power
Other Equipment	\$6.59	60	110%	2008	2068	2%	33.25%	\$9,977	9	.25	\$2,494	
Plumbing	\$15.49	30	100%	2008	2038	7%	33.25%	\$85,260	9	.25	\$21,315	7/8/13 Update AM Per FMAR: Newer system
Roof	\$15.47	20	120%	2008	2028	16%	33.25%	\$229,927	9	.25	\$57,482	...om building constructed in 1996 is having original roofing membrane replaced with TPO and standing seam metal.
Sprinklers and Standpipes	\$3.66	50	130%	2008	2058	3%	33.25%	\$9,416	9	.25	\$2,354	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$143,433	9	.25	\$35,858	
Total:								\$1,122,334			\$280,584	



Executive Summary Report

District: **Grants Cibola** School: **Milan ES** School ID: **088104**

Asset Detail

Building Name: **Site** Cost Model: **Elementary School Site** Size: **60,901**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Repair Cost	Comments
Fencing	\$0.63	100	90%	2008	2108	1%	\$222	9	.25	\$56		
Parking Lots	\$4.07	20	110%	2008	2028	16%	\$43,654	9	.25	\$10,913		
Playground Equipment	\$1.45	15	80%	2008	2023	28%	\$20,095	9	.25	\$5,024		
Site Lighting	\$2.79	40	100%	2008	2048	4%	\$6,797	9	.25	\$1,699		
Site Specialties	\$0.29	40	100%	2008	2048	4%	\$706	9	.25	\$177		
Site Utilities	\$2.17	50	120%	2008	2058	3%	\$4,054	9	.25	\$1,013		
Walkways	\$2.15	30	110%	2008	2038	7%	\$10,264	9	.25	\$2,566		
Total:							\$85,791			\$21,448		



District: **Grants Cibola** School: **Milan ES** School ID: **088104**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	59
Number of Staff:	70	Number of 1-5 Students:	332
Number of Students:	455	Number of 6-8 Students:	64
Number of Special Education Students:	3	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	77048 79026	General Storage NSF:	1,069
Portable GSF:	0	Maintenance or Janitorial Space NSF:	1,019
Admin NSF:	1,890	Media Center NSF:	1848
Art/Music NSF:	1,376	Parent Work Space NSF:	0
Assembly NSF:	5,652	Physical Ed NSF:	5,007
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,808	Science Storage NSF:	0
Faculty Work Area NSF:	1,196	Special Education Classroom NSF:	3,025
Food Service NSF:	6,629	Student Health NSF:	938
General Classroom NSF:	28,716		

Classrooms

Number of Classrooms:	37	Number of Special Education Classrooms:	4 10
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Parking

Number of Paved Parking Spaces:	80	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	8	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



Executive Summary Report

District: **Grants Cibola** School: **Milan ES** School ID: **088104**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	455	\$80	\$80.00	\$48,503	7	3	\$145,509
Insufficient Total Parking	80	105	\$1,322	\$1,321.66	\$44,028	6	1	\$44,028
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	938	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,025	1,860	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,007	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,064	1,365	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	1,019	228	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	1,069	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	28,716	15,366	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	6,629	3,275	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	1,196	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,808	1,365	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,890	833	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,376	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	8	4	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$92,531			\$189,537



MOUNT TAYLOR ELEMENTARY SCHOOL:

Mount Taylor Elementary School is located at 1607 Del Norte Avenue in Grants, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 58,187 SF of permanent buildings and 9,824 SF of portables. Occupancy is kindergarten through sixth grade students, and a staff of approx 59. The campus is made up of 2 buildings. Originally constructed in 1959, there have been three additions. There are 9 portables on site. To most accurately capture repair costs, the school was split into four permanent building and three portable assessments.

Site:

The site is approximately 19 acres and includes a multi-use play area. The school has a parking capacity of 81 (3 are handicap spaces). All paved areas are in good condition. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and gravel, and these areas are irrigated.

Structural/Exterior Closure:

Buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over concrete block bearing walls. The roof is both ballasted built up and metal, and was replaced in 2003 at the original building. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors:

Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile, which is in fair condition. Flooring is typically carpet. Interior doors are generally solid wood.

Mechanical/Plumbing:

Heating is provided by hot water boiler. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical:

The electrical system is fed from a pad-mounted transformer that delivers approximately 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is generally inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant, but minor requirements include door hardware replacement, adequate play equipment, and separate play area for kindergarten.

2003 UPDATE:

DCU No. 03-086 and 03-269 (04-053) addressed parking lot, HVAC, roof and electrical issues.

MOUNT TAYLOR ELEMENTARY

		MEETS	DEFICIENT	CORRECTIVE ACTION
GENERAL REQUIREMENTS				
A.	Building Condition			
	1. Structural	x		
	2. Exterior Envelope	x		
	3. Interior Surfaces	x		
	4. Interior Finishes	x		
B.	Building Systems			
	1. General	x		
	2. Heating, Ventilation and Air Conditioning		x	Upgrade heating in P24, Update HVAC in entire school
	3. Plumbing Fixtures	x		
	4. Electrical	x		
	5. Fire Alarm	x		
	6. 2-way Communication System	x		
SCHOOL SITE				
A.	Site Size	x		
B.	Parking (1.5/staff FTE & 1/4 H.S. Students)	x		
C.	Safe Access	x		
D.	Drainage (Doesn't undermine structure)	x		
E.	Security (Fenced K-6)	x		
F.	Water/Effluent Disposal	x		
SITE RECREATION & OUTDOOR PHYSICAL EDUCATION				
A.	Elementary School (Physical Ed. Activities)			
	1. Equipment (Design Capacity of School)	x		
	2. Hard-surfaced courts/unpaved recreation areas	x		
	3. Play areas & equipment based on planned school program capacity:	x		
ACADEMIC CLASSROOM SPACE				
A.	Classroom Space	x		
B.	Classroom Fixtures and Equipment			
	1. Work surface and seating	x		
	2. Erasable/Projection/Display Surface	x		
	3. Storage	x		
	4. Teacher/Aide Space	x		
C.	Classroom Lighting (min. 50 foot candles)	x		
D.	Classroom Temperature (between 68 and 75 degrees)	x		

MOUNT TAYLOR ELEMENTARY (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
E.	Classroom Acoustics (less than 55 decibels)	x		
F.	Classroom Air Quality (Continually moves air and CO2 level below 1,200 parts per million)	x		
GENERAL USE CLASSROOMS (Language Arts, Mathematics & Social Studies)				
A.	Classroom Net SF Requirements			
	Kindergarten: 50 net sf/student = 1,000 sf	x		
	Grades 1 - 5: 32 net sf/student = 704 sf	x		
B.	At least 2 net sf/student classroom storage	x		
C.	Sufficient # of classrooms to meet student/staff ratio	x		
SPECIALTY CLASSROOM (Science, Arts, Career Education & Physical Education)				
A.	Science			
	Grades K-6	N/A		
	Equipment	N/A		
B.	Special Education (min. 450 sf)	x		
C.	Art Education Programs			
	Elementary School (classroom + 60 sf storage)	x		
D.	Career Education			
	Elementary School	N/A		
E.	Computer and Keyboarding Labs			
	Elementary School (3 sf/student; min. 700 sf)	x		
F.	Alternative Delivery Method	x		
PHYSICAL EDUCATION				
	Elementary School (min. 2,400 sf or 3.5 net sf/student population)	x		
	1 office plus min. 150 sf storage (min. 200 sf for both)	x		
LIBRARIES AND MEDIA CENTERS/RESEARCH AREA				
	Elementary = 1,000 sf or 3 net sf/student population for stacks and seating:	x		
	Office/workroom space & secure storage	x		
	Equipment to meet State Board of Education	x		
FOOD SERVICE STANDARDS				
A.	A. Cafeterias			
	1. Serving and Dining	x		
	Serving to be .8 sf/capacity of dining room	x		
	Dining area to be 15 sf/seated students	x		
	Elementary: seat of to 200/seating	x		

MOUNT TAYLOR ELEMENTARY (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
	2. Fixtures and Equipment	x		
	Comply with The Food Service & Food Processing Regulations of the NM Dept. of Environment	x		
	Include food prep, sink, oven, range & serving area, dishwashing, hot storage, cold storage, dry storage, and staff space	x		
B.	Kitchen			
	Food Preparation Kitchen (2 sf/meal served)	x		
	Elementary: 1,000 sf min.	x		
	Equipment	x		
	Serving Kitchen (min. 200 sf w/sink & phone)	x		
OTHER FACILITY AREAS				
A.	Parent Workspace			
	0.5 sf/student, min. 150 sf, max. 800 sf	x		
B.	Administrative Space			
	min. 150 sf + 1.5 sf/student, max. 2,500 sf	x		
C.	Student Health, Counseling & Ancillary Space			
	Access a restroom, 1 sf/student; min. 150 sf and max. 1,000 sf	x		
D.	Faculty Workspace or Teacher Lounge			
	1 sf/student; min. 150 sf, max. 800 sf	x		
GENERAL STORAGE (Excludes lockers, JC, Kitchen & Specialty Classrooms)				
	K-5 Grades: 3 sf/student	x		
MAINTENANCE OR JANITORIAL SPACE				
	0.5 sf/student for maintenance or janitorial	x		
STANDARDS EXCEPTION				
	Council may grant a variance	x		

Site/School Details

SCHOOL NAME:

SCHOOL INFORMATION

Address:

Phone:

School Mascot:

Fax:

School Colors:

Principal:

FAD Ranking 2016-17/Weighted NMCI:

2015 Grades

Grade Levels:

GRADE: C



Staff:

	Combined
Full Time Teachers:	26
Full Time Special Ed Teachers:	
Part Time Teachers:	
Part Time Special Ed Teachers:	
Total Teaching Staff:	26
Principal:	1
Assist. Principal	
Secretary	
Administrative Assistant:	
Counselor:	
Custodian(s):	
Kitchen Staff:	1
Nurse:	1
Tech:	
Educational Assistant(s):	
Librarian:	1
Special Ed Non-instruction staff:	
Security Officer:	
Other:	
Total Non Teaching Staff:	4

Student Enrollment:

Total School Students:	525
PreK Students:	20

Kindergarden Students:	76
1st Grade Students:	81
2nd Grade Students:	75
3rd Grade Students:	84
4th Grade Students:	53
5th Grade Students:	74
6th Grade Students:	62
Special Education Students (including Gifted):	65
Gifted:	
A Level:	
B Level:	
C Level:	
D Level:	
Sp.Ed. % of Total Student Enrollment:	12%

Enrollment Summary:

Factors that Influence Enrollment:

Out of Attendance Zone Waivers:	0
Out of District Waivers:	0
2014-2015 Student Migration:	0%

Utilization / Capacity:**Square Footage:**

Gross Square Feet of Permanent Facilities:	57,549	sf
Square Feet of Permanent Facilities/Student:	110	sf/student
NM Adequacy Standards Square Foot/Student:	126	sf/student
Gross Square Feet of Portable Facilities:	9,856	sf

Design Capacity:

Maximum Facility Capacity with Portables:	908
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Capacity / Utilization:

Schedule:

Start Time: 8:30 AM 5 Days End Time: 3:55 PM

Activity**Frequency**

PE:	1 time per week / pre-k 2/15min Rotations
Art:	1 time per week
Music:	1 time per week
Computer:	1 time per week
Library:	1 time per week

Lunch: (Number of seating's / day, closed / open campus)

6 seatings / day, 30 minutes in length

(No. of seatings / day)

Other:

Educational Program:

(Identify any areas of special emphasis)

Extra Curricular Activities Offered to Students:

Special Education Program:

Number of Classrooms Dedicated to:

Pullout Instruction:

Severe Impairment:

Resource:

Behavioral Intervention:

Speech:

OT/PT:

Other:

Special Programs:

Number of Classrooms Dedicated to:

Response through Intervention (RTI):

Title 1:

Parents as Teachers:

Other:

Miscellaneous School Information:

Utilities:	2014-15 Utilities
	Electricity: \$47,930.05
	Gas: \$17,696.91
	Building Heat/Propane/Butane:
	Water/Sewer: \$38,366.80
	Communications (Phone / Internet):

Identified Facility Needs & Probable Costs:

Category	Facility Needs	Quant	Unit	Cost	MACC	Total Project
LocPol	Provide large item storage for equipment	500	sf	\$85.00	\$42,500	\$55,250
FacRen	Replace exterior windows	1,200	sf	\$200.00	\$240,000	\$312,000
AdqStd	Replace HVAC entire school	57,549	sf	\$25.00	\$1,438,725	\$1,870,343
AdqStd	Upgrade main power	1	ea.	\$35,000.00	\$35,000	\$45,500
LocPol	Create vestibules at both ends of Kinder - 2nd grade wing	200	sf	\$75.00	\$15,000	\$19,500

FacRen	Un able to safely access roof areas, the roof connecting the original 1959 construction and the 1977 addition did not seem ok to walk on, No leakage was noted in interior Suggest additional investigation when the new AHU unit is installed: Replace roof over library and restrooms.	5,316	sf	\$25.00	\$132,900	\$172,770
FacRen	Jh: 8.27.13: debris on roof: roofing bubbling up near drains several tiles cracked above entrances: Repair roof	19,835	sf	\$4.00	\$79,340	\$103,142
AdqStd	Upgrade as needed	14,903	sf	\$1.00	\$14,903	\$19,374
AdqStd	Upgrade as needed	19,835	sf	\$1.00	\$19,835	\$25,786
FacRen	Upgrade ceiling system	14,903	sf	\$6.00	\$89,418	\$116,243
FacRen	Upgrade ceiling system	24,443	sf	\$6.00	\$146,658	\$190,655
FacRen	Replace ceiling tiles P-28	896	sf	\$6.00	\$5,376	\$6,989
FacRen	Replace ceiling tiles P-25	896	sf	\$6.00	\$5,376	\$6,989
FacRen	Jh: 8.27.13: observed rust / corrosion window frames: Room 2 window damaged, window will not lock properly. Repair/replace windows that do not open or lock properly and are rusting.	360	sf	\$200.00	\$72,000	\$93,600
FacRen	Jh: 8.27.13: Several door seals not sealing properly.	2	ea.	\$750.00	\$1,500	\$1,950
FacRen	DCU No. 03-269 (04-053) repairs. Jhill 8.27.13: Exterior north exit from nurse office door threshold has failed and requires repair / replacement; suggest checking closely other thresholds in this building	22	ea.	\$250.00	\$5,500	\$7,150
FacRen	Replace exterior doors; Replace exterior door between 1959 and 1995 additions	2	ea.	\$5,000.00	\$10,000	\$13,000
FacRen	Replace all exterior doors; Replace exterior doors next to room 29	14	ea.	\$3,000.00	\$42,000	\$54,600
FacRen	Replace window screen room 12	30	sf	\$10.00	\$300	\$390
FacRen	Replace window blinds throughout school	1,750	sf	\$10.00	\$17,500	\$22,750
FacRen	Jh: 8.27.13: floor near rest rooms stained, water damage	100	sf	\$10.00	\$1,000	\$1,300
FacRen	Replace VCT on stage	1,143	sf	\$6.00	\$6,858	\$8,915
FacRen	Replace carpet throughout school	13,750	sf	\$6.00	\$82,500	\$107,250
FacRen	Replace carpet in P-27	896	sf	\$6.00	\$5,376	\$6,989
FacRen	Replace carpet in P-28	896	sf	\$6.00	\$5,376	\$6,989
AdqStd	Upgrade heating in P-23	896	sf	\$25.00	\$22,400	\$29,120
FacRen	jh 8.27.13: Class room doors seem to be in good condition, Main corridor fire doors do not latch. Upgrade door hardware to ADA compliant.	18	ea.	\$500.00	\$9,000	\$11,700
FacRen	Repair / replace scoreboard	1	ea.	\$5,000.00	\$5,000	\$6,500
FacRen	Repair multiple-purpose speaker	1	ea.	\$2,500.00	\$2,500	\$3,250
AdqStd	Install acoustical treatment in multi-purpose room	1,200	sf	\$25.00	\$30,000	\$39,000
FacRen	Update as needed	65,344	sf	\$1.00	\$65,344	\$84,947

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

FacRen	Upgrade site utilities	65,344	sf	\$1.00	\$65,344	\$84,947
L-H-S-S	Upgrade entry security	1	ea.	\$4,000.00	\$4,000	\$5,200
L-H-S-S	Jhill 8-27-13: personnel in area indicate intercom working correctly: Upgrade intercom	14,903	sf	\$2.00	\$29,806	\$38,748
L-H-S-S	Upgrade intercom	19,835	sf	\$2.00	\$39,670	\$51,571
L-H-S-S	Upgrade intercom	24,443	sf	\$2.00	\$48,886	\$63,552
L-H-S-S	Upgrade emergency light and power as needed	14,903	sf	\$4.00	\$59,612	\$77,496
L-H-S-S	Upgrade emergency light and power as needed	19,835	sf	\$4.00	\$79,340	\$103,142
L-H-S-S	Jhill 8-27-13: exterior windows have been replaced with Plexiglas windows. Replace Plexiglas	200	sf	\$200.00	\$40,000	\$52,000
L-H-S-S	Upgrade FA System	65,344	sf	\$3.00	\$196,032	\$254,842
L-H-S-S	Jhill 8-27-13: Fire alarm system this area connected to main building fire alarm system, The main system is in normal conditions indicating all circuits are ok and properly functioning: Upgrade FA System. See above.				\$0	\$0
L-H-S-S	Jh: 8.27.13: System is in normal condition panel needs to be cleaned. Upgrade FA System. See above.				\$0	\$0
L-H-S-S	Remove Asbestos tile and carpet	24,443	sf	\$20.00	\$488,860	\$635,518
L-H-S-S	Improvements in 1996. DCU No. 03-269 (04-053) repairs. 7/8/13 Update AM Per FMAR: Some fixtures are in need of replacement in classrooms. Upgrade restrooms to ADA (renovated but not to ADA compliance)	350	sf	\$300.00	\$105,000	\$136,500
L-H-S-S	Upgrade exterior security lighting by multi-purpose	4	ea.	\$750.00	\$3,000	\$3,900
L-H-S-S	Install additional site lighting between multi-purpose and clrm wing	4	ea.	\$750.00	\$3,000	\$3,900
L-H-S-S	Install additional site lighting on entry side of school	1	ea.	\$12,500.00	\$12,500	\$16,250
L-H-S-S	Replace slick quarry tile in kitchen	914	sf	\$9.00	\$8,226	\$10,694
L-H-S-S	Upgrade stage access	1	ea.	\$5,000.00	\$5,000	\$6,500
L-H-S-S	Jhill 8-27-13: Some areas / locations have multiple extension cords to support computer equipment: provide additional power and data outlets throughout school	20	ea.	\$250.00	\$5,000	\$6,500
L-H-S-S	Upgrade to LED	65,344	sf	\$4.00	\$261,376	\$339,789
L-H-S-S	Provide additional power and data outlets throughout school	80	ea.	\$250.00	\$20,000	\$26,000
L-H-S-S	Provide additional power and data outlets throughout school	24	ea.	\$250.00	\$6,000	\$7,800
L-H-S-S	Provide cabinet for cleaning supplies	2	ea.	\$250.00	\$500	\$650
L-H-S-S	Replace stage curtain	1	ea.	\$12,000.00	\$12,000	\$15,600
L-H-S-S	Need adequate play equipment. Jh: 8.27.13: Some playground equipment broke / damaged - retainers broke damaged. Reference photos: Upgrade playground equipment	1	ea.	\$125,000.00	\$125,000	\$162,500

L-H-S-S	DCU No. 03-269 (04-053). Jh: 8.27.13: Many walk ways concrete has failing, brick walk ways flaking and coming apart. Cracking and some areas not level. Damage at main entrance, reference photos: Repair / replace damaged walkways on site in front and back of school.	2,000	sf	\$30.00	\$60,000	\$78,000
L-H-S-S	Install ramp at portable P-25	1	ea.	\$7,500.00	\$7,500	\$9,750
N/A					\$0	\$0
PreMaint	Repair holes and cracks in walls in multi-purpose	30	sf	\$25.00	\$750	\$975
PreMaint	Repair stress cracks on both sides of corridor for clrms 14-29	1	ea.	\$5,000.00	\$5,000	\$6,500
PreMaint	jhill 8.27.13: Structural issue noted South covered walk way reference Photo 0135 10/4/2013 CJA Split system for above. this is the BAD portion. Repair cracked wall.	1	ea.	\$7,500.00	\$7,500	\$9,750
PreMaint	Upgrade site drain. It creates a lake when it rains	1	ea.	\$22,500.00	\$22,500	\$29,250
PreMaint	Repair bus loop	15,000	sf	\$4.00	\$60,000	\$78,000
PreMaint	Repair parking lot, pot holes in asphalt, seal & stripe	20,000	sf	\$4.00	\$80,000	\$104,000
PreMaint	Repair shade structure (cut)	1	ea.	\$1,250.00	\$1,250	\$1,625
PreMaint	Repair playground slide				\$0	\$0
PreMaint	Repair soffits	2,000	sf	\$25.00	\$50,000	\$65,000
Tech	Upgrade infrastructure and equipment	65,344	sf	\$2.00	\$130,688	\$169,894
Total Probable Cost:					\$4,770,525.00	\$6,201,682.50

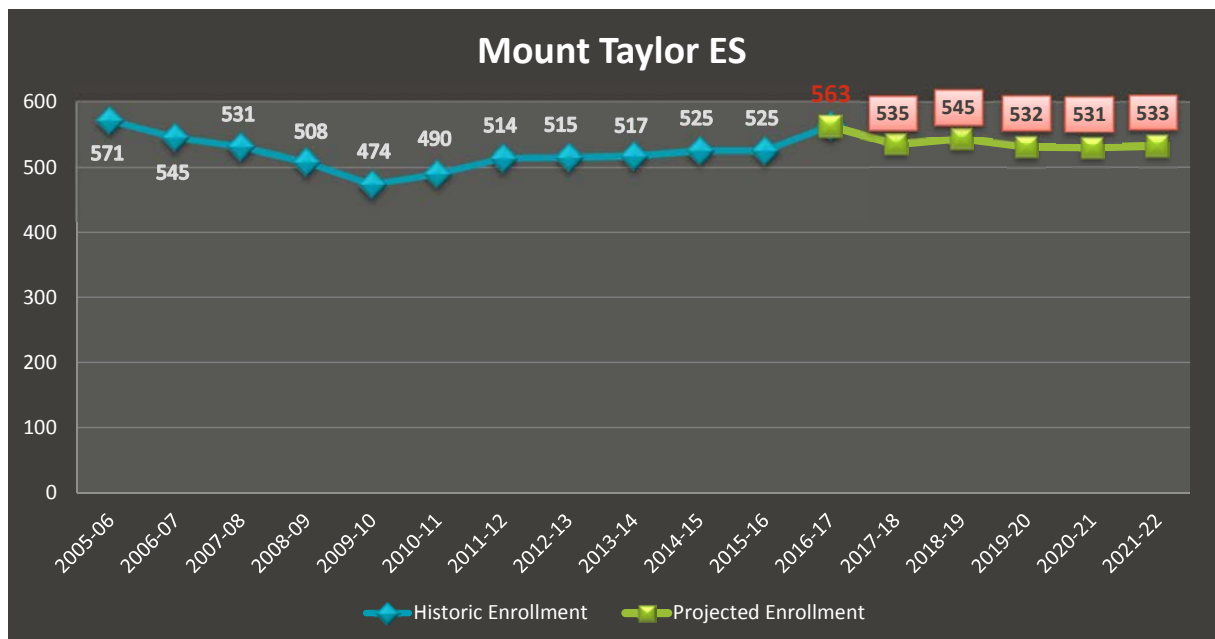
Mount Taylor Elementary Enrollment History

Grade Levels	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Pre-K	39	0	2	11	5	0	20	20	20	20	20	35
KN	64	81	64	79	67	74	76	86	80	87	76	70
1st	81	69	73	70	81	66	85	69	80	76	81	80
2nd	69	82	76	71	66	73	61	86	67	79	75	76
3rd	68	67	80	66	69	67	74	66	80	56	84	75
4th	90	77	68	66	60	66	60	69	67	79	53	86
5th	81	92	80	65	65	67	70	54	67	68	74	61
6th	79	77	88	80	61	77	68	65	56	60	62	80
TOTAL	571	545	531	508	474	490	514	515	517	525	525	563

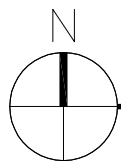
Mount Taylor Elementary Enrollment Projections

Grade Levels	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K	20	20	20	20	20
KN	72	74	76	79	81
1st	70	72	74	76	78
2nd	78	68	70	72	74
3rd	72	74	64	66	68
4th	76	73	75	65	67
5th	87	77	76	78	67
6th	61	87	77	76	78
TOTAL	535	545	532	531	533

Mount Taylor Elementary Enrollment Trends



Mount Taylor Elementary School Aerial

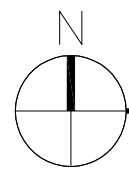
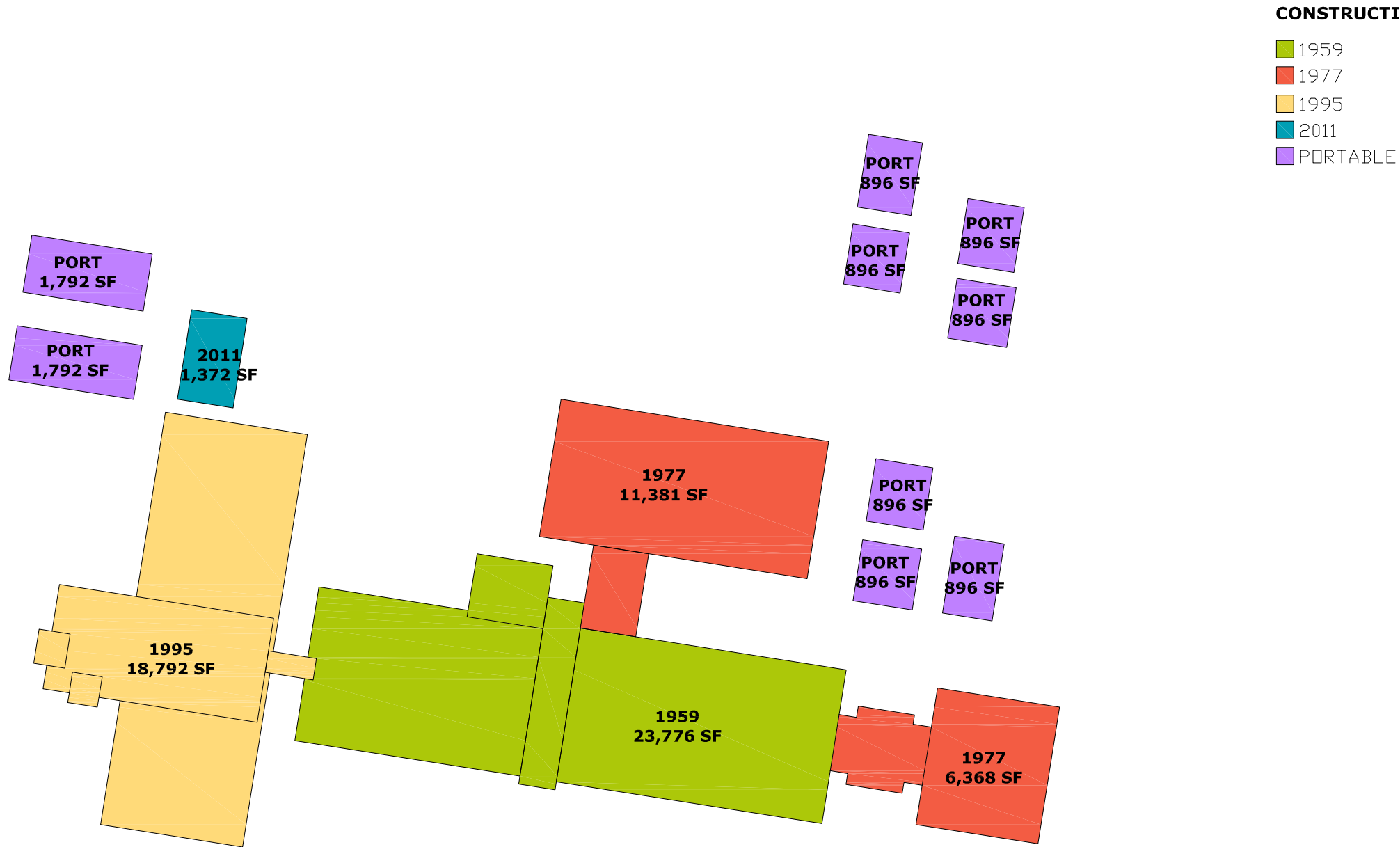


MT. TAYLOR ELEMENTARY SCHOOL

SCALE: NTS

AERIAL

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MT. TAYLOR ELEMENTARY SCHOOL

SCALE: 1/64"=1'-0"

CONSTRUCTION DATES

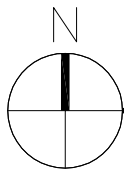
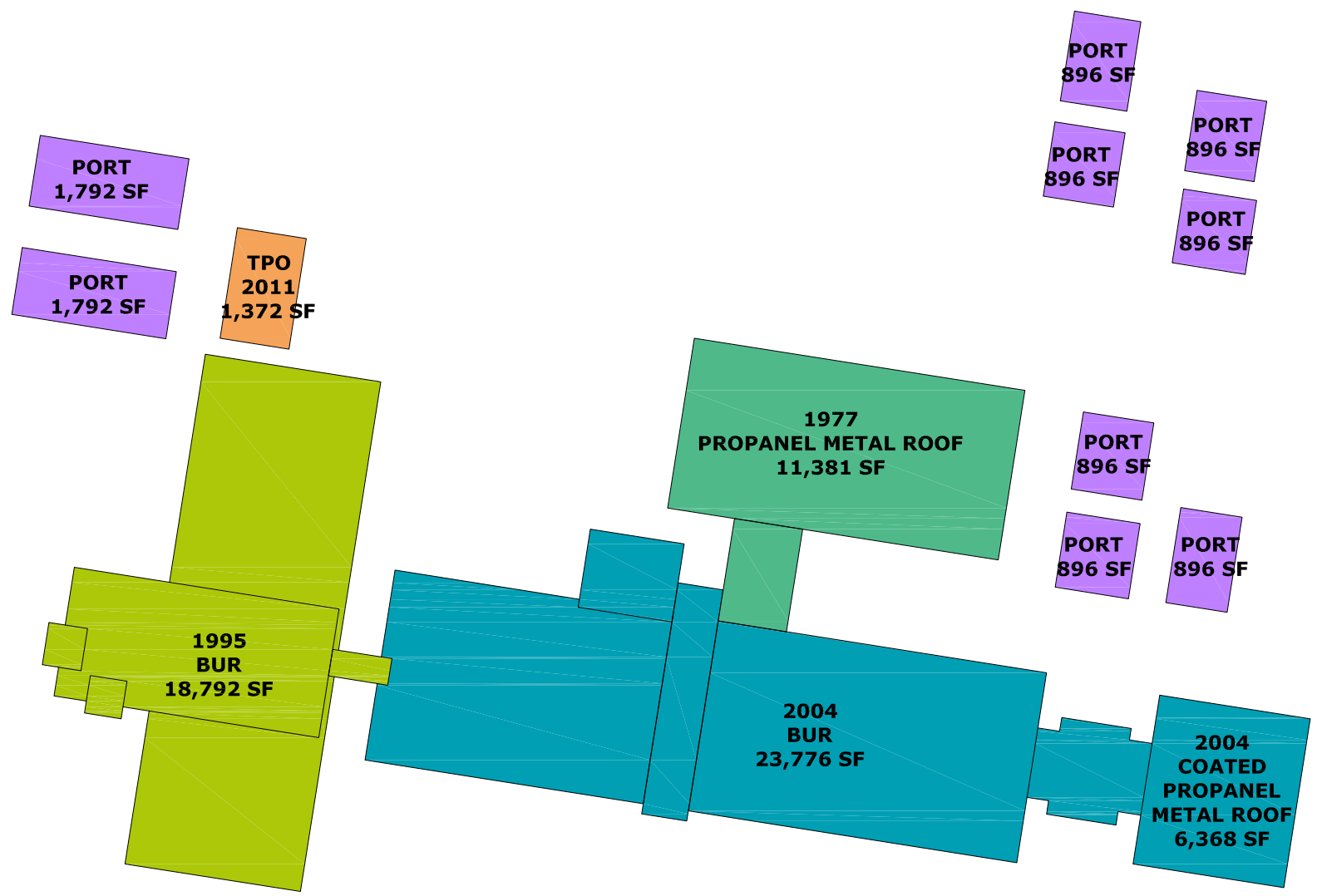
PERMANENT BLDG(s) =	57,549 GSF
+ PORTABLE(s) =	9,856 GSF
TOTAL =	67,405 GSF

Floor plans unavailable, please contact PSFA for assistance



ROOF DATES

- 2004
- 1977
- 1995
- 2011
- PORTABLE



MT. TAYLOR ELEMENTARY SCHOOL

SCALE: 1/64" = 1'-0"

ROOF PLAN

PERMANENT BLDG(s) =	57,549 GSF
+ PORTABLE(s) =	9,856 GSF
TOTAL =	67,405 GSF

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K	20		1	1
Kindergarten	76		4	4
1st Grade	81		4	4
2nd Grade	75		4	4
3rd Grade	84		4	4
4th Grade	53		3	3
5th Grade	74		3	3
6th Grade	62		3	3
TOTALS	525	55	26	26

SCHOOL HOURS	
School Start Time	
School End Time	
Total Hours in School Day	7
Number of Lunch Turns Per Day	6

District:	Grants Cibola County School District
School:	Mt. Taylor Elementary School
Date:	2015-16

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)											DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	CLASSROOM USE/ GRADE LEVEL	ROOM NUMBER	Clrm SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Functional Capacity	Max. Number of Students per Adequacy Standards Sq. Ft.	Maximum Facility Capacity or PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)	
Mirabal, T	Kindergarten	5	873	19	20	17	20	109%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Pena, M	Kindergarten	6	873	19	20	17	20	109%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Stewart, L	Kindergarten	7	840	19	20	17	20	113%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Pena, V	Kindergarten	8	782	19	20	16	20	121%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Knott, M	1st Grade	9	780	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Pleska, M	1st Grade	10	780	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Pinkston, V	1st Grade	11	753	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gallegos, M	1st Grade	12	753	21	22	24	22	95%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Sanders, P	2nd Grade	1	751	20	22	23	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Montoya, R	2nd Grade	2	751	20	22	23	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Tafoya, L	2nd Grade	3	780	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Witt, T	2nd Grade	4	780	20	22	24	22	91%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Gallegos, A	3rd Grade	14	768	21	22	24	22	95%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Garcia, K	3rd Grade	16	762	21	22	24	22	95%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Thayer, M	3rd Grade	17	762	21	22	24	22	95%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Lopez, D	3rd Grade	18	762	21	22	24	22	95%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Martinez, Y	4th Grade	19	762	17	24	24	24	71%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Wilcox, A	4th Grade	22	963	17	24	30	24	71%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Sandoval, K	4th Grade	23	764	17	24	24	24	71%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Morris	5th Grade	29	767	24	24	24	24	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Christmann, K	5th Grade	27	758	24	24	24	24	101%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Aldridge, M	5th Grade	25	767	24	24	24	24	100%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Jaramillo, R	6th Grade	24	767	20	24	24	24	83%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Corona, L	6th Grade	26	762	21	24	24	24	88%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Elkins, S	6th Grade	28	764	20	24	24	24	84%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Lehman, L	Pre-K	13	1095	20	12	22	12	84%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Niclas, K	SPED	15	768	0	8	24	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Hambright, R	SPED	21B	688	0	0	22	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Lopez, Y	SPED/Read Int	21C	689	0	0	22	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	SPED/OT/PT	P-34	830	0	0	26	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	SPED	P-35	830	0	0	26	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Stephenson	SPED	P-36	830	0	0	26	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Sorrentini, E	Bilingual Ed	P-38	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Patel	Computer Lab	20	761	0	0	24	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	21A	688	0	0	22	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Lopez, J	Phys Ed.	P-31	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	P-32	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Title 7/Gate Rm	P-33	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Art	P-37	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Friedrich, J	Music	P-39	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Lopez, J	Stage		1143	0	0	36	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Lopez, J	Multipurpose		5291	0	0	165	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Vacant Portable	P-40	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Vacant Portable	P-41	830	0	0	26	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
SUBTotal:			39,877	525	580	1,196	908	93%							858.00	1452.00	59%	

PED Published 40 Day Count	
2015-16 40 day Student Enrollment:	525

FACILITY CAPACITY (including Portables)	
Maximum Facility Capacity:	908
Functional Facility Capacity:	580
Instructional Space Capacity w/ Portables @ 75%:	726
Instructional Space Capacity w/o Portables @ 75%:	545
Instructional Space Capacity w/ Portables @ 67%:	649
Instructional Space Capacity w/o Portables @ 67%:	486

Number of and % Of General Use Classrooms		
Number of and % Of General Use Classrooms	25	57%
Number of and % Of Special Education Classrooms		
Number of and % Of Special Education Classrooms	4	9%
Number of and % Of Special Use Classrooms		
Number of and % Of Special Use Classrooms	4	9%
Number of and % Of Portable Classrooms		
Number of and % Of Portable Classrooms	11	25%
	44	100%

Combined School: Based On NM Adq Std Square Footage/Student			
525	Students @	126	sqft/student
	Existing Permanent + Portable Facilities =	66,378	sqft
	Percentage of Difference =	74,577	sqft
		112%	

LEGEND	
General Education	
Special Education	
Special Programs	

NOTES:
 Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities.
 1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.
 2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom.

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District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

High Level Overview

General Information

Location:	Grants, NM 87020	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	505	Number of Buildings:	4
Growth Factor:	1.00	Number of Portables:	3
Total Gross Square Feet:	74,577 67,405	Building Square Feet:	62,833
Site Size (Acres):	19.00	Portable Square Feet:	11,744 9,836

NMCI School Metrics

Replacement Cost:	\$10,993,916	Unweighted Repair Cost:	\$6,483,773
Weighted Repair Cost:	\$3,036,695	Unweighted Educational Adequacy Cost:	\$72,539
Weighted Educational Adequacy Cost:	\$185,535	Total Unweighted Cost:	\$6,556,313
Total Weighted Cost:	\$3,222,230	Unweighted NMCI Score:	59.64

NMCI Facility History

Last Assessment Date:	08-12-2013	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		



District: Grants Cibola School: Mount Taylor ES School ID: 088106

Facility Description

9856 57549

Mount Taylor Elementary School is located at 1607 Del Norte Avenue in Grants, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 58,487 SF of permanent buildings and 9,824 SF of portables. Occupancy is kindergarten through sixth grade students, and a staff of approx 59. The campus is made up of 2 buildings. Originally constructed in 1959, there have been three additions. There are 9 portables on site. To most accurately capture repair costs, the school was split into four permanent building and three portable assessments.

Site: The site is approximately 19 acres and includes a multi-use play area. The school has a parking capacity of 81 (3 are handicap spaces). All paved areas are in good condition. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and gravel, and these areas are irrigated.

Structural/Exterior Closure: Buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over concrete block bearing walls. The roof is both ballasted built up and metal, and was replaced in 2003 at the original building. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile, which is in fair condition. Flooring is typically carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by hot water boiler. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers approximately 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is generally inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant, but minor requirements include door hardware replacement, adequate play equipment, and separate play area for kindergarten.

2003 Update: DCU No. 03-086 and 03-269 (04-053) addressed parking lot, HVAC, roof and electrical issues.

ARC Summary:

School Site:

Mt. Taylor Elementary is located in a residential neighborhood. None of the abutting streets have much traffic. There are signs in the area indicating children are present and crosswalks are painted at intersections.

Water runs off the roofs of the school building and ponds between the gymnasium and main classroom building. The children are constantly using this area to travel between the buildings and to the portable classrooms, so gutters are needed to divert rainwater from the paths of travel.



Executive Summary Report

There is a staff parking lot on the south side of the site. It is paved and lit. The parking lot also tends to hold some water in winter that freezes and creates icy conditions. A one-way parent loop with two lanes for student drop-off and pick-up is separate from the parking lot. The process works very well.

A visitor parking lot is located on the west side of the building, near the main entry. It is also paved and lit, and also serves as the loop for the buses.

Sidewalks line the driveways and surround the building and are in good condition. Landscaping near the main entry is xeric. There is some lawn and trees facing the staff parking lot.

There is a softball field, basketball court and some play equipment behind the school for recreation. A green play field needs irrigation and the basketball court is in poor condition. There is no paved pathway to the basketball courts or to play equipment for barrier free access. There is a four lane practice running track on the north side of the site, but the asphalt is degraded and needs to be repaved. There are some benches located on the site, some are under trees for shade.

Utility feeds are from underground and there are fire hydrants on site. The site is fenced and entries are accessible from parking areas.

School Plant:

The school is a one-story structure. The original 1959 classroom wing is oriented east-west and is a brick clad masonry building with an exposed laminated wood beam roof structure. An addition to the east includes restrooms and a large library. These are metal structures.

The 1995 addition includes a north-south classroom wing and the administrative offices at the west end of the school. This building has an EIFS exterior. There is also a separate metal-clad masonry multipurpose building that serves as the gymnasium and kitchen/cafeteria. It has a performance platform at one end and second story storage area at the other.

There are nine portable buildings on the site housing programs that students travel to from their home classrooms.

Exterior doors and windows are metal in metal frames. Entrances and exits are conveniently located for student flow and there is a canopy connecting the classroom building and the multipurpose building.

The main corridor in the 1959 wing has carpeting, exposed wood ceilings, coat hooks, exit signs and fire alarm annunciators. It is somewhat constrained by the classroom doors opening outward into the corridor. The main corridor in the 1995 wing has carpet, 2x4 ceilings, FRP wall covering, coat hooks, exit signs, fire alarm annunciators and recessed doorways.

Interior doors in the 1959 building lack accessible hardware and rooms do not have signage with Braille.

Staff restrooms and student restrooms in the 1995 building are in good condition and accessible. Student restrooms in the gymnasium and next to the library are currently undergoing renovations and were not evaluated. Staff and student restrooms in the 1959 building need exhaust fans. Drinking fountains are located throughout the school buildings.

The roof of the 1995 building is gravel-ballasted BUR. The roof on the 1959 building and additions westward is mineral surface BUR. The gymnasium roof was not accessible, but leaks were not evident.

Heating for the 1995 building is via a two-pipe boiler system, with rooftop air conditioners. The 1959 building has rooftop heating units and wall-mounted evaporative coolers. The multipurpose building has furnaces located in a mezzanine and evaporative cooling. Heating and cooling are reported to be adequate and functioning satisfactorily, except that the kitchen has no cooling.

Classrooms have carpet, fluorescent lighting and operable windows. They have small storage closets and casework with sinks. There are white boards, tack boards, fire alarm annunciators, public address speakers, call buttons and clocks. Classrooms in the 1959 wing have egress doors directly to the exterior, while those in the 1995 wing have fire sprinklers. Classrooms have adequate electrical and IT outlets.



Executive Summary Report

The kitchen is old and worn, but functioning. The serving line is a narrow window in a masonry wall, the door to the walk-in is raised, and there is no cooling. The kitchen needs to be remodeled and/or refurbished.

The cafeteria is also the gymnasium space, effectively forces gym classes to take place outdoors. The space is oversized as a cafeteria, has very high ceilings and no vestibules and is not energy-efficient. A separate cafeteria space is recommended.

The 1995 addition has an automatic fire sprinkler system. The rest of the school has smoke detection, fire alarm annunciators, lighted exit signs and fire alarm pulls throughout the school.

The school has an intrusion alarm system.

Accessibility issues in the building are limited to the need to install an automatic door opener at the main entrance and one of the entrances to the library, as it is used for voting. The door hardware in the 1959 building and in most of the portables should be changed to lever-style door hardware for accessibility. Some portable classrooms also need ramps.

Adequacy and Environment for Education:

Handicapped accessibility needs to be improved at the play ground, and in the 1959 classroom wing.

All students exit the main classroom building via the covered exit between the old wing and the multipurpose building to go other programs housed in portable classrooms. The area between the buildings is paved, but the lack of rain gutters on the classroom building causes water to collect in the area and freeze in winter. Rainwater collection and diversion is needed to keep these pathways safe.

Administration has a suite at the main entry with visual control of the entrance and an ample lobby with seating and restrooms. There is a workroom and storage nearby. The staff lounge, nurse, counselor, and dean of students are located near each other in the older classroom wing. The nurse's office does not have an in-suite restroom, but one is located directly across the hall and is adequate.

The media center is located at the far east end of the building, and is a large open space. It needs to be renovated to improve its use as a media center. New bookshelves and a circulation desk are needed. Partitions are needed to create a storage room with casework, and a separate staff development library and meeting room. The exterior walls are almost all windows, and replacing some with insulated panels could be an energy saving alternative while providing wall area for bookshelves.

The outdoor physical education facilities are somewhat limited by the small green play field area and the track that needs to be resurfaced. Indoor P.E. activities do not often take place in the multipurpose room, even though it is an ideal space with a high ceiling, because it is used as the cafeteria. On days when outdoor P.E. activities are not possible, class is held in a portable.

The kitchen needs to be remodeled, and since the multipurpose room is better suited to use as a gymnasium, a cafeteria is needed, and could be constructed adjacent to the existing cafeteria space.

The performance platform on the end of the multipurpose space needs a ramp or lift for handicapped accessibility.

The classes in portable classrooms such as music, Navajo language, computer lab, art, and pre-K, are easily accessed from the main classroom building. Some need minor improvements such as carpet and door hardware, and a few need ramps for accessibility.

While general classrooms in the older building and the newer building do not look exactly the same, they do have the same features and attributes. Both provide pleasing, temperature-controlled learning environments with natural lighting and access to the same technologies. The older wing has worn casework that needs replacement, lacks Braille signage and accessible door hardware. Some classrooms in the newer wing need replacement carpet.



Executive Summary Report

There are two special education classrooms in the older wing that are more than adequate for the school's program. However, OT/PT is housed in half of a single portable classroom with no storage and no ceiling hooks. That space is inappropriate for the school's needs. There is a vacant classroom available in the main classroom building.



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1977)	Elementary School Building	\$940,603	\$235,151	1977	11,909	Building	Educational
Addition (1995)	Elementary School Building	\$670,078	\$218,643	1995	9,581	Building	Educational
Kinder Addition (2011)	Elementary School Building	\$7,607	\$1,902	2011	1,343	Building	Educational
Original Const (1959)	Elementary School Building	\$3,531,520	\$1,567,187	1959	40,000	Building	Educational
Portables (1985) 6	Elementary School Portable	\$350,501	\$350,501	1985	7,100	Building	Educational
Portables (2003) 2	Elementary School Portable	\$106,789	\$26,697	2003	2,880	Building	Educational
Portables (2004) 1	Elementary School Portable	\$55,733	\$13,933	2004	1,764	Building	Educational
Site	Elementary School Site	\$820,943	\$622,681	1959	74,577	Building	Site
Building Totals		\$6,483,773	\$3,036,695				
Educational Adequacy Need	Elementary School Educational Adequacy	\$72,539	\$185,535				
School Totals		\$6,556,313	\$3,222,230				



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**
 Building Name: Addition (1977) Cost Model: Elementary School Building Size: 11,909
 Multi-Purpose Library
 11381 + 6369 = 17750

Asset Detail

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%	1977	1997	100%	33.25%	\$40,058	4	.25	\$10,014	
Ceiling Finishes	\$5.58	30	110%	1977	2007	100%	33.25%	\$73,139	4	.25	\$18,285	
Communications and Security	\$2.12	15	90%	1998	2013	100%	33.25%	\$22,702	4	.25	\$5,676	Jhll 8-27-13: personnel in area indicate intercom working correctly
Emergency Light and Power	\$0.43	20	90%	1977	1997	100%	33.25%	\$4,605	4	.25	\$1,151	
Exterior Doors and Windows	\$5.66	30	110%	1977	2007	100%	33.25%	\$74,105	4	.25	\$18,526	Jhll 8-27-13: exterior windows have been replaced with Plexiglas windows.
Exterior Walls	\$11.15	100	100%	1977	2077	15%	33.25%	\$20,189	9	.25	\$5,047	...o drain properly. Some rain gutters are damaged: there is evidence of rusting of one section exterior wall.
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$21,209	4	.25	\$5,302	...m system, The main system is in normal conditions indicating all circuits are ok and properly functioning
Floor Finishes	\$5.83	12	110%	2009	2021	34%	33.25%	\$25,998	9	.25	\$6,500	...8-27-13: NO noted issues: probable floor repaired / replaced. Install date changed and life cycle adjusted
Foundation/Slab/Structure	\$15.98	100	100%	1977	2077	15%	33.25%	\$28,953	9	.25	\$7,238	Jhll: 8-17-2013: Building slab and basic structure seems to be sound with No major issues noted
HVAC	\$22.84	30	100%	2013	2043	1%	33.25%	\$2,720	9	.25	\$680	... removed from roof replacement ordered - to Be installed. 10/4/2013 CJA set year installed to 2013 for above.
Interior Doors and Partitions	\$9.08	50	90%	1977	2027	61%	33.25%	\$59,203	9	.25	\$14,801	...ginal construction and did not latch properly and require adjustment and / or replacement of latching hardware
Interior Walls	\$7.90	60	90%	1977	2037	42%	33.25%	\$35,772	9	.25	\$8,943	Jhll 8-27-13: No abnormalities noted, Wear seems to be within normal expectations given normal maintenance
Lighting/Branch Circuits	\$11.35	30	90%	1977	2007	100%	33.25%	\$121,682	4	.25	\$30,420	Jhll 8-27-13: Some areas / locations have multiple extension cords to support computer equipment



Executive Summary Report

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Main Power/Emergency	\$1.33	30	90%	1977	2007	100%	33.25%	\$14,202	4	.25	\$3,551	
Other Equipment	\$6.59	60	110%	1977	2037	42%	33.25%	\$36,482	9	.25	\$9,120	
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	\$81,986	9	.25	\$20,497	Improvements in 1996
Roof	\$15.47	20	120%	1996	2016	100%	33.25%	\$221,099	4	.25	\$55,275	...walk on, No leakage was noted in interior Suggest additional investigation when the new AHU unit is installed
Sprinklers and Standpipes	\$3.66	50	130%	1977	2027	61%	33.25%	\$34,429	9	.25	\$8,607	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$22,068	9	.25	\$5,517	
Total:								\$940,603			\$235,151	

6 368 sf over library was coated in 2003



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Addition (1995) Cost Model: Elementary School Building Size: 9,581 **18,712**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1995	2015	100%	33.25%	\$32,227	4	.25	\$8,057	
Ceiling Finishes	\$5.58	30	110%	1995	2025	49%	33.25%	\$28,832	9	.25	\$7,208	Jh: 8.27.13: ceiling tiles near rest rooms showing water damage
Communications and Security	\$2.12	15	90%	1995	2010	100%	33.25%	\$18,264	4	.25	\$4,566	
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$3,705	4	.25	\$926	
Exterior Doors and Windows	\$5.66	30	110%	1995	2025	49%	33.25%	\$29,213	3	2	\$58,427	...frames: Doors, Several door seals not sealing properly Room 2 window damaged, window will not lock properly
Exterior Walls	\$11.15	100	100%	1995	2095	4%	33.25%	\$4,709	9	.25	\$1,177	Jh: 8.27.13: Observed stucco cracking several areas, flaking and falling off at bottom several areas
Fire Detection/Alarm	\$1.98	15	90%	1995	2010	100%	33.25%	\$17,063	4	.25	\$4,266	Jh: 8.27.13: System is in normal condition panel needs to be cleaned.
Floor Finishes	\$5.83	12	110%	1995	2007	100%	33.25%	\$61,468	4	.25	\$15,367	Jh: 8.27.13: floor near rest rooms stained, water damage
Foundation/Slab/Structure	\$15.98	100	100%	1995	2095	4%	33.25%	\$6,754	9	.25	\$1,688	...amage observed in this area 10/4/0213 CJA This belongs in site landscape, I set that to Category 3: Mitigate.
HVAC	\$22.84	30	100%	1995	2025	49%	33.25%	\$107,227	9	.25	\$26,807	
Interior Doors and Partitions	\$9.08	50	90%	1995	2045	18%	33.25%	\$13,810	9	.25	\$3,452	
Interior Walls	\$7.90	60	90%	1995	2055	12%	33.25%	\$8,344	9	.25	\$2,086	
Lighting/Branch Circuits	\$11.35	30	90%	1995	2025	49%	33.25%	\$47,969	9	.25	\$11,992	
Main Power/Emergency	\$1.33	30	90%	1995	2025	49%	33.25%	\$5,599	9	.25	\$1,400	
Other Equipment	\$6.59	60	110%	1995	2055	12%	33.25%	\$8,510	9	.25	\$2,127	
Plumbing	\$15.49	30	100%	1995	2025	49%	33.25%	\$72,720	9	.25	\$18,180	
Roof	\$15.47	20	120%	1995	2015	100%	33.25%	\$177,878	4	.25	\$44,470	Jh: 8.27.13: debris on roof: roofing bubbling up near drains several tiles cracked above entrances
Sprinklers and Standpipes	\$3.66	50	130%	1995	2045	18%	33.25%	\$8,031	9	.25	\$2,008	



Executive Summary Report

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$17,754	9	.25	\$4,439	
Total:								\$670,078			\$218,643	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: **Kindergarten Addition (2011)** Cost Model: **Elementary School Building** Size: **1,343**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	\$282	9	.25	\$71	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	\$229	9	.25	\$57	
Communications and Security	\$2.12	15	90%	2011	2026	11%	\$284	9	.25	\$71	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	\$32	9	.25	\$8	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	\$232	9	.25	\$58	
Exterior Walls	\$11.15	100	100%	2011	2111	0%	\$37	9	.25	\$9	
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	\$266	9	.25	\$66	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	\$1,496	9	.25	\$374	
Foundation/Slab/Structure	\$15.98	100	100%	2011	2111	0%	\$54	9	.25	\$13	
HVAC	\$22.84	30	100%	2011	2041	3%	\$852	9	.25	\$213	
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	\$110	9	.25	\$27	
Interior Walls	\$7.90	60	90%	2011	2071	1%	\$66	9	.25	\$17	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	\$381	9	.25	\$95	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	\$44	9	.25	\$11	
Other Equipment	\$6.59	60	110%	2011	2071	1%	\$68	9	.25	\$17	
Plumbing	\$15.49	30	100%	2011	2041	3%	\$578	9	.25	\$144	
Roof	\$15.47	20	120%	2011	2031	6%	\$1,558	9	.25	\$390	... access roof directly, no roof issues observed from adjacent roof floor near rest rooms stained, water damage
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	\$64	9	.25	\$16	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	\$972	9	.25	\$243	
Total:							\$7,607			\$1,902	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Original Const (1959) Cost Model: Elementary School Building Size: 40,000 23,776

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	\$48,437	9	.25	\$12,109	
Ceiling Finishes	\$5.58	30	110%	1959	1989	100%	\$245,660	4	.25	\$61,415	
Communications and Security	\$2.12	15	90%	2003	2018	75%	\$57,274	9	.25	\$14,319	DCU No. 03-086.
Emergency Light and Power	\$0.43	20	90%	2003	2023	42%	\$6,535	9	.25	\$1,634	DCU No. 03-269 (04-053) repairs.
Exterior Doors and Windows	\$5.66	30	110%	1959	1989	100%	\$248,905	4	.25	\$62,226	...d has failed and requires repair / replacement; suggest checking closely other thresholds in this building
Exterior Walls	\$11.15	100	100%	1959	2059	32%	\$144,852	9	.25	\$36,213	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	\$53,507	9	.25	\$13,377	Jh: 08.27.13: door holders in main corridor magnetic contact plate needs to be replaced
Floor Finishes	\$5.83	12	110%	1959	1971	100%	\$256,624	2	1.5	\$384,935	
Foundation/Slab/Structure	\$15.98	100	100%	1959	2059	32%	\$207,730	3	2	\$415,461	...d South covered walk way reference Photo 0135 10/4/2013 CJA Split system for above. this is the BAD portion.
HVAC	\$22.84	30	100%	2004	2034	16%	\$146,176	9	.25	\$36,544	DCU No. 03-269 (04-053), 7/8/13 Update AM Per FMAR: Reznor units RTU's.
Interior Doors and Partitions	\$9.08	50	90%	1959	2009	100%	\$326,841	4	.25	\$81,710	jh 8.27.13: Class room doors seem to be in good condition, Main corridor fire doors do not not latch
Interior Walls	\$7.90	60	90%	1959	2019	90%	\$256,653	9	.25	\$64,163	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	\$65,393	9	.25	\$16,34827.13: Computer room power requirements need to be investigated, multiple power bars connected to each other
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	\$7,633	9	.25	\$1,908	
Other Equipment	\$6.59	60	110%	1959	2019	90%	\$261,746	9	.25	\$65,437	
Plumbing	\$15.49	30	100%	1959	1989	100%	\$619,597	4	.25	\$154,899	... 03-269 (04-053) repairs. 7/8/13 Update AM Per FMAR: Some fixtures are in need of replacement in classrooms.

Asbestos in flooring

SummP in window for cooling



Executive Summary Report

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Roof	\$15.47	20	120%	2003	2023	42%	33.25%	\$313,761	9	.25	\$78,440	...support is failing; refer to photo 0135. Underside of side walk cover all areas require repair / maintenance
Sprinklers and Standpipes	\$3.66	50	130%	1959	2009	100%	33.25%	\$190,075	4	.25	\$47,519	T&G soffits need repair
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$74,123	9	.25	\$18,531	repair
Total:								\$3,531,520			\$1,567,187	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (1985) 6 Cost Model: Elementary School Portable Size: ~~7,100~~ **5376**

Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments	
Portable Building	\$49.37	15	100%	1985	2000	100%	33.25%	\$350,501	6	1	\$350,501	..nitor said all the portables are newer from 1985. Jhill 8.27.13: one portable was noted as having a new roof
Total:								\$350,501			\$350,501	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (2003) 2 Cost Model: Elementary School Portable Size: ~~2,880~~ **3,584**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49,37	15	100%	2003	2018	75%	33.25%	\$106,789	9	.25	\$26,697	Jh: 8.27.13: Ground supports on portables near kinder addition are beginning to flake apart
Total:								\$106,789			\$26,697	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (2004) 1 Cost Model: Elementary School Portable Size: 1,764 **856**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2004	2019	64%	33.25%	\$55,733	9	.25	\$13,933	
Total:								\$55,733			\$13,933	



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name:	Site	Cost Model:	Elementary School Site	Size:									
				74,577									
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1959	2059	32%	33.25%	\$13,811	6	.25	Repair fencing	\$3,453	
Parking Lots	\$4.07	20	110%	2004	2024	36%	33.25%	\$120,278	9	.25	Recent heavy rain, ponding noted in parking areas: some striping beginning to fade: and cracks noted	\$30,069	
Playground Equipment	\$1.45	15	80%	1959	1974	100%	33.25%	\$86,509	2	1.5	...equipment. Jh: 8.27.13: Some playground equipment broke / damaged - retainers broke damaged. Reference photos	\$129,764	
Site Lighting	\$2.79	40	100%	1959	1999	100%	33.25%	\$208,070	4	.25		\$52,017	
Site Specialties	\$0.29	40	100%	1959	1999	100%	33.25%	\$21,627	4	.25		\$5,407	
Site Utilities	\$2.17	50	120%	1959	2009	100%	33.25%	\$193,900	4	.25		\$48,475	
Walkways	\$2.15	30	110%	1959	1989	100%	33.25%	\$176,747	3	2	... ways flaking and coming apart. Cracking and some areas not level. Damage at main entrance, reference photos	\$353,495	
Total:								\$820,943				\$622,681	



District: Grants Cibola School: Mount Taylor ES School ID: 088106

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	87
Number of Staff:	59	Number of 1-5 Students:	358
Number of Students:	505	Number of 6-8 Students:	60
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	57,095	General Storage NSF:	640
Portable GSF:	9,984	Maintenance or Janitorial Space NSF:	240
Admin NSF:	925	Media Center NSF:	3,500
Art/Music NSF:	1,792	Parent Work Space NSF:	0
Assembly NSF:	5,200	Physical Ed NSF:	5,200
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,646	Science Storage NSF:	0
Faculty Work Area NSF:	493	Special Education Classroom NSF:	3,600
Food Service NSF:	6,250	Student Health NSF:	820
General Classroom NSF:	22,293		

Classrooms

Number of Classrooms:	28	Number of Special Education Classrooms:	157
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Parking

Number of Paved Parking Spaces:	80	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	3	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



Executive Summary Report

District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	505	\$80	\$80.00	\$53,833	7	3	\$161,499
Insufficient Total Parking	80	89	\$1,322	\$1,321.66	\$15,850	6	1	\$15,850
Insufficient Janitorial Square Footage	240	253	\$80	\$80.00	\$1,386	7	3	\$4,157
Insufficient Faculty Workspace	493	505	\$80	\$80.00	\$1,279	7	3	\$3,838
Inadequate Number of Handicap Spaces	3	4	\$144	\$143.52	\$191	6	1	\$191
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	820	505	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,600	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,200	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	3,500	1,515	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	640	505	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	22,293	17,486	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	6,250	3,535	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,646	1,515	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	925	908	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,792	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$72,539			\$185,535



SAN RAFAEL ELEMENTARY SCHOOL:

San Rafael Elementary School is located at 27 Mesa View Street in San Rafael, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 26,662 SF of permanent buildings and no portables for a total of 26,662 GSF. Occupancy is 78 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1930, there have been two additions and a 2008 addition. To most accurately capture repair costs, the school was split into three permanent building assessments.

Site:

The site is approximately 7 acres and includes a multi-use play area. The school has a parking capacity of 22 (1 is a handicap space). All paved areas are in fair condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and grass, and these areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure:

The buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over adobe. The roof is ballasted and is not leaking. Exterior doors are typically wood and windows are typically operable, double-pane units with wood frames.

Interiors:

Partition walls are painted drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile that is in fair condition. Flooring in high use areas is vinyl composition tile. Most other flooring is carpet. Interior doors are generally solid wood.

Mechanical/Plumbing:

HVAC is via rooftop units. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical:

The electrical system is fed from a transformer that delivers 120/240 V., 1-phase, 3-wire power. Lighting is typically fluorescent and illumination is generally inadequate due to spacing, amount, and type of fixtures. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. There is no security system. The complex is generally handicap compliant, but minor requirements include door hardware replacement.

2003 UPDATE:

In 2002, the exterior windows were replaced in the 1930 and 1960 buildings. The exterior of the buildings was also re-stuccoed as well as new fencing and playground equipment provided. Currently in design is DCU project number 03-229 to upgrade the electrical, water piping and HVAC equipment with associated repairs to interior partitions and ceilings and roof repairs. The scheduled completion for this project is summer 2004.

2008 UPDATE:

2008 Update: changed permanent square footage from 20,754 to 26,662 because the 2008 addition was not added.

2008 Update: added new wall acoustical panels for 4,920 sq ft. and demolished and replaced electrical components in the multi-purpose facility.

SAN RAFAEL ELEMENTARY SCHOOL

		MEETS	DEFICIENT	CORRECTIVE ACTION
GENERAL REQUIREMENTS				
A.	Building Condition			
	1. Structural	X		
	2. Exterior Envelope	X		
	3. Interior Surfaces	X		
	4. Interior Finishes	X		
B.	Building Systems			
	1. General	X		
	2. Heating, Ventilation and Air Conditioning	X		
	3. Plumbing Fixtures	X		
	4. Electrical	X		
	5. Fire Alarm	X		
	6. 2-way Communication System	X		
SCHOOL SITE				
A.	Site Size	X		
B.	Parking (1.5/staff FTE & 1/4 H.S. Students)	X		
C.	Safe Access	X		
D.	Drainage (Doesn't undermine structure)	X		
E.	Security (Fenced K-6)	X		
F.	Water/Effluent Disposal	X		
SITE RECREATION & OUTDOOR PHYSICAL EDUCATION				
A.	Elementary School (Physical Ed. Activities)			
	1. Equipment (Design Capacity of School)	X		
	2. Hard-surfaced courts/unpaved recreation areas	X		
	3. Play areas & equipment based on planned school program capacity:	X		
ACADEMIC CLASSROOM SPACE				
A.	Classroom Space	X		
B.	Classroom Fixtures and Equipment			
	1. Work surface and seating	X		
	2. Erasable/Projection/Display Surface	X		
	3. Storage	X		
	4. Teacher/Aide Space	X		
C.	Classroom Lighting (min. 50 foot candles)		X	Upgrade to LED
D.	Classroom Temperature (between 68 and 75 degrees)	X		

SAN RAFAEL ELEMENTARY SCHOOL (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
E.	Classroom Acoustics (less than 55 decibels)	x		
F.	Classroom Air Quality (Continually moves air and CO2 level below 1,200 parts per million)	x		
GENERAL USE CLASSROOMS (Language Arts, Mathematics & Social Studies)				
A.	Classroom Net SF Requirements			
	Kindergarten: 50 net sf/student = 1,000 sf	x		
	Grades 1 - 5: 32 net sf/student = 704 sf	x		
B.	At least 2 net sf/student classroom storage	x		
C.	Sufficient # of classrooms to meet student/staff ratio	x		
SPECIALTY CLASSROOM (Science, Arts, Career Education & Physical Education)				
A.	Science			
	Grades K-6	N/A		
	Equipment	N/A		
B.	Special Education (min. 450 sf)	x		
C.	Art Education Programs			
	Elementary School (classroom + 60 sf storage)	x		
D.	Career Education			
	Elementary School	N/A		
E.	Computer and Keyboarding Labs			
	Elementary School (3 sf/student; min. 700 sf)	x		
F.	Alternative Delivery Method	x		
PHYSICAL EDUCATION				
	Elementary School (min. 2,400 sf or 3.5 net sf/student population)	x		
	1 office plus min. 150 sf storage (min. 200 sf for both)	x		
LIBRARIES AND MEDIA CENTERS/RESEARCH AREA				
	Elementary = 1,000 sf or 3 net sf/student population for stacks and seating:	x		
	Office/workroom space & secure storage	x		
	Equipment to meet State Board of Education	x		
FOOD SERVICE STANDARDS				
A.	A. Cafeterias			
	1. Serving and Dining	x		
	Serving to be .8 sf/capacity of dining room	x		
	Dining area to be 15 sf/seated students	x		
	Elementary: seat of to 200/seating	x		

SAN RAFAEL ELEMENTARY SCHOOL (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
	2. Fixtures and Equipment	x		
	Comply with The Food Service & Food Processing Regulations of the NM Dept. of Environment	x		
	Include food prep, sink, oven, range & serving area, dishwashing, hot storage, cold storage, dry storage, and staff space	x		
B.	Kitchen			
	Food Preparation Kitchen (2 sf/meal served)	x		
	Elementary: 1,000 sf min.	x		
	Equipment	x		
	Serving Kitchen (min. 200 sf w/sink & phone)	x		
OTHER FACILITY AREAS				
A.	Parent Workspace			
	0.5 sf/student, min. 150 sf, max. 800 sf	x		
B.	Administrative Space			
	min. 150 sf + 1.5 sf/student, max. 2,500 sf	x		
C.	Student Health, Counseling & Ancillary Space			
	Access a restroom, 1 sf/student; min. 150 sf and max. 1,000 sf	x		
D.	Faculty Workspace or Teacher Lounge			
	1 sf/student; min. 150 sf, max. 800 sf	x		
GENERAL STORAGE (Excludes lockers, JC, Kitchen & Specialty Classrooms)				
	K-5 Grades: 3 sf/student	x		
MAINTENANCE OR JANITORIAL SPACE				
	0.5 sf/student for maintenance or janitorial	x		
STANDARDS EXCEPTION				
	Council may grant a variance	x		

Site/School Details

SCHOOL NAME:

SCHOOL INFORMATION

Address:

Phone:

School Mascot:

Fax:

School Colors:

Principal:

FAD Ranking 2016-17/Weighted NMCI:

2015 Grades
GRADE: C

Grade Levels:



Staff:

	Combined
Full Time Teachers:	26
Full Time Special Ed Teachers:	
Part Time Teachers:	
Part Time Special Ed Teachers:	
Total Teaching Staff:	26
Principal:	1
Assist. Principal	
Secretary	
Administrative Assistant:	
Counselor:	
Custodian(s):	
Kitchen Staff:	1
Nurse:	1
Tech:	
Educational Assistant(s):	
Librarian:	1
Special Ed Non-instruction staff:	
Security Officer:	
Other:	
Total Non Teaching Staff:	4

Student Enrollment:

Total School Students:	68
Kindergarden Students:	9

Site/School Details

SCHOOL INFORMATION

1st Grade Students:	5
2nd Grade Students:	9
3rd Grade Students:	9
4th Grade Students:	11
5th Grade Students:	7
6th Grade Students:	18
Special Education Students (including Gifted):	9
Gifted:	
A Level:	
B Level:	
C Level:	
D Level:	
Sp.Ed. % of Total Student Enrollment:	13%
Enrollment Summary:	

Factors that Influence Enrollment:

Out of Attendance Zone Waivers:	0
Out of District Waivers:	0
2014-2015 Student Migration:	0%

Utilization / Capacity:**Square Footage:**

Gross Square Feet of Permanent Facilities:	28,475	sf
Square Feet of Permanent Facilities/Student:	419	sf/student
NM Adequacy Standards Square Foot/Student:	148	sf/student
Gross Square Feet of Portable Facilities:	0	sf

Design Capacity:

Maximum Facility Capacity with Portables:	267
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Capacity / Utilization:

Schedule:

Start Time: 8:30 AM 5 Days End Time: 3:55 PM

Activity**Frequency**

PE:	1 time per week
Art:	1 time per week
Music:	1 time per week
Computer:	1 time per week
Library:	1 time per week

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

Lunch: (Number of seating's / day, closed / open campus)

6 seatings / day, 30 minutes in length

(No. of seatings / day)

Other:

Educational Program:

(Identify any areas of special emphasis)

Extra Curricular Activities Offered to Students:

Special Education Program:

Number of Classrooms Dedicated to:

Pullout Instruction:

Severe Impairment:

Resource:

Behavioral Intervention:

Speech:

OT/PT:

Other:

Special Programs:

Number of Classrooms Dedicated to:

Response through Intervention (RTI):

Title 1:

Parents as Teachers:

Other:

Miscellaneous School Information:

Utilities:	2014-15 Utilities	
	Electricity:	\$12,024.05
	Gas:	
	Building Heat/Propane/Butane:	
	Water/Sewer:	\$11,274.87
	Communications (Phone / Internet):	\$2,707.37

Identified Facility Needs & Probable Costs:

Category	Facility Needs	Quant	Unit	Cost	MACC	Total Project
FacRen	Same doors as 1981: Upgrade exterior doors	2	ea.	\$3,000.00	\$6,000	\$7,800
FacRen	Upgrade Exterior Doors	5	ea.	\$3,000.00	\$15,000	\$19,500
AdqStd	Upgrade lighting to LED	28,475	sf	\$4.00	\$113,900	\$148,070
AdqStd	Upgrade lighting as needed	8,823	sf	\$4.00	\$35,292	\$45,880
FacRen	Remediate the order in the back three classrooms	3,759	ea.	\$5.00	\$18,795	\$24,434
FacRen	Upgrade ceiling tiles	2,091	sf	\$6.00	\$12,546	\$16,310

FacRen	Existing not replaced under 2007 project , these are original install adjust life cycle: Upgrade ceiling tiles	8,823	sf	\$6.00	\$52,938	\$68,819
FacRen	Asbestos in 1930 ceiling	14,627	sf	\$20.00	\$292,540	\$380,302
FacRen	Replace exterior doors between rooms 17 & 18	2	ea.	\$5,000.00	\$10,000	\$13,000
FacRen	Replace VCT with carpet in clrm 8, 9 10, recarpet other rooms	5,950	sf	\$6.00	\$35,700	\$46,410
FacRen	Replace multi-purpose VCT (sports floor)	4,602	sf	\$8.00	\$36,816	\$47,861
FacRen	Replace carpet in room 17	750	sf	\$6.00	\$4,500	\$5,850
FacRen	Replace broken VCT in clrm 4	870	sf	\$6.00	\$5,220	\$6,786
FacRen	Upgrade interior doors	10	ea.	\$1,500.00	\$15,000	\$19,500
FacRen	Replace storage door by multi-purpose room	1	ea.	\$1,500.00	\$1,500	\$1,950
FacRen	have been upgraded but not same as 2007: Upgrade plumbing	1	ea.	\$50,000.00	\$50,000	\$65,000
FacRen	Upgrade plumbing	1	ea.	\$50,000.00	\$50,000	\$65,000
FacRen	Replace restroom partitions in SE restrooms	5	ea.	\$1,500.00	\$7,500	\$9,750
FacRen	Correct plumbing issue at toilets next to library	160	sf	\$200.00	\$32,000	\$41,600
FacRen	Upgrade water supply lines	1	ea.	\$50,000.00	\$50,000	\$65,000
FacRen	Not refinished as part of 2007 project , needs refinished: Upgraded as needed	2,091	sf	\$5.00	\$10,455	\$13,592
FacRen	4-2014 jh walls not re finished under 2007 project need re finishing adjust life cycle: Upgraded as needed	8,823	sf	\$5.00	\$44,115	\$57,350
L-H-S-S	Upgrade FA System	28,475	sf	\$3.00	\$85,425	\$111,053
L-H-S-S	Upgrade main power	1	ea.	\$30,000.00	\$30,000	\$39,000
L-H-S-S	Install additional exterior lighting	6	ea.	\$750.00	\$4,500	\$5,850
L-H-S-S	Install additional parking lot lighting	3	ea.	\$12,500.00	\$37,500	\$48,750
L-H-S-S	Upgrade entry security	150	sf	\$75.00	\$11,250	\$14,625
L-H-S-S	corner of Multi-Purpose building	1	ea.	\$500.00	\$500	\$650
L-H-S-S	Install ADA signage throughout school				\$0	\$0
L-H-S-S	Replace existing stage curtain with an accordion door	1	ea.	\$12,000.00	\$12,000	\$15,600
L-H-S-S	Replace asphalt and upgrade basketball court	2,000	sf	\$8.00	\$16,000	\$20,800
L-H-S-S	Upgrade playground equipment	1	ea.	\$100,000.00	\$100,000	\$130,000
L-H-S-S	plumbing has been updated from original install Not 2007, plumbing same as 1981: Asbestos pipe wrap; Upgrade plumbing	1	ea.	\$50,000.00	\$50,000	\$65,000
L-H-S-S	Install light for kitchen entry	1	ea.	\$750.00	\$750	\$975
L-H-S-S	Replace soffit light at school entry	1	ea.	\$500.00	\$500	\$650
L-H-S-S	Repair damaged walkways	250	sf	\$30.00	\$7,500	\$9,750
L-H-S-S	Replace caulk at mow strip along back wall of school	200	lf	\$10.00	\$2,000	\$2,600
L-H-S-S	Install exterior ramp to kitchen	1	ea.	\$10,000.00	\$10,000	\$13,000

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

	Roof not part of 2007 project , existing in poor shape best estimate early 90s: Replaced roof 2013	N/A			#VALUE!	#VALUE!
	Roof not part of 2007 project Existing in poor shape adjust to original: Replaced roof 2013	N/A			#VALUE!	#VALUE!
	4-2014 jhh Roof over original building not re done as part of 2007 project current roof in poor condition, reported FMAR best estimate sometime early 90s adjust life cycle: Replaced roof 2013	N/A			#VALUE!	#VALUE!
PreMaint	4-2014 heavy cracking: Repair wall damage	1 ea.		\$125,000.00	\$125,000	\$162,500
PreMaint	Repair wall cracks in room 12 storage and adjacent JC rooms	1 ea.		\$5,000.00	\$5,000	\$6,500
PreMaint	Repair wall cracks in room 18 and associated storage	1 ea.		\$5,000.00	\$5,000	\$6,500
PreMaint	Refinish exterior side of all windows	80 sf		\$10.00	\$800	\$1,040
PreMaint	walls are original 1930 construction: wall cracks in rooms 15, administration, and 9	1 ea.		\$7,500.00	\$7,500	\$9,750
PreMaint	Upgrade courtyard area	6,500 sf		\$8.00	\$52,000	\$67,600
PreMaint	Upgrade landscaping for ease of maintenance	1 ea.		\$7,500.00	\$7,500	\$9,750
PreMaint	Replace splash blocks along back wall of school	6 ea.		\$100.00	\$600	\$780
Tech	Provide better access to power and data outlets in classrooms	44 ea.		\$750.00	\$33,000	\$42,900
Tech	Upgrade infrastructure and equipment	28,475 sf		\$2.00	\$56,950	\$74,035
Total Probable Cost:					#VALUE!	#VALUE!

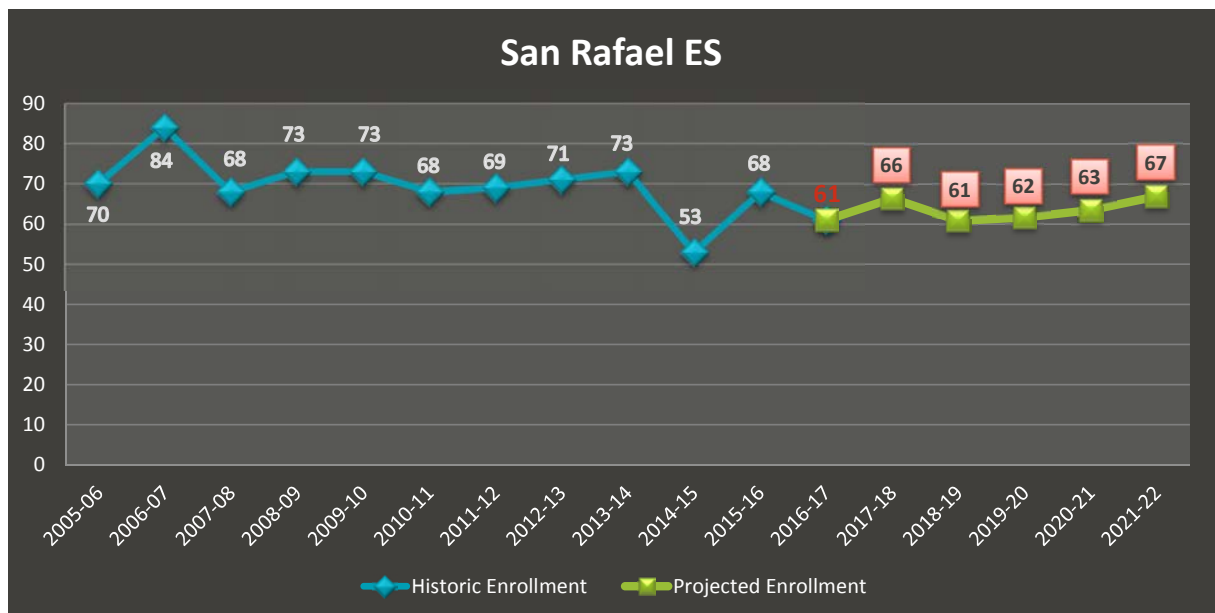
San Rafael Elementary School Enrollment History

Grade Levels	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
KN	7	13	7	8	16	9	10	11	11	7	9	6
1st	9	9	11	10	8	19	8	9	14	3	5	11
2nd	15	11	9	10	7	6	16	8	10	11	9	7
3rd	13	16	8	9	11	6	7	19	7	9	9	6
4th	3	14	17	8	7	12	8	6	16	6	11	10
5th	13	5	12	17	8	7	11	9	7	14	7	13
6th	10	16	4	11	16	9	9	9	8	3	18	8
TOTAL	70	84	68	73	73	68	69	71	73	53	68	61

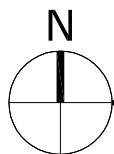
San Rafael Elementary School Enrollment Projections

Grade Levels	2017-18	2018-19	2019-20	2020-21	2021-22
KN	9	8	9	7	8
1st	6	9	7	8	6
2nd	16	8	13	11	12
3rd	6	13	7	10	9
4th	6	6	14	7	11
5th	11	7	6	14	7
6th	13	10	7	6	14
TOTAL	66	61	62	63	67

San Rafael Elementary School Enrollment Trends



San Rafael Elementary School Aerial



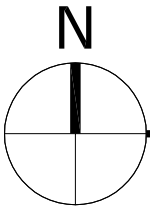
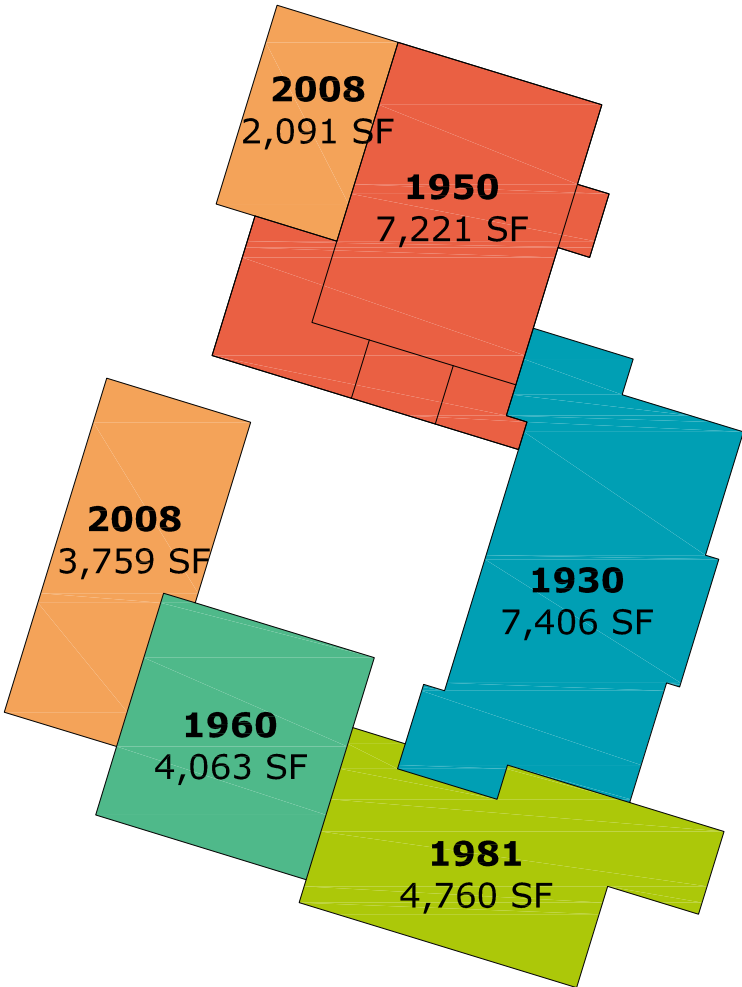
SAN RAFAEL ELEMENTARY SCHOOL

SCALE: NTS

AERIAL

CONSTRUCTION DATES

- 1930
- 1950
- 1960
- 1981
- 2008



SAN RAFAEL ELEMENTARY SCHOOL

SCALE: 1/32" = 1'-0"

CONSTRUCTION DATES

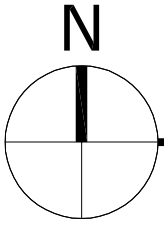
PERMANENT BLDG(s)	=	28,475 GSF
+ PORTABLE(s)	=	0
TOTAL	=	28,475 GSF

Floor plans unavailable, please contact PSFA for assistance



ROOF DATES

- 2013
- 2008



SAN RAFAEL ELEMENTARY SCHOOL

SCALE: 1/32" = 1'-0"

ROOF PLAN

PERMANENT BLDG(s)	=	28,475 GSF
+ PORTABLE(s)	=	0
TOTAL =		28,475 GSF

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K				
Kindergarten	9	1		0.5
1st Grade	5	1		0.5
2nd Grade	9	1		0.5
3rd Grade	9	0		0.5
4th Grade	11	1		0.5
5th Grade	7	2		0.5
6th Grade	18	3		1
TOTALS	68	9	7	4

SCHOOL HOURS	
School Start Time	
School End Time	
Total Hours in School Day	7
Number of Lunch Turns Per Day	1

District:	Grants Cibola County School District
School:	San Rafael Elementary School
Date:	2015-16

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)										DAYS AND HOURS SPACE IS USED					UTILIZATION			
TEACHERS NAME	CLASSROOM USE/ GRADE LEVEL	ROOM NUMBER	CRIM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Functional Capacity	Max. Number of Students per Adequacy Standards Sq. Ft.	Maximum Facility Capacity or PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)	
McMinn	Kindergarten/1st	2	972	14	19	19	19	74%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Tilman	2nd/3rd	3	839	18	22	26	22	82%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Murrietta	4th/5th	8	842	18	24	26	24	75%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Easterwood	6th	10	808	18	24	25	24	75%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
	INT	4	871	0	0	27	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Prewett	SPED	7	570	0	0	18	8	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Bookroom	5	570	0	0	18	18	0%	N	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Resource Room	9	811	0	0	25	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	11	749	0	0	23	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Montoya	Art	12	585	0	0	18	18	0%	N	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Tittle VII	17	731	0	0	23	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
Simpkins	Music	18	628	0	0	20	20	0%	N	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Multi-Purpose		4,802	0	0	150	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
SUBTotal:			13,778	68	89	420	257	76%							Totals	132.00	429.00	31%

LEGEND	
	General Education
	Special Education
	Special Programs
	Non-Instructional

NOTES:

- Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities.
- 1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom
- 3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

PED Published 40 Day Count	
2015-16 40 day Student Enrollment:	68

FACILITY CAPACITY (including Portables)	
Maximum Facility Capacity:	257
Functional Facility Capacity:	89
Instructional Space Capacity w/ Portables @ 75%:	215
Instructional Space Capacity w/o Portables @ 75%:	215
Instructional Space Capacity w/ Portables @ 67%:	192
Instructional Space Capacity w/o Portables @ 67%:	192

Number of and % Of General Use Classrooms	4	31%
Number of and % Of Special Education Classrooms	2	15%
Number of and % Of Special Use Classrooms	7	54%
Number of and % Of Portable Classrooms	0	0%
	13	100%

Combined School: Based On NM Adq Std Square Footage/Student			
68	Students @	148	sqft/student
	Existing Permanent + Portable Facilities =	30,132	sqft
	Percentage of Difference =	299%	

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District: Grants Cibola School: San Rafael ES School ID: 088152

High Level Overview

General Information

Location: San Rafael, NM 87051 Ed. Adequacy Model: Elementary School Educational Adequacy
School Type: Elementary Ed. Adequacy CCI: 100.00%
School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 53 Number of Buildings: 4
Growth Factor: 1.00 Number of Portables: 0
Total Gross Square Feet: 30,132 Building Square Feet: 30,132 28475
Site Size (Acres): 7.00 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$4,917,869 Unweighted Repair Cost: \$2,031,959
Weighted Repair Cost: \$680,267 Unweighted Educational Adequacy Cost: \$15,990
Weighted Educational Adequacy Cost: \$47,970 Total Unweighted Cost: \$2,047,949
Total Weighted Cost: \$728,237 Unweighted NMCI Score: 41.64

NMCI Facility History

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



District: Grants Cibola School: San Rafael ES School ID: 088152

Facility Description

San Rafael Elementary School is located at 27 Mesa View Street in San Rafael, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 26,662 SF of permanent buildings and no portables for a total of 26,662 GSF. Occupancy is 78 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1930, there have been two additions and a 2008 addition. To most accurately capture repair costs, the school was split into three permanent building assessments.

28475

1950, 1960, 1981, 2008

Site: The site is approximately 7 acres and includes a multi-use play area. The school has a parking capacity of 22 (1 is a handicap space). All paved areas are in fair condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and grass, and these areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over adobe. The roof is ballasted and is not leaking. Exterior doors are typically wood and windows are typically operable, double-pane units with wood frames.

Interiors: Partition walls are painted drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile that is in fair condition. Flooring in high use areas is vinyl composition tile. Most other flooring is carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: HVAC is via rooftop units. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a transformer that delivers 120/240 V., 1-phase, 3-wire power. Lighting is typically fluorescent and illumination is generally inadequate due to spacing, amount, and type of fixtures. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. There is no security system. The complex is generally handicap compliant, but minor requirements include door hardware replacement.

2003 Update: In 2002, the exterior windows were replaced in the 1930 and 1960 buildings. The exterior of the buildings was also re-stuccoed as well as new fencing and playground equipment provided. Currently in design is DCU project number 03-229 to upgrade the electrical, water piping and HVAC equipment with associated repairs to interior partitions and ceilings and roof repairs. The scheduled completion for this project is summer 2004.

2008 Update: changed permanent square footage from 20,754 to 26,662 because the 2008 addition was not added.

2008 Update: added new wall acoustical panels for 4,920 sq ft. and demolished and replaced electrical components in the multi-purpose facility.

ARC 2010 SUMMARY:

School Site:

The original facility was constructed in 1930 as a WPA project with additions in 1960, 1988 and 2008. The facility is located on a 7.20 acre site in the village of San Rafael, NM. It is surrounded by residential neighborhoods. Both vehicular traffic and pedestrians access and exit the site from Mesa View Street. Bus traffic and parent drop-off traffic surround two separate parking areas. Traffic is routed one way in both lots.



Executive Summary Report

The site contains one interconnected permanent building, one storage shed and no portables. The parking areas, bus drop-off and parent drop-off have been recently repaved and striped. The south parking area contains the parent drop off and some overflow/event parking. Most staff and visitors park in the main, north parking area. Service entrance is also on the north side.

Landscaping is very limited around the buildings with some landscaping at the front of the main building facing the main entrance. Site drainage is generally northwest to southeast across the site. No drainage or run-off issues are apparent. The site is fully fenced with gates at entrances to the parking areas. Site lighting is provided; however, staff notes that additional lighting is needed for off-hour event functions. Directional/circulation signage is needed for directing visitors and new parents.

Playgrounds have new equipment and are in generally good condition. There is no separate, fenced play area for kindergarten students. There is a shade structure and basketball courts near the playground. There are additional basketball courts north of the main building that are in worn condition. There is no grass field.

School Plant:

The permanent building is arranged around a central courtyard with classroom wings on three sides and the multipurpose on the fourth. The gymnasium and cafeteria share the same space. It contains a stage and some limited bleacher seating for events. The kitchen is adjacent to the gymnasium / cafeteria. It is a full service kitchen in new condition. Administration is located adjacent to the main entrance and has good visual control over students, parents and visitors entering the facility. It includes a principal's office at the main entrance and reception / office immediately in front of the entrance. The library is small, but adequate for the small enrollment. Two original classrooms wings are in an "L" shape with administration at the apex. The new classroom wing constructed in 2008 is west of the original building. Although not currently well utilized, the central courtyard could be developed into an excellent outdoor teaching / gathering area. Original classrooms are near standard requirements at 830 sf. The new classroom wing classrooms are slightly larger at 890 sf and include a kindergarten classroom that is 975 sf. The school nurse also occupies an office in the library that includes an ADA compliant restroom.

All classrooms have new window systems with insulating fixed glass. All interior doors are solid core wood with knob-type hardware. Exterior doors are either wood or hollow metal with panic hardware at exits. Most classrooms do not have direct access to the exterior. Interior finishes are painted concrete block or adobe walls, carpet and some VCT flooring. Ceilings in the older section are either painted gypsum board or 2x4 suspended, acoustical ceilings. The ceiling in the multipurpose room and access corridor is stained wood decking. Restrooms have ceramic walls and floors and gypsum board ceilings. Fixtures and partitioning are in good condition and are ADA compliant. Exterior wall finishes in the old section are stucco over concrete block or adobe walls. The new addition is a metal stud framed wall system with stucco. Roofing on the older portion is a built-up roofing system with mineral cap sheet that is in worn condition and a fully adhered TPO membrane system on the 2008 addition and kitchen.

Combination roof top units provide HVAC with gas fired heating and evaporative air or refrigerated air cooling. Some electrical upgrades are evident; however, staff notes that additional electrical upgrades are needed. Technology distribution appears to be adequate for current needs. Older fluorescent fixtures that are pendant type or surface mounted provide lighting. Exterior lighting includes some pole lighting, as well as, building mounted fixtures.

Adequacy and Environment for Education:

The current enrollment at San Rafael is 68 students and there are approximately 17 staff members. The principal shares his responsibilities at this site with Bluewater Elementary and is only present half time. Staff notes that 17 students are transported daily on one bus. The balance are dropped off by parents or walk in from the village.

Site asphalt is generally in good condition except for the north basketball courts and the hard surface asphalt area near the playground. Walks and pathways are in generally good condition, except at the front of the building where it is worn and pitted. Pathways to playground apparatus are needed. There are no developed exterior teaching / gathering areas except for the playgrounds. The main entrance is easy to find but could be enhanced for an improved sense of arrival. Site lighting is provided but is noted as insufficient for access to all areas during off hours by staff. Site circulation and directional signage is needed at site access points and identifying the main entrance. Landscaping is very sparse and upgrades with xeric plantings would enhance the overall appearance of the site.

Interior finishes are in fair condition, except for carpeting in the older section that is worn to the level of needing replacement. Refurbishment of interior spaces in the older section, including floors, ceilings, walls and casework is recommended. If the exposed wood decking and glu-lam beams remain, the district should ensure that they are treated with fire retardant finish or it should be encapsulated. Energy conservation vestibules are recommended at the main exits from the classroom wings and main entrance. All interior doors and hardware and exterior doors in the old section need to be replaced. Only the north entrance to the administration area has an automatic door opener. Replace the flooring in the gymnasium.



Executive Summary Report

Interior lighting should be upgraded with low energy fixtures and electronic ballasts in the old section. Electrical upgrades may be needed if the existing system is nearing its capacity, as noted by staff. Special systems appear to be adequate and no deficiencies were noted by staff. The installation of a security camera system with a central monitor would be recommended for security. Most drinking fountains should be replaced with ADA compliant models.

The Main Capital Investment Areas:

Site Improvements

Landscaping Upgrades

Playground Upgrades

Site Signage

Roofing Upgrades

Main Entrance Canopy

Exterior Building Upgrades

Finish Upgrades

Replace Library Windows

Door / Hardware Upgrades

Energy Conservation Vestibules

Electrical Upgrade

Restroom Upgrades

Security Camera System



Executive Summary Report

District: Grants Cibola School: San Rafael ES

School ID: 088152

Asset Level Summary

Gym 1950: 7221 sf

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Addition (1960)	Elementary School Building	\$302,186	\$75,410	1960	3,540 Building	Educational
Addition (1981)	Elementary School Building	\$335,937	\$90,767	1981	4,066 Building	Educational
Addition (2008)	Elementary School Building	\$94,423	\$23,606	2008	6,512 Building	Educational
Original Const (1930)	Elementary School Building	\$1,245,691	\$477,053	1930	16,014 Building	Educational
Site	Elementary School Site	\$53,722	\$13,430	1930	30,132 Building	Site
Building Totals		\$2,031,959	\$680,267			

Educational Adequacy Need Elementary School Educational Adequacy \$15,990 \$47,970

School Totals \$2,047,949 \$728,237

Gym 1950?

7221 sf
28475 sf



Executive Summary Report

District: Grants Cibola School: San Rafael ES School ID: 088152

Asset Detail

Building Name:	Addition (1960)	Cost Model:	Elementary School Building	Size:	3,540								
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2007	2027	20%	33.25%	\$2,411	9	.25	.25	\$603	
Ceiling Finishes	\$5.58	30	110%	1981	2011	100%	33.25%	\$21,741	4	.25	.25	\$5,435	original install
Communications and Security	\$2.12	15	90%	2007	2022	36%	33.25%	\$2,429	9	.25	.25	\$607	
Emergency Light and Power	\$0.43	20	90%	2007	2027	20%	33.25%	\$277	9	.25	.25	\$69	
Exterior Doors and Windows	\$5.66	30	110%	1981	2011	100%	33.25%	\$22,028	4	.25	.25	\$5,507	Same doors as 1981
Exterior Walls	\$11.15	100	100%	1960	2060	31%	33.25%	\$12,374	9	.25	.25	\$3,093	
Fire Detection/Alarm	\$1.98	15	90%	2007	2022	36%	33.25%	\$2,270	9	.25	.25	\$567	
Floor Finishes	\$5.83	12	110%	2000	2012	100%	33.25%	\$22,711	4	.25	.25	\$5,678	
Foundation/Slab/Structure	\$15.98	100	100%	1960	2060	31%	33.25%	\$17,745	9	.25	.25	\$4,436	
HVAC	\$22.84	30	100%	2007	2037	9%	33.25%	\$7,277	9	.25	.25	\$1,819	hvac upgraded
Interior Doors and Partitions	\$9.08	50	90%	1960	2010	100%	33.25%	\$28,925	4	.25	.25	\$7,231	In poor condition
Interior Walls	\$7.90	60	90%	1960	2020	87%	33.25%	\$21,924	9	.25	.25	\$5,481	
Lighting/Branch Circuits	\$11.35	30	90%	2007	2037	9%	33.25%	\$3,255	9	.25	.25	\$814	
Main Power/Emergency	\$1.33	30	90%	2007	2037	9%	33.25%	\$380	9	.25	.25	\$95	has been upgraded from original install no date
Other Equipment	\$6.59	60	110%	2007	2067	2%	33.25%	\$578	9	.25	.25	\$144	
Plumbing	\$15.49	30	100%	1981	2011	100%	33.25%	\$54,834	4	.25	.25	\$13,709	have been upgraded but not same as 2007
Roof	\$15.47	20	120%	1992	2012	100%	33.25%	\$65,723	4	.25	.25	\$16,431	Roof not part of 2007 project, existing in poor shape best estimate early 90s
Sprinklers and Standpipes	\$3.66	50	130%	2007	2057	3%	33.25%	\$545	0	0	0	\$0	
Wall Finishes	\$4.17	12	100%	2000	2012	100%	33.25%	\$14,760	4	.25	.25	\$3,690	NOT refinished as part of 2007 project, needs refinished
Total:								\$302,186				\$75,410	



Executive Summary Report

District: Grants Cibola School: San Rafael ES School ID: 088152

Asset Detail

Building Name: Addition (1981)

Cost Model: Elementary School Building

Size: 4,066

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2007	2027	20%	33.25%	\$2,770	9	.25	\$692	
Ceiling Finishes	\$5.58	30	110%	1981	2011	100%	33.25%	\$24,971	4	.25	\$6,243	Existing not replaced under 2007 project, these are original install adjust life cycle
Communications and Security	\$2.12	15	90%	2007	2022	36%	33.25%	\$2,790	9	.25	\$698	
Emergency Light and Power	\$0.43	20	90%	2007	2027	20%	33.25%	\$318	9	.25	\$80	
Exterior Doors and Windows	\$5.66	30	110%	1981	2011	100%	33.25%	\$25,301	4	.25	\$6,325	
Exterior Walls	\$11.15	100	100%	1981	2081	12%	33.25%	\$5,552	2	1.5	\$8,327	4-2014 heavy cracking PP
Fire Detection/Alarm	\$1.98	15	90%	2007	2022	36%	33.25%	\$2,607	9	.25	\$652	Not Connected to Fire Dept.
Floor Finishes	\$5.83	12	110%	2000	2012	100%	33.25%	\$26,086	4	.25	\$6,521	
Foundation/Slab/Structure	\$15.98	100	100%	1981	2081	12%	33.25%	\$7,961	9	.25	\$1,990	
HVAC	\$22.84	30	100%	2007	2037	9%	33.25%	\$8,358	9	.25	\$2,090	UNITS have been ungraded
Interior Doors and Partitions	\$9.08	50	90%	1981	2031	49%	33.25%	\$16,279	9	.25	\$4,070	
Interior Walls	\$7.90	60	90%	1981	2041	34%	33.25%	\$9,836	9	.25	\$2,459	
Lighting/Branch Circuits	\$11.35	30	90%	1981	2011	100%	33.25%	\$41,545	4	.25	\$10,386	
Main Power/Emergency	\$1.33	30	90%	1981	2011	100%	33.25%	\$4,849	4	.25	\$1,212	
Other Equipment	\$6.59	60	110%	2007	2067	2%	33.25%	\$663	9	.25	\$166	
Plumbing	\$15.49	30	100%	1981	2011	100%	33.25%	\$62,982	4	.25	\$15,746	Upgraded in 2007
Roof	\$15.47	20	120%	1981	2013	100%	33.25%	\$75,488	4	.25	\$18,872	Roof not part of 2007 project Existing in poor shape adjust to original TPO
Sprinklers and Standpipes	\$3.66	50	130%	2007	2057	3%	33.25%	\$626	0	0	\$0	
Wall Finishes	\$4.17	12	100%	2000	2012	100%	33.25%	\$16,953	4	.25	\$4,238	4-2014 in walls not re finished under 2007 project need re finishing adjust life cycle
Total:								\$335,937			\$90,767	



Executive Summary Report

District: **Grants Cibola** School: **San Rafael ES** School ID: **088152**

Asset Detail

Building Name:	Addition (2008)	Cost Model:	Elementary School Building	Size:	6,512							
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2008	2028	16%	33.25%	\$3,505	9	.25	\$876	
Ceiling Finishes	\$5.58	30	110%	2008	2038	7%	33.25%	\$2,844	9	.25	\$711	
Communications and Security	\$2.12	15	90%	2008	2023	28%	33.25%	\$3,531	9	.25	\$883	
Emergency Light and Power	\$0.43	20	90%	2008	2028	16%	33.25%	\$403	9	.25	\$101	
Exterior Doors and Windows	\$5.66	30	110%	2008	2038	7%	33.25%	\$2,882	9	.25	\$720	
Exterior Walls	\$11.15	100	100%	2008	2108	1%	33.25%	\$465	9	.25	\$116	
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	\$3,299	9	.25	\$825	
Floor Finishes	\$5.83	12	110%	2008	2020	44%	33.25%	\$18,568	9	.25	\$4,642	
Foundation/Slab/Structure	\$15.98	100	100%	2008	2108	1%	33.25%	\$666	9	.25	\$167	
HVAC	\$22.84	30	100%	2008	2038	7%	33.25%	\$10,577	9	.25	\$2,644	
Interior Doors and Partitions	\$9.08	50	90%	2008	2058	3%	33.25%	\$1,362	9	.25	\$341	
Interior Walls	\$7.90	60	90%	2008	2068	2%	33.25%	\$823	9	.25	\$206	
Lighting/Branch Circuits	\$11.35	30	90%	2008	2038	7%	33.25%	\$4,732	9	.25	\$1,183	
Main Power/Emergency	\$1.33	30	90%	2008	2038	7%	33.25%	\$552	9	.25	\$138	
Other Equipment	\$6.59	60	110%	2008	2068	2%	33.25%	\$839	9	.25	\$210	
Plumbing	\$15.49	30	100%	2008	2038	7%	33.25%	\$7,173	9	.25	\$1,793	
Roof	\$15.47	20	120%	2008	2028	16%	33.25%	\$19,344	9	.25	\$4,836	
Sprinklers and Standpipes	\$3.66	50	130%	2008	2058	3%	33.25%	\$792	9	.25	\$198	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$12,067	9	.25	\$3,017	
Total:								\$94,423			\$23,606	



Executive Summary Report

District: Grants Cibola School: San Rafael ES School ID: 088152

Asset Detail

Building Name: Original Const (1930) Cost Model: Elementary School Building Size: 16,014

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2007	2027	20%	33.25%	\$10,908	9	.25	\$2,727	
Ceiling Finishes	\$5.58	30	110%	2007	2037	9%	33.25%	\$8,851	9	.25	\$2,213	Asbestos
Communications and Security	\$2.12	15	90%	2007	2022	36%	33.25%	\$10,990	9	.25	\$2,747	Pot droplets in Cems tanks
Emergency Light and Power	\$0.43	20	90%	2007	2027	20%	33.25%	\$1,254	9	.25	\$313	
Exterior Doors and Windows	\$5.66	30	110%	2007	2037	9%	33.25%	\$8,968	9	.25	\$2,242	4-2014 New windows and frames inserted into original frames
Exterior Walls	\$11.15	100	100%	1930	2030	74%	33.25%	\$132,011	2	1.5	\$198,017	4-2014 heavy wall cracking reported to district Repair in Progress
Fire Detection/Alarm	\$1.98	15	90%	2007	2022	36%	33.25%	\$10,267	9	.25	\$2,567	
Floor Finishes	\$5.83	12	110%	2007	2019	56%	33.25%	\$57,791	9	.25	\$14,448	Settling slab. Asbestos meste
Foundation/Slab/Structure	\$15.98	100	100%	1930	2030	74%	33.25%	\$189,316	9	.25	\$47,329	Settling
HVAC	\$22.84	30	100%	2007	2037	9%	33.25%	\$32,918	9	.25	\$8,230	hvac updated
Interior Doors and Partitions	\$9.08	50	90%	1981	2031	49%	33.25%	\$64,117	9	.25	\$16,029	...-2014 jh interior doors not part of 2007 project doors in fair shape, same as 1981 doors adjust life cycle
Interior Walls	\$7.90	60	90%	1930	1990	100%	33.25%	\$113,851	4	.25	\$28,463	walls are original 1930 construction
Lighting/Branch Circuits	\$11.35	30	90%	2007	2037	9%	33.25%	\$14,726	9	.25	\$3,682	
Main Power/Emergency	\$1.33	30	90%	2007	2037	9%	33.25%	\$1,719	9	.25	\$430	
Other Equipment	\$6.59	60	110%	2007	2067	2%	33.25%	\$2,612	9	.25	\$653	
Plumbing	\$15.49	30	100%	1981	2011	100%	33.25%	\$248,056	4	.25	\$62,014	plumbing has been updates from original install NOT 2007, plumbing same as 1981
Roof	\$15.47	20	120%	1992	2012	100%	33.25%	\$297,312	4	.25	\$74,328	...07 project current roof in poor condition, reported FMAR best estimate sometime early 90s adjust life cycle
Sprinklers and Standpipes	\$3.66	50	130%	2007	2057	3%	33.25%	\$2,466	5	.5	\$1,233	
Wall Finishes	\$4.17	12	100%	2007	2019	56%	33.25%	\$37,557	9	.25	\$9,389	
Total:								\$1,245,691			\$477,053	



Executive Summary Report

District: **Grants Cibola** School: **San Rafael ES** School ID: **088152**

Asset Detail

Building Name: **Site** Cost Model: **Elementary School Site** Size: **30,132**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	2007	2107	1%	33.25%	\$139	9	.25	\$35	
Parking Lots	\$4.07	20	110%	2007	2027	20%	33.25%	\$27,336	9	.25	\$6,834	4-2014 jn lot is in ok condition striping is a bit faded
Playground Equipment	\$1.45	15	80%	2007	2022	36%	33.25%	\$12,583	9	.25	\$3,146	Only replaced 1 unit
Site Lighting	\$2.79	40	100%	2007	2047	5%	33.25%	\$4,256	9	.25	\$1,064	Need to increase side lights
Site Specialties	\$0.29	40	100%	2007	2047	5%	33.25%	\$442	9	.25	\$111	
Site Utilities	\$2.17	50	120%	2007	2057	3%	33.25%	\$2,538	9	.25	\$635	
Walkways	\$2.15	30	110%	2007	2037	9%	33.25%	\$6,427	9	.25	\$1,607	
Total:								\$53,722			\$13,430	



Executive Summary Report

District: **Grants Cibola** School: **San Rafael ES**

School ID: **088152**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	7
Number of Staff:	16	Number of 1-5 Students:	43
Number of Students:	53	Number of 6-8 Students:	3
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	30,993	General Storage NSF:	888
Portable GSF:	0	Maintenance or Janitorial Space NSF:	99
Admin NSF:	1,125	Media Center NSF:	1,456 1156
Art/Music NSF:	746 1213	Parent Work Space NSF:	0
Assembly NSF:	5,336 4628	Physical Ed NSF:	5,416
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	841 749	Science Storage NSF:	0
Faculty Work Area NSF:	638 246	Special Education Classroom NSF:	688 570 + 871 = 1441
Food Service NSF:	2,708 2370	Student Health NSF:	648 134
General Classroom NSF:	6,591		

Classrooms

Number of Classrooms:	11	Number of Special Education Classrooms:	12
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Parking

Number of Paved Parking Spaces:	36	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



Executive Summary Report

District: **Grants Cibola** School: **San Rafael ES** School ID: **088152**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	1	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	36	24	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	648	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	688	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,416	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,456	159	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	99	27	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	888	53	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	6,591	1,810	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	2,708	1,265	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	638	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	811	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,125	230	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	715	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	4	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$15,990			\$47,970

There is space for program



SEBOYETA ELEMENTARY SCHOOL:

Seboyeta Elementary School is located in Seboyeta, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 12,840 SF of permanent buildings and 4,544 SF of portable buildings for a total of 17,384 GSF. Occupancy is 49 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1955 there was one addition. There are four portable facilities on site. To most accurately capture repair costs, the complex is split into two permanent building assessments.

Site:

The site is approximately 4 acres and includes a sand play area, a soccer field, and a basketball court. The school has a paved parking capacity of 27 (2 are handicap spaces). Paved areas are in good condition and require sealing improvements. Concrete sidewalks are in fair condition and pose no hazard. There are no landscaped areas. Site drainage is generally inadequate.

Structural/Exterior Closure:

The buildings rest on slab-on-grade footings and foundation walls that are showing minor cracks, which are a sign of settlement or damage. The main structures are concrete block or metal framed. The roofs are typically flat, either rolled roofing with sealant or metal. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors:

Partition wall types include painted concrete block and drywall. The interior wall finishes are generally in fair condition. Most ceilings are 2'x4' suspended acoustical tile or sheet rock, and are in good condition. Flooring is typically carpet or VCT. Interior doors are generally solid wood.

Mechanical/Plumbing:

Heating is provided by gas-fired boiler units or rooftop forced air units. Cooling is provided by an evaporative cooling system. The heating distribution system is 2-pipe with metal ductwork. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in fair condition and piping is original.

Electrical:

The electrical system is fed from a pole-mounted transformer that delivers 120/240 V., 1-phase, 3-wire power to the facility. Lighting is typically fluorescent, and illumination is generally adequate. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators in corridors and classrooms. The system is activated by pull stations and smoke detectors, and is not centrally monitored. The complex does not have a fire sprinkler system. Egress corridors have appropriate fire separation, but interior doors on escape corridors are not fire-rated. Classrooms have direct access to the outside. The school does not have a security system. The complex is not handicap compliant. Requirements include ramps, restroom upgrades, ADA signs, door hardware replacement, and door openers.

2003 UPDATE:

DCU No. 03-271 (04-052) provided major renovations to the HVAC and electrical systems and added bus and student drop-offs. Direct Appropriations funded two portables for Kindergarten.

SEBOYETA ELEMENTARY SCHOOL

		MEETS	DEFICIENT	CORRECTIVE ACTION
GENERAL REQUIREMENTS				
A.	Building Condition			
	1. Structural	X		
	2. Exterior Envelope	X		
	3. Interior Surfaces	X		
	4. Interior Finishes	X		
B.	Building Systems			
	1. General	X		
	2. Heating, Ventilation and Air Conditioning	X		
	3. Plumbing Fixtures	X		
	4. Electrical	X		
	5. Fire Alarm	X		
	6. 2-way Communication System	X		
SCHOOL SITE				
A.	Site Size	X		
B.	Parking (1.5/staff FTE & 1/4 H.S. Students)	X		
C.	Safe Access	X		
D.	Drainage (Doesn't undermine structure)	X		
E.	Security (Fenced K-6)	X		
F.	Water/Effluent Disposal	X		
SITE RECREATION & OUTDOOR PHYSICAL EDUCATION				
A.	Elementary School (Physical Ed. Activities)			
	1. Equipment (Design Capacity of School)	X		
	2. Hard-surfaced courts/unpaved recreation areas	X		
	3. Play areas & equipment based on planned school program capacity:	X		
ACADEMIC CLASSROOM SPACE				
A.	Classroom Space	X		
B.	Classroom Fixtures and Equipment			
	1. Work surface and seating	X		
	2. Erasable/Projection/Display Surface	X		
	3. Storage	X		
	4. Teacher/Aide Space	X		
C.	Classroom Lighting (min. 50 foot candles)	X		
D.	Classroom Temperature (between 68 and 75 degrees)	X		

SEBOYETA ELEMENTARY SCHOOL (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
E.	Classroom Acoustics (less than 55 decibels)	x		
F.	Classroom Air Quality (Continually moves air and CO2 level below 1,200 parts per million)	x		
GENERAL USE CLASSROOMS (Language Arts, Mathematics & Social Studies)				
A.	Classroom Net SF Requirements			
	Kindergarten: 50 net sf/student = 1,000 sf	x		
	Grades 1 - 5: 32 net sf/student = 704 sf	x		
B.	At least 2 net sf/student classroom storage	x		
C.	Sufficient # of classrooms to meet student/staff ratio	x		
SPECIALTY CLASSROOM (Science, Arts, Career Education & Physical Education)				
A.	Science			
	Grades K-6	N/A		
	Equipment	N/A		
B.	Special Education (min. 450 sf)	x		
C.	Art Education Programs			
	Elementary School (classroom + 60 sf storage)	x		
D.	Career Education			
	Elementary School	N/A		
E.	Computer and Keyboarding Labs			
	Elementary School (3 sf/student; min. 700 sf)	x		
F.	Alternative Delivery Method	x		
PHYSICAL EDUCATION				
	Elementary School (min. 2,400 sf or 3.5 net sf/student population)	x		
	1 office plus min. 150 sf storage (min. 200 sf for both)	x		
LIBRARIES AND MEDIA CENTERS/RESEARCH AREA				
	Elementary = 1,000 sf or 3 net sf/student population for stacks and seating:	x		
	Office/workroom space & secure storage	x		
	Equipment to meet State Board of Education	x		
FOOD SERVICE STANDARDS				
A.	A. Cafeterias			
	1. Serving and Dining	x		
	Serving to be .8 sf/capacity of dining room	x		
	Dining area to be 15 sf/seated students	x		
	Elementary: seat of to 200/seating	x		

SEBOYETA ELEMENTARY SCHOOL (continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
	2. Fixtures and Equipment	x		
	Comply with The Food Service & Food Processing Regulations of the NM Dept. of Environment	x		
	Include food prep, sink, oven, range & serving area, dishwashing, hot storage, cold storage, dry storage, and staff space	x		
B.	Kitchen			
	Food Preparation Kitchen (2 sf/meal served)	x		
	Elementary: 1,000 sf min.	x		
	Equipment	x		
	Serving Kitchen (min. 200 sf w/sink & phone)	x		
OTHER FACILITY AREAS				
A.	Parent Workspace			
	0.5 sf/student, min. 150 sf, max. 800 sf	x		
B.	Administrative Space			
	min. 150 sf + 1.5 sf/student, max. 2,500 sf	x		
C.	Student Health, Counseling & Ancillary Space			
	Access a restroom, 1 sf/student; min. 150 sf and max. 1,000 sf	x		
D.	Faculty Workspace or Teacher Lounge			
	1 sf/student; min. 150 sf, max. 800 sf	x		
GENERAL STORAGE (Excludes lockers, JC, Kitchen & Specialty Classrooms)				
	K-5 Grades: 3 sf/student	x		
MAINTENANCE OR JANITORIAL SPACE				
	0.5 sf/student for maintenance or janitorial	x		
STANDARDS EXCEPTION				
	Council may grant a variance	x		

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

SCHOOL NAME:

SCHOOL INFORMATION

Address:

Phone:

School Mascot:

Fax:

School Colors:

Principal:

FAD Ranking 2016-17/Weighted NMCI:

2015 Grades

Grade Levels:

GRADE: D



Staff:

	Combined
Full Time Teachers:	26
Full Time Special Ed Teachers:	
Part Time Teachers:	
Part Time Special Ed Teachers:	
Total Teaching Staff:	26
Principal:	1
Assist. Principal	
Secretary	
Administrative Assistant:	
Counselor:	
Custodian(s):	
Kitchen Staff:	1
Nurse:	1
Tech:	
Educational Assistant(s):	
Librarian:	1
Special Ed Non-instruction staff:	
Security Officer:	
Other:	
Total Non Teaching Staff:	4

Student Enrollment:

Total School Students:	78
Kindergarden Students:	9

Site/School Details

SCHOOL INFORMATION

1st Grade Students:	9
2nd Grade Students:	13
3rd Grade Students:	16
4th Grade Students:	10
5th Grade Students:	9
6th Grade Students:	12
Special Education Students (including Gifted):	3
Gifted:	
A Level:	
B Level:	
C Level:	
D Level:	
Sp.Ed. % of Total Student Enrollment:	4%
Enrollment Summary:	

Factors that Influence Enrollment:

Out of Attendance Zone Waivers:	0
Out of District Waivers:	0
2014-2015 Student Migration:	0%

Utilization / Capacity:**Square Footage:**

Gross Square Feet of Permanent Facilities:	11,753	sf
Square Feet of Permanent Facilities/Student:	151	sf/student
NM Adequacy Standards Square Foot/Student:	148	sf/student
Gross Square Feet of Portable Facilities:	4,480	sf

Design Capacity:

Maximum Facility Capacity with Portables:	169
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Capacity / Utilization:

89% Total Room Occupancy / day - 44% Period / day

Schedule:

Start Time: 8:30 AM 5 Days End Time: 3:55 PM

Activity**Frequency**

PE:	1 time per week
Art:	1 time per week
Music:	1 time per week
Computer:	1 time per week
Library:	1 time per week

Lunch: (Number of seating's / day, closed / open campus)

6 seatings / day, 30 minutes in length

(No. of seatings / day)

Other:

Educational Program:

(Identify any areas of special emphasis)

Extra Curricular Activities Offered to Students:

Special Education Program:

Number of Classrooms Dedicated to:

Pullout Instruction:

Severe Impairment:

Resource:

Behavioral Intervention:

Speech:

OT/PT:

Other:

Special Programs:

Number of Classrooms Dedicated to:

Response through Intervention (RTI):

Title 1:

Parents as Teachers:

Other:

Miscellaneous School Information:

Utilities: 2014-15 Utilities
 Electricity: \$15,835.18
 Gas:
 Building Heat/Propane/Butane: \$10,891.04
 Water/Sewer: \$28,124.28
 Communications (Phone / Internet): \$4,191.02

Identified Facility Needs & Probable Costs:

Category	Facility Needs	Quant	Unit	Cost	MACC	Total Project
FacRen	DCU No. 03-271 (04-052) repairs. Upgrade as needed	4,708	sf	\$1.00	\$4,708	\$6,120
FacRen	Minor ceiling tile water stain from roof leaks SEE PHOTOS (ATL 10/6/10): Replace as needed	4,708	sf	\$6.00	\$28,248	\$36,722
FacRen	DCU No. 03-271 (04-052) repairs. Upgrade exterior doors.	9	ea.	\$3,000.00	\$27,000	\$35,100
FacRen	DCU No. 03-271 (04-052) repair Mix of older and newer windows - SEE PHOTOS (ATL 10/6/10): Upgrade exterior doors	8	ea.	\$3,000.00	\$24,000	\$31,200

FacRen	Replace window in Administration and Multi-Purpose	400	sf	\$200.00	\$80,000	\$104,000
FacRen	Replace cracked VCT at entry to clrm bldg.	150	sf	\$6.00	\$900	\$1,170
FacRen	Replace carpet in P1	896	sf	\$6.00	\$5,376	\$6,989
FacRen	Replace interior doors	16	ea.	\$1,500.00	\$24,000	\$31,200
FacRen	Upgrade as needed				\$0	\$0
FacRen	>150% BOMA: Upgrade as needed	8,759	sf	\$1.00	\$8,759	\$11,387
FacRen	Repair casework clrm 2	20	lf	\$350.00	\$7,000	\$9,100
FacRen	Credit for new fixtures 7/8/13 Update AM Per FMAR: Fixtures are newer and the plumbing is ok.				\$0	\$0
FacRen	Metal Roof (10/6/10 ATL): Coat roof	896	sf	\$8.00	\$7,168	\$9,318
FacRen	Upgrade site specialties	16,219	sf	\$1.00	\$16,219	\$21,085
FacRen	Repair gas lines and grease traps 2004: upgrade site utilities as needed	16,219	sf	\$1.00	\$16,219	\$21,085
FacRen	Yearly upkeep Clean and painted (10/6/10): Updated as needed.	4,708	sf	\$3.00	\$14,124	\$18,361
FacRen	Yearly upkeep. DCU No. 03-271 (04-052) repairs. Clean and painted (ATL 10/6/10): Updated as needed.	8,759	sf	\$3.00	\$26,277	\$34,160
L-H-S-S	Repair intercom: cannot hear in double portable and library	4,466	sf	\$2.00	\$8,932	\$11,612
L-H-S-S	1998 Phones or hand held and Intercom (ATL 10/6/10): Upgrade intercom	4,708		\$2.00	\$9,416	\$12,241
L-H-S-S	Updated in 2000 Phones or hand held unit and intercom (ATL 10/6/10): Upgrade intercom	8,759	sf	\$2.00	\$17,518	\$22,773
L-H-S-S	Upgrade emergency light and power system as needed	4,708	sf	\$2.00	\$9,416	\$12,241
L-H-S-S	Upgrade emergency light and power system as needed	8,759	sf	\$2.00	\$17,518	\$22,773
L-H-S-S	Upgrade fire alarm: Upgrade FA system in Portables	4,466	sf	\$3.00	\$13,398	\$17,417
L-H-S-S	Most flooring replaced with carpet in 1998: Replace asbestos tile, mastic and carpet	8,759	sf	\$20.00	\$175,180	\$227,734
L-H-S-S	1998, not enough equipment: Upgrade and increase playground equipment	1	ea.	\$75,000.00	\$75,000	\$97,500
L-H-S-S	Sewer clogged due to tree roots	1	ea.	\$2,500.00	\$2,500	\$3,250
L-H-S-S	Improve site lighting	1	ea.	\$12,500.00	\$12,500	\$16,250
PreMaint	Paint exterior of school	11,000	sf	\$6.00	\$66,000	\$85,800
PreMaint	Repair wall crack in Conf/Anc Portable	1	ea.	\$1,250.00	\$1,250	\$1,625
PreMaint	Repair water damage on walls of P5	1	ea.	\$750.00	\$750	\$975
PreMaint	Correct ice issues on north side of school	1	ea.	\$7,500.00	\$7,500	\$9,750
PreMaint	Correct erosion in playground area	1	ea.	\$7,500.00	\$7,500	\$9,750

SECTION

4.1

Site/School Details

SCHOOL INFORMATION

PreMaint	Repair roof leaks over restrooms in clrm bldg.	1 ea.	\$2,500.00	\$2,500	\$3,250
Tech	Upgrade infrastructure and equipment	16,219 sf	\$2.00	\$32,438	\$42,169
Total Probable Cost:				\$789,715.00	\$1,026,629.50

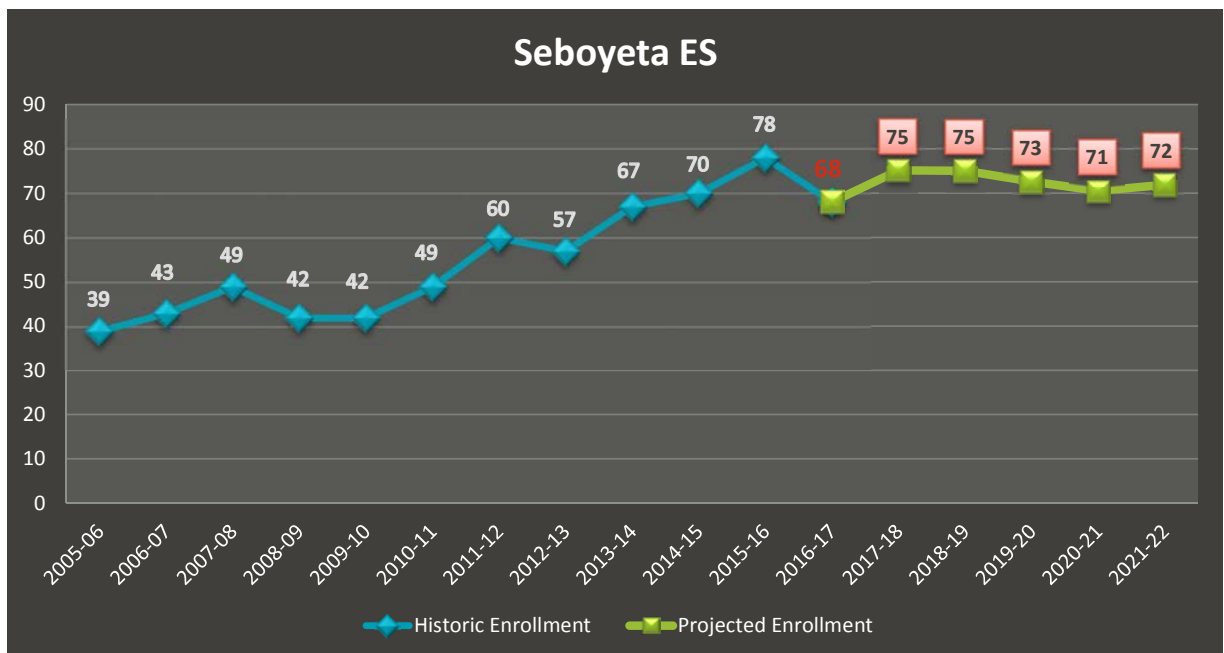
Seboyeta Elementary Enrollment History

Grade Levels	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
KN	5	8	8	5	7	7	12	13	11	7	9	7
1st	2	8	7	8	4	11	6	6	14	12	9	10
2nd	7	6	5	5	7	5	10	7	8	16	13	9
3rd	4	7	8	6	4	7	7	10	8	8	16	12
4th	6	3	8	8	5	6	9	4	12	10	10	14
5th	6	7	3	8	8	6	8	10	4	12	9	11
6th	9	4	10	2	7	7	8	7	10	5	12	5
TOTAL	39	43	49	42	42	49	60	57	67	70	78	68

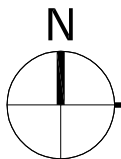
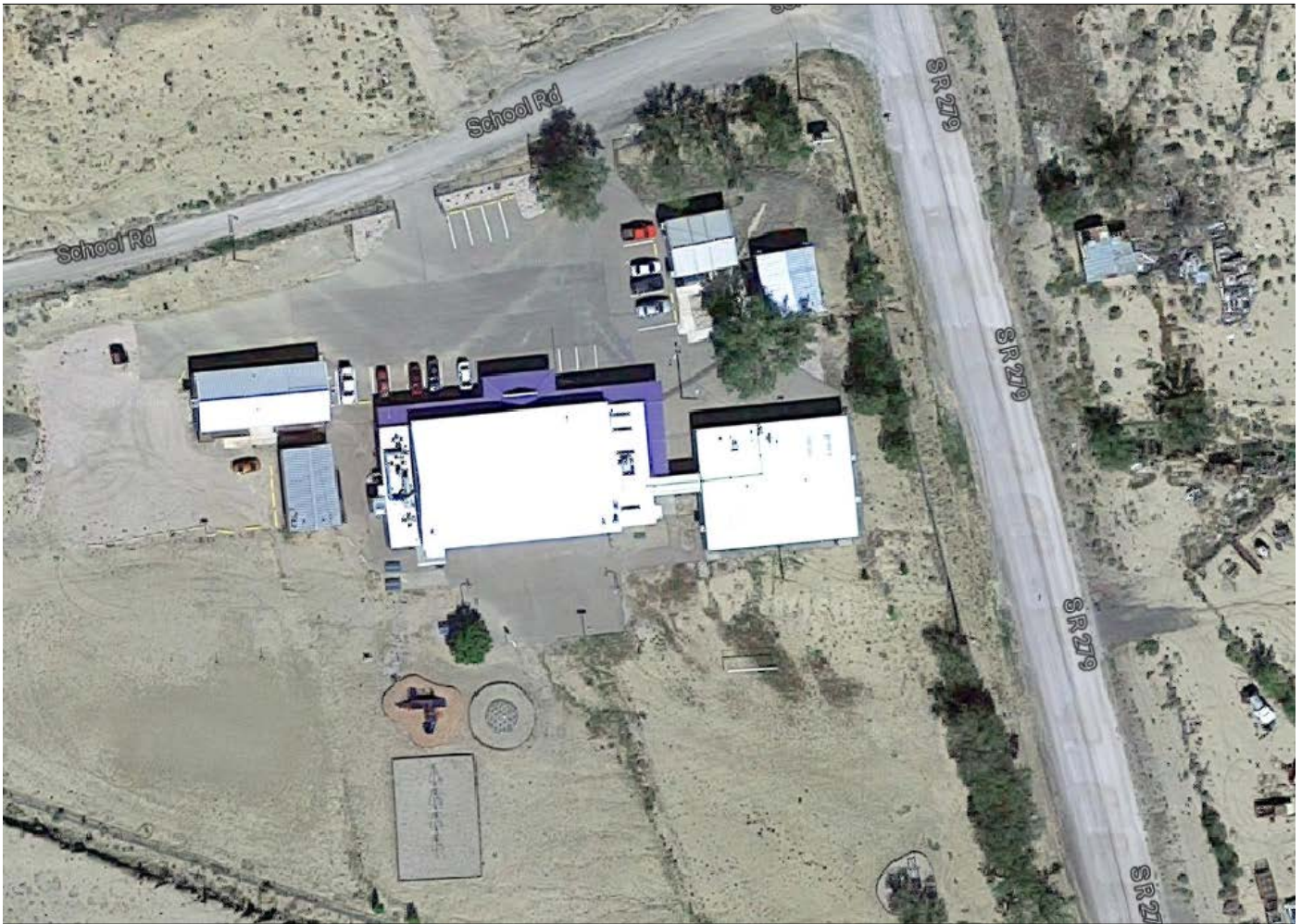
Seboyeta Elementary Enrollment Projections

Grade Levels	2017-18	2018-19	2019-20	2020-21	2021-22
KN	8	7	9	8	9
1st	7	9	7	10	9
2nd	11	8	9	8	11
3rd	10	12	9	10	9
4th	13	10	13	10	11
5th	15	14	11	14	10
6th	11	15	14	11	14
TOTAL	75	75	73	71	72

Seboyeta Elementary Enrollment Trends



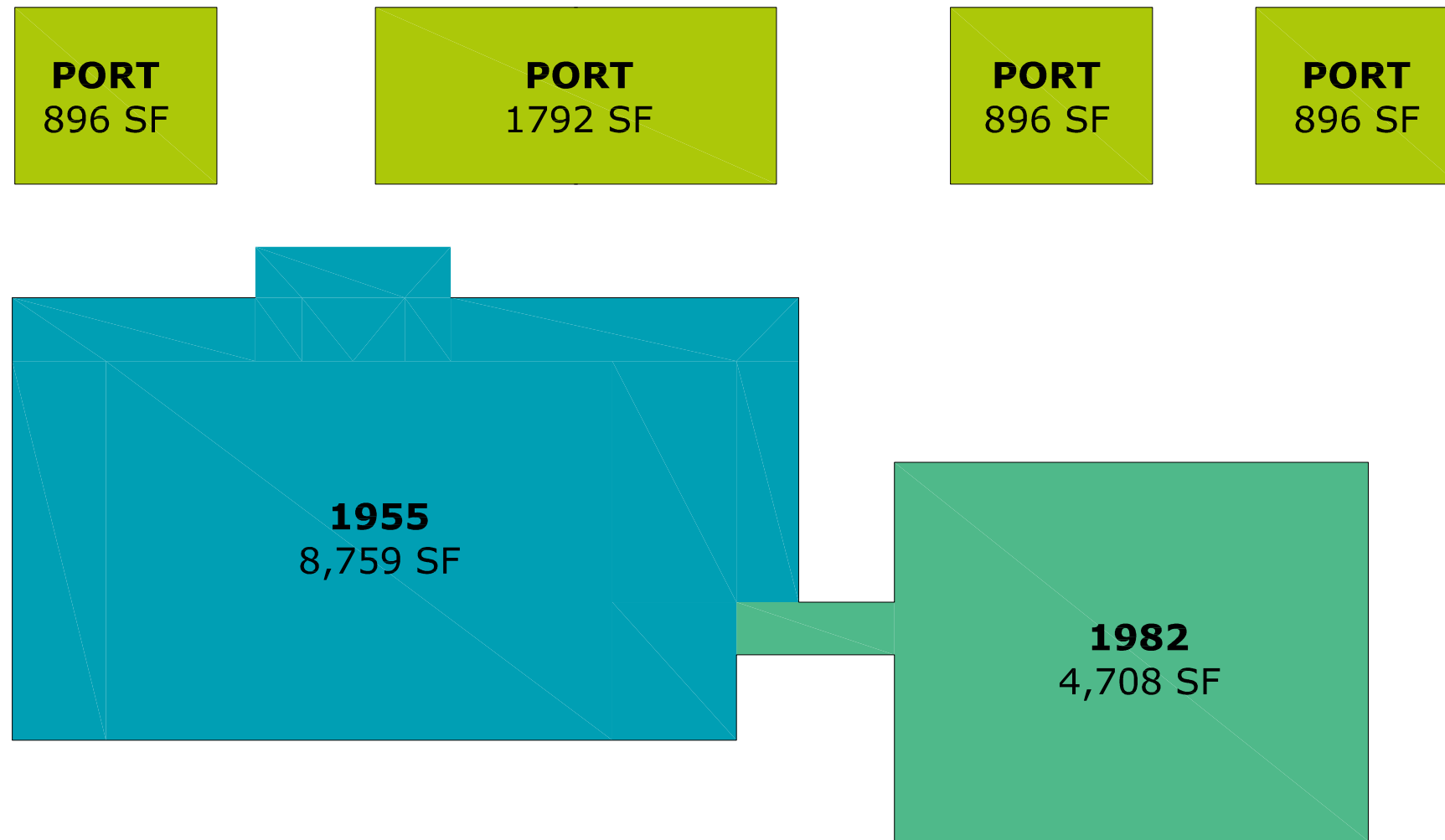
Seboyeta Elementary School Aerial



SEBOYETA ELEMENTARY SCHOOL

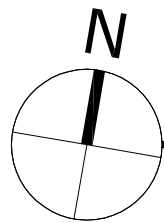
AERIAL

SCALE: NTS



CONSTRUCTION DATES

- 1955
- 1982
- PORTABLES



SEBOYETA ELEMENTARY SCHOOL

SCALE: 1/32" = 1'-0"

CONSTRUCTION DATES

PERMANENT BLDG(s)	=	11,753 GSF
+ PORTABLE(s)	=	4,480 GSF
TOTAL =		16,233 GSF

Floor plans unavailable, please contact PSFA for assistance



GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K				
Kindergarten	9	1		0.5
1st Grade	9	1		0.5
2nd Grade	13	0		1
3rd Grade	16	1		0.5
4th Grade	10	0		0.5
5th Grade	9	0		0.5
6th Grade	12	0		0.5
TOTALS	78	3	0	4

SCHOOL HOURS	
School Start Time	8:00AM
School End Time	2:55PM
Total Hours in School Day	7
Number of Lunch Turns Per Day	6

District:	Grants Cibola County School District
School:	Seboyeta Elementary School
Date:	2015-16

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)											DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	CLASSROOM USE/ GRADE LEVEL	ROOM NUMBER	Clrm SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Functional Capacity	Max. Number of Students per Adequacy Standards Sq. Ft.	Maximum Facility Capacity or PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)	
LimaLima	K/1st	1	951	18	19	19	19	95%	N	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Footracer	2nd Grade	2	1,006	13	22	31	22	59%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Garcia	3rd-4th Grade	3	1,009	26	22	32	22	118%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
Klever	5th-6th	P-2	896	21	24	28	24	88%	Y	7.00	7.00	5.00	7.00	7.00	33.00	33.00	100%	
	SPED/Art	P-1	896	0	0	28	16	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Multi-Purpose		3,779	0	0	118	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Computer Lab	P3	896	0	0	28	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
	Music	P4	448	0	0	14	22	0%	Y	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0%	
SUBTotal:			9,881	78	87	298	169	90%							Totals	132.00	264.00	50%

LEGEND	
	General Education
	Special Education
	Special Programs
	Non-Instructional

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities.

1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.

2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom

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

PED Published 40 Day Count	
2015-16 40 day Student Enrollment:	78

FACILITY CAPACITY (including Portables)	
Maximum Facility Capacity:	169
Functional Facility Capacity:	87
Instructional Space Capacity w/ Portables @ 75%:	132
Instructional Space Capacity w/o Portables @ 75%:	66
Instructional Space Capacity w/ Portables @ 67%:	118
Instructional Space Capacity w/o Portables @ 67%:	59

Number of and % Of General Use Classrooms	3	38%
Number of and % Of Special Education Classrooms	0	0%
Number of and % Of Special Use Classrooms	1	13%
Number of and % Of Portable Classrooms	4	50%
	8	100%

Combined School: Based On NM Adq Std Square Footage/Student			
78	Students @	148	sqft/student
	Existing Permanent + Portable Facilities =	17,384	sqft
	Percentage of Difference =	151%	

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District: Grants Cibola School: Seboyeta ES

School ID: 088155

High Level Overview

General Information

Location: Seboyeta, NM 87014 Ed. Adequacy Model: Elementary School Educational Adequacy

School Type: Elementary Ed. Adequacy CCI: 100.00%

School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 70 Number of Buildings: 2

Growth Factor: 1.00 Number of Portables: 34 *3 singles 1 double*

Total Gross Square Feet: ~~17,384~~ 16,233 *11753*

Site Size (Acres): 4.50 Portable Square Feet: 12,840 *4 Portables*

Portable Square Feet: 4,544

NMCI School Metrics

Replacement Cost: \$2,381,519 Unweighted Repair Cost: \$1,339,404

Weighted Repair Cost: \$621,945 Unweighted Educational Adequacy Cost: \$47,219

Weighted Educational Adequacy Cost: \$103,559 Total Unweighted Cost: \$1,386,623

Total Weighted Cost: \$725,505 Unweighted NMCI Score: 58.22

NMCI Facility History

Last Assessment Date: 07-07-2010 Previous Award, Yes or No, Year if Yes: No

Closed: No



District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Facility Description

Seboyeta Elementary School is located in Seboyeta, New Mexico, and is part of the Grants Public School District. The 1-story campus contains ~~12,840~~ ¹¹⁷⁵³ SF of permanent buildings and 4,544 SF of portable buildings for a total of 17,384 GSF. Occupancy is 49 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1955 there was one addition. There are four portable facilities on site. To most accurately capture repair costs, the complex is split into two permanent building assessments. ⁴⁴⁸⁰

Site: The site is approximately 4 acres and includes a sand play area, a soccer field, and a basketball court. The school has a paved parking capacity of 27 (2 are handicap spaces). Paved areas are in good condition and require sealing improvements. Concrete sidewalks are in fair condition and pose no hazard. There are no landscaped areas. Site drainage is generally inadequate.

Structural/Exterior Closure: The buildings rest on slab-on-grade footings and foundation walls that are showing minor cracks, which are a sign of settlement or damage. The main structures are concrete block or metal framed. The roofs are typically flat, either rolled roofing with sealant or metal. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors: Partition wall types include painted concrete block and drywall. The interior wall finishes are generally in fair condition. Most ceilings are 2'x4' suspended acoustical tile or sheet rock, and are in good condition. Flooring is typically carpet or VCT. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by gas-fired boiler units or rooftop forced air units. Cooling is provided by an evaporative cooling system. The heating distribution system is 2-pipe with metal ductwork. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in fair condition and piping is original.

Electrical: The electrical system is fed from a pole-mounted transformer that delivers 120/240 V., 1-phase, 3-wire power to the facility. Lighting is typically fluorescent, and illumination is generally adequate. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in corridors and classrooms. The system is activated by pull stations and smoke detectors, and is not centrally monitored. The complex does not have a fire sprinkler system. Egress corridors have appropriate fire separation, but interior doors on escape corridors are not fire-rated. Classrooms have direct access to the outside. The school does not have a security system. The complex is not handicap compliant. Requirements include ramps, restroom upgrades, ADA signs, door hardware replacement, and door openers.

2003 Update: DCU No. 03-271 (04-052) provided major renovations to the HVAC and electrical systems and added bus and student drop-offs. Direct Appropriations funded two portables for Kindergarten.

ARC Summary:

School Site:

The site is small at 4.4 acres, but seems to be adequate for the population of the school. The school is located adjacent to the main road through Seboyeta, SR279, on School Road. Traffic is minimal and the speed limit is slow. There is signage to warn drivers of children in the area.

The school site is fenced and is entered from the north. There is paved parking for staff and visitors. The main building and portables are all accessible from the parking areas.

There is some landscaping around the front of the school, and a marquee sign is located at the intersection of SR279 and School Road.



Executive Summary Report

Electrical feeds to the buildings are from overhead.

The play areas behind the school have a steep site slope and thorny plants that grow wild in the area.

School Plant:

The main school buildings include a classroom building and a multipurpose building connected by an enclosed corridor. There are also four portable classroom buildings containing five classrooms and a library.

The permanent building is masonry with a stucco exterior. The classroom area has a metal standing seam roof, and the multipurpose room has a BUR roof. There is no evidence of leaks.

Doors are metal in metal frames and windows are also in metal frames. Classroom windows are clerestory height in two rooms. The third room has skylights.

Restrooms have older plumbing fixtures that use a lot of water, and the group restrooms near the classrooms are not configured per current accessibility guidelines. The janitor's sink is not a floor sink. Interior finishes are in good condition, despite their age.

Heat is provided to the buildings by a two-pipe boiler system and cooling is provided by evaporative coolers. The portable classrooms have their own units. The campus has propane tanks for fuel.

The school has an adequate and functioning fire alarm system. The telephone system is adequate, but a phone is needed in the classroom of the head teacher as she is the campus administrator.

Adequacy and Environment for Education:

Parking areas need a top coat of asphalt, and some visitor parking signs should be installed. Additionally, a sign indicating the location of the office is needed.

An automatic door opener is needed at the main entry, and this same door needs panic hardware. The reception counter should be lowered for accessibility. There are many doors in the facility that need knob type hardware replaced with lever-style handles. Room signage with Braille is also needed.

A new playground area is needed, perhaps on the more level area on the west side of the site. A shade structure is also necessary.

The kitchen is old and worn and space is poorly laid out. There is no prep area, a poor serving line, and the recent freezer addition is elevated with no ramp or shelving. A ramp is needed to access the freezer. The kitchen needs to be renovated.

The multipurpose space is used as a gym and dining room. It lacks acoustical treatment of any kind and is a very loud space. Install acoustical wall treatments. The stage in the multipurpose room has several stairs, but lacks a ramp or lift. Install a lift for wheelchair access.

Water conservation is a particular concern in the area, and the current toilets are older models that use a lot of water for each flush. Replace the toilets and urinals with more water-conserving fixtures. Re-configure the group toilet rooms in the classroom wing to provide accessible toilet stalls. Also replace the janitor's sink with a floor-mounted sink.

The portable classrooms are in good shape, but some have stairs that lack handrails or handrail extensions.



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Addition (1982)	Elementary School Building	\$384,118	\$121,163	1982	4,760 Building	4708 Educational
Original Const (1955)	Elementary School Building	\$671,744	\$429,897	1955	8,080 Building	8759 Educational
Portables (1988) 1	Elementary School Portable	\$47,392	\$11,848	1988	960 Building	896 Educational
Portables (2003) 2	Elementary School Portable	\$66,447	\$16,612	2003	1,792 Building	Educational
Portables (2004) 1	Elementary School Portable	\$56,617	\$14,154	2004	1,792 Building	896 Educational
Site	Elementary School Site	\$113,086	\$28,272	1955	17,384 Building	Site
Building Totals		\$1,339,404	\$621,945		896	
Educational Adequacy Need	Elementary School Educational Adequacy	\$47,219	\$103,559		16233	
School Totals		\$1,386,623	\$725,505			



Executive Summary Report

District: Grants Cibola School: Seboyeta ES School ID: 088155

Asset Detail

Building Name: Addition (1982) Cost Model: Elementary School Building Size: 4,760

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1982	2002	100%	33.25%	\$16,011	4	.25	\$4,003	DCU No. 03-271 (04-052) repairs.
Ceiling Finishes	\$5.58	30	110%	1982	2012	100%	33.25%	\$29,234	4	.25	\$7,308	Minor ceiling tile water stain from roof leaks SEE PHOTOS (ATL 10/6/10)
Communications and Security	\$2.12	15	90%	1998	2013	100%	33.25%	\$9,074	4	.25	\$2,269	1998 Phones or hand held and Intercom (ATL 10/6/10)
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$1,841	4	.25	\$460	1995 Need upgrade
Exterior Doors and Windows	\$5.66	30	110%	1982	2012	100%	33.25%	\$29,620	4	.25	\$7,405	DCU No. 03-271 (04-052) repairs. Need upgrade
Exterior Walls	\$11.15	100	100%	1982	2082	12%	33.25%	\$6,133	9	.25	\$1,533	
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$8,477	4	.25	\$2,119	1998
Floor Finishes	\$5.83	12	110%	2005	2017	84%	33.25%	\$25,661	9	.25	\$6,415	Rug and tile in classrooms (ATL 10/6/10)
Foundation/Slab/Structure	\$15.98	100	100%	1982	2082	12%	33.25%	\$8,795	9	.25	\$2,199	DCU No. 03-271 (04-052) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$17,395	9	.25	\$4,349	DCU No. 03-271 (04-052) repairs. Evap. Cooler (ATL 10/6/10)
Interior Doors and Partitions	\$9.08	50	90%	1982	2032	46%	33.25%	\$17,985	9	.25	\$4,496	
Interior Walls	\$7.90	60	90%	1982	2042	32%	33.25%	\$10,867	9	.25	\$2,717	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$7,782	9	.25	\$1,945	DCU No. 03-271 (04-052) repairs.
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$908	9	.25	\$227	DCU No. 03-271 (04-052) repairs.
Other Equipment	\$6.59	60	110%	1982	2042	32%	33.25%	\$11,082	9	.25	\$2,771	
Plumbing	\$15.49	30	100%	1982	2012	100%	33.25%	\$73,732	4	.25	\$18,433	Pipes closed due to trees
Roof	\$15.47	20	120%	1982	2002	100%	33.25%	\$88,373	4	.25	\$22,093	Metal Roof (10/6/10 ATL)
Sprinklers and Standpipes	\$3.66	50	130%	2004	2054	6%	33.25%	\$1,303	5	.5	\$651	...lers to janitor's closets. None at this school (ATL 10/6/10) <-- C-JA changed to category 5: grandfathered
Wall Finishes	\$4.17	12	100%	1982	1994	100%	33.25%	\$19,846	2	1.5	\$29,769	Yearly upkeep Clean and painted (10/6/10)
Total:								\$384,118			\$121,163	



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: Original Const (1955) Cost Model: Elementary School Building Size: 8,080

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$8,221	9	.25	\$2,055	...irs. New unit over kitchen area 2005 - SEE PHOTOS(ATL 10/6/10) <-- CJA Removed negative adjustment amount
Ceiling Finishes	\$5.58	30	110%	1990	2020	75%	33.25%	\$37,273	9	.25	\$9,318	1990
Communications and Security	\$2.12	15	90%	2000	2015	100%	33.25%	\$15,403	4	.25	\$3,851	Updated in 2000 Phones or hand held unit and intercom (ATL 10/6/10)
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$3,124	4	.25	\$781	1995
Exterior Doors and Windows	\$5.66	30	110%	1955	1985	100%	33.25%	\$50,279	2	1.5	\$75,418	DCU No. 03-271 (04-052) repair Mix of older and newer windows - SEE PHOTOS (ATL 10/6/10) <i>Need to replace</i>
Exterior Walls	\$11.15	100	100%	2002	2102	2%	33.25%	\$1,765	9	.25	\$441	Minor stucco cracks, restucco in 2002 est. (ATL 10/6/10)
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$14,390	4	.25	\$3,597	1998 <i>Upgrade</i>
Floor Finishes	\$5.83	12	110%	1998	2010	100%	33.25%	\$51,838	4	.25	\$12,959	Most flooring replaced with carpet in 1998 <i>Asbestos</i>
Foundation/Slab/Structure	\$15.98	100	100%	1955	2055	37%	33.25%	\$48,058	9	.25	\$12,014	DCU No. 03-271 (04-052) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$29,528	9	.25	\$7,382	DCU No. 03-271 (04-052) repairs. 7/8/13 <i>Upgrade</i> Update AM Per FMAR: Swamp cooler in good condition. <i>HVAC in</i>
Interior Doors and Partitions	\$9.08	50	90%	1955	2005	100%	33.25%	\$66,022	4	.25	\$16,505	<i>Replace some doors</i>
Interior Walls	\$7.90	60	90%	1955	2015	100%	33.25%	\$57,445	4	.25	\$14,361	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$13,209	9	.25	\$3,302	DCU No. 03-271 (04-052) repairs.
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$1,542	9	.25	\$385	DCU No. 03-271 (04-052) repairs. 7/8/13 Update AM Per FMAR: Good working condition.
Other Equipment	\$6.59	60	110%	1955	2015	100%	33.25%	\$58,585	4	.25	\$14,646	>150% BOMA
Plumbing	\$15.49	30	100%	1955	1985	100%	33.25%	\$125,159	2	1.5	\$187,738	Credit for new fixtures 7/8/13 Update AM Per FMAR: Fixtures are newer and the plumbing is ok.



Executive Summary Report

Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments	
Roof	\$15.47	20	120%	2004	2024	36%	33.25%	\$54,004	9	.25	\$13,501	...gh out the years New roof, estimated 2004; TPO and Metal (ATL 10/6/10) 7/8/13 Update AM Per FMAR: Metal roof.
Sprinklers and Standpipes	\$3.66	50	130%	2004	2054	6%	33.25%	\$2,212	5	.5	\$1,106	...klers @ janitor's closets. None at this school (ATL 10/6/10) <-- CJA changed to category 5: grandfathered.
Wall Finishes	\$4.17	12	100%	1955	1967	100%	33.25%	\$33,689	2	1.5	\$50,533	Yearly upkeep. DCU No. 03-271 (04-052) repairs. Clean and painted (ATL 10/6/10)
Total:								\$671,744			\$429,897	



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: Portables (1988) 1 ✓ Cost Model: Elementary School Portable Size: 960

Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Category Weight (Weighted)	Repair Cost	Comments
Portable Building	\$49,37	15	100%	1988	2003	100%	33.25%	\$47,392	4	.25	\$11,848	
Total:								\$47,392			\$11,848	



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: Portables (2003) 2 ✓ Cost Model: Elementary School Portable Size: 1,792

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49,377	15	100%	2003	2018	75%	33.25%	\$66,447	9	.25	\$16,612	
Total:								\$66,447			\$16,612	



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: Portables (2004) 1 ✓ Cost Model: Elementary School Portable Size: 1,792

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49,37	15	100%	2004	2019	64%	33.25%	\$56,617	9	.25	\$14,154	
Total:								\$56,617			\$14,154	



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: **Site** Cost Model: **Elementary School Site** Size: **17,384**

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1955	2055	37%	33.25%	\$3,687	9	.25	\$922	Continual upkeep
Parking Lots	\$4.07	20	110%	2004	2024	36%	33.25%	\$28,037	9	.25	\$7,009	DCU No. 03-271 (04-052) repairs. In need of repair, striping, paving - SEE PHOTO (ATL 10/6/10) <i>2012 parking was graded</i>
Playground Equipment	\$1.45	15	80%	1998	2013	100%	33.25%	\$20,165	4	.25	\$5,041	1998, not enough equipment <i>degrade to add</i>
Site Lighting	\$2.79	40	100%	2004	2044	9%	33.25%	\$4,365	9	.25	\$1,091	...s indicated change to cat 9: Normal; No last reno date. I set it at 2004 due to other site work that occurred. <i>improve</i>
Site Specialties	\$0.29	40	100%	1955	1995	100%	33.25%	\$5,041	4	.25	\$1,260	
Site Utilities	\$2.17	50	120%	1955	2005	100%	33.25%	\$45,198	4	.25	\$11,300	Repair gas lines and grease traps 2004
Walkways	\$2.15	30	110%	2004	2034	16%	33.25%	\$6,592	9	.25	\$1,648	...U No. 03-271 (04-052) repairs. Minor spreading of concrete. Around the 1955 building- SEE PHOTO (ATL 10/6/10)
Total:								\$113,086			\$28,272	



District: **Grants Cibola** School: **Seboyeta ES**

School ID: **088155**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	7
Number of Staff:	13	Number of 1-5 Students:	58
Number of Students:	70	Number of 6-8 Students:	5
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	12,840	General Storage NSF:	562
Portable GSF:	4,544	Maintenance or Janitorial Space NSF:	96
Admin NSF:	1,107	Media Center NSF:	896
Art/Music NSF:	960	Parent Work Space NSF:	0
Assembly NSF:	4,592	Physical Ed NSF:	4,592
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	896	Science Storage NSF:	0
Faculty Work Area NSF:	178	Special Education Classroom NSF:	0
Food Service NSF:	5,019	Student Health NSF:	0
General Classroom NSF:	4,430		

Classrooms

Number of Classrooms: 6

Number of Special Education Classrooms: 0

Parking

Number of Paved Parking Spaces: 27

Number of Bus Drop Offs: 1

Number of Handicap Parking Spaces: 2

Number of Student Drop Offs: 1

Number of Gravel Parking Spaces: 7

Miscellaneous

Number of Chemical Storage Rooms: 0

Number of Multi-Use Playgrounds: 0

Playground Equipment: Yes



Executive Summary Report

District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Student Health Square Footage		150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Missing or Inadequate Multi-use Play Area		1	\$11,436	\$11,436.30	\$15,239	8	.5	\$7,619
Insufficient Total Parking	34	20	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,592	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	896	210	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	96	35	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	562	70	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	4,430	2,346	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,019	1,350	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	178	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	896	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,107	255	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	960	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	2	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$47,219			\$103,559

Traveling Nurse
Very limited site



GRANTS CIBOLA COUNTY SCHOOLS ADMINISTRATION:

Structural/Exterior Closure:

Interiors:

Mechanical/Plumbing:

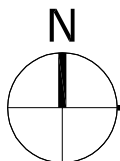
Electrical:

Fire Protection/Life Safety Systems/Accessibility:

Educational Adequacy:

Growth Issues:

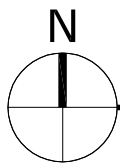
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DISTRICT ADMINISTRATION

SCALE: NTS

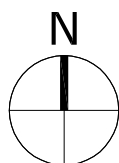
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MAINTENANCE & OPERATIONS

AERIAL

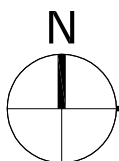
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OLD ADMINISTRATION & IT

SCALE: NTS

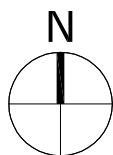
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PROGRESSIVE LEARNING CENTER

AERIAL

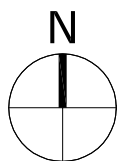
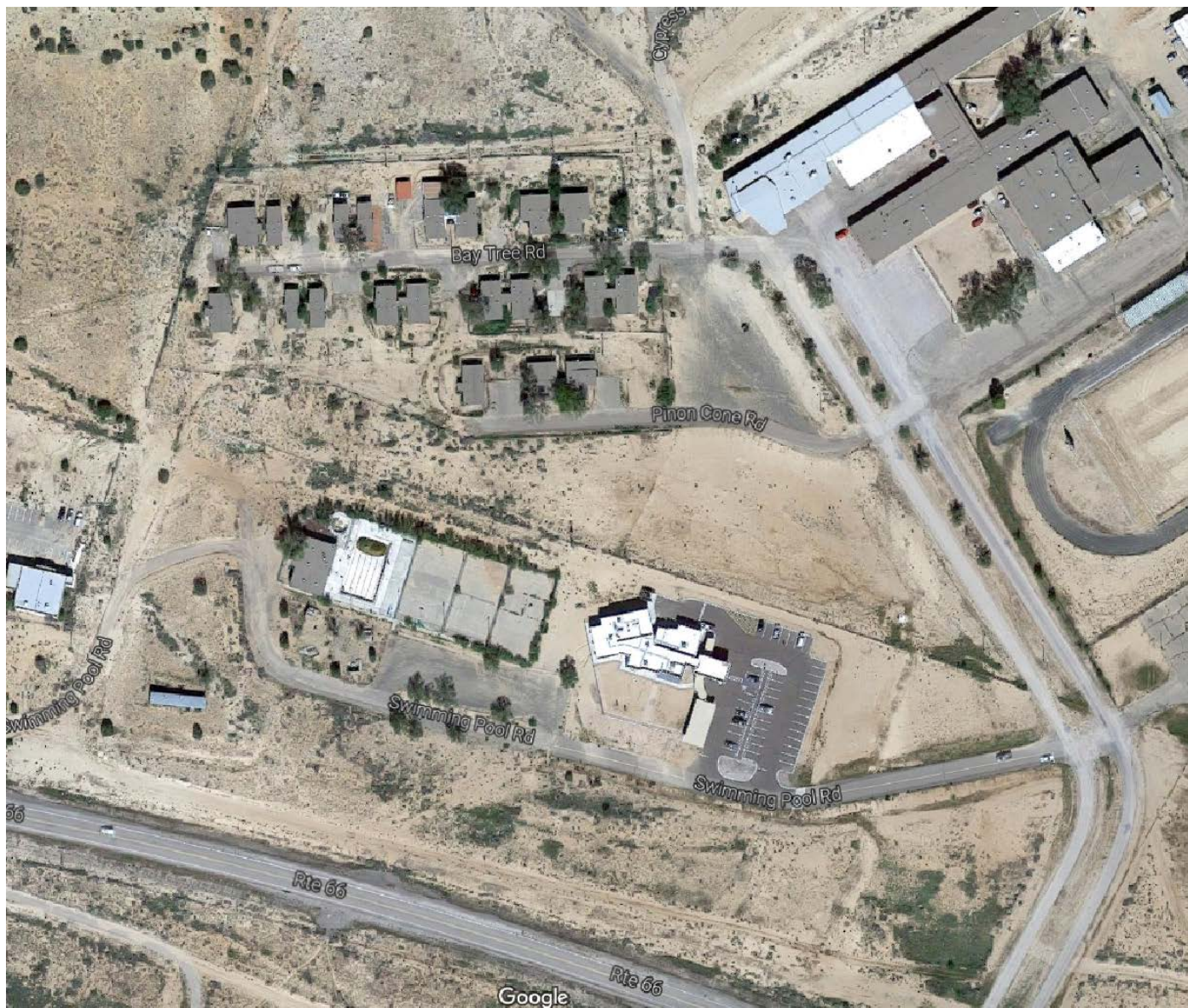
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SPECIAL EDUCATION COMPLEX

SCALE: NTS

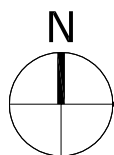
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TEACHER HOUSING UNITS

SCALE: NTS

AERIAL

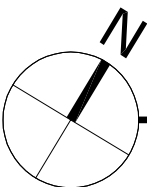
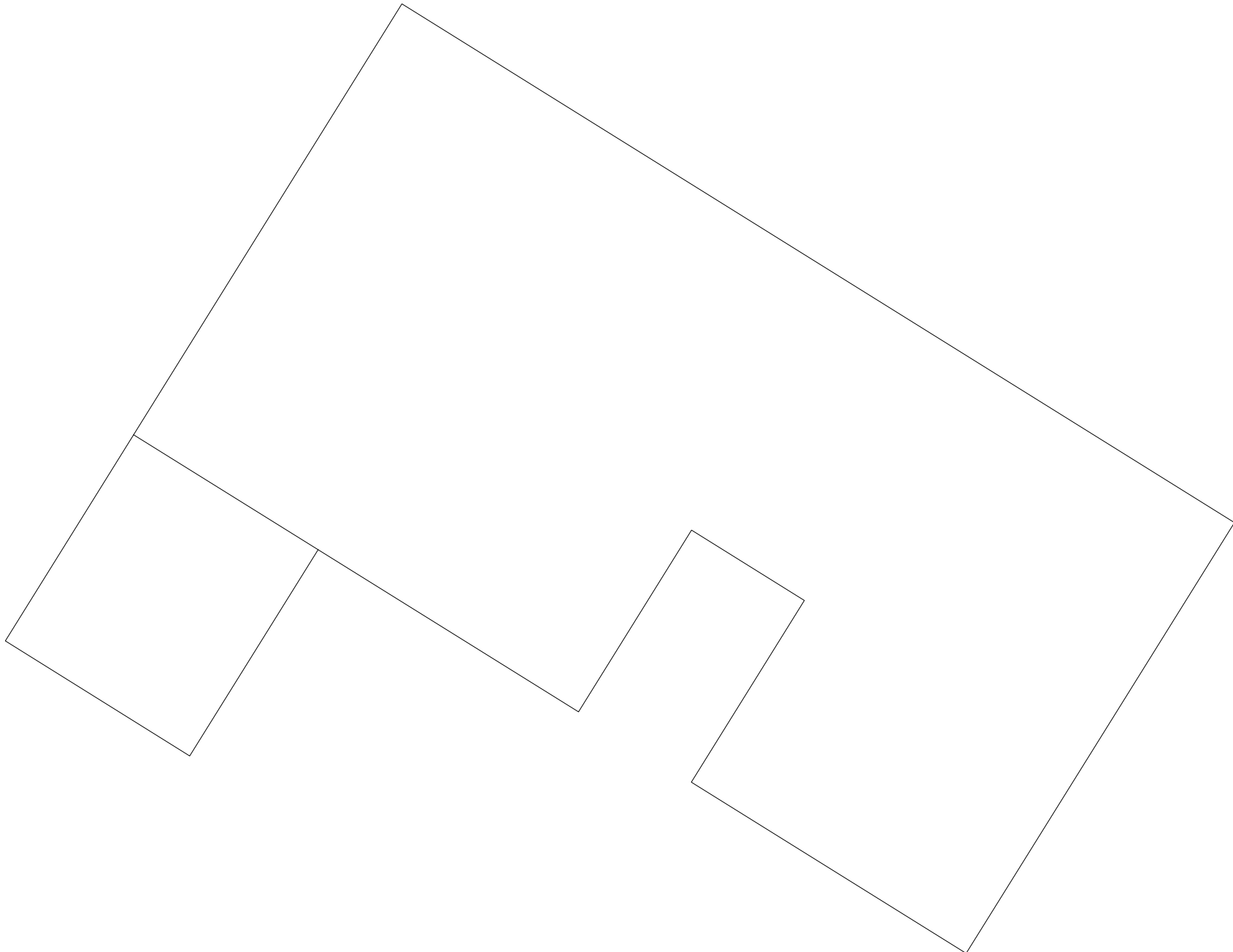


WAREHOUSES / ADMIN. BUILDINGS

AERIAL

SCALE: NTS

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DISTRICT ADMINISTRATION

SCALE: 1/32"=1'-0"

CONSTRUCTION DATES

PERMANENT BLDG(s)	=	20,765 GSF
+ PORTABLE(s)	=	0
TOTAL	=	20,765 GSF

Facilities Assessment Database

1. GCCS Facilities Assesement Database
2. GCCS FMAR Reports

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District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

High Level Overview

General Information

Location: Bluewater, NM 87005
School Type: Elementary
School Category: Traditional

Ed. Adequacy Model: Elementary School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 115
Growth Factor: 1.00
Total Gross Square Feet: 22,747
Site Size (Acres): 15.00

Number of Buildings: 2
Number of Portables: 1
Building Square Feet: 21,851
Portable Square Feet: 896

NMCI School Metrics

Replacement Cost: \$3,622,693
Weighted Repair Cost: \$1,035,295
Weighted Educational Adequacy Cost: \$71,451
Total Weighted Cost: \$1,106,746
Weighted NMCI Score: 30.55

Unweighted Repair Cost: \$1,572,625
Unweighted Educational Adequacy Cost: \$36,644
Total Unweighted Cost: \$1,609,268
Unweighted NMCI Score: 44.42

NMCI Facility History

Last Assessment Date: 08-01-2013
Closed: No

Previous Award, Yes or No, Year if Yes: No



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Facility Description

Bluewater Elementary School sits on a 15-acre site on Pinon Ave in Bluewater New Mexico. The 1-story, 19,548 SF of permanent buildings and 896 SF in portables for a total of 20,444 GSF. Occupancy is 77, Kindergarten through 6th grade students with a staff of 19. Originally constructed in 1955, there has been one addition which is the 6,000 sf classroom addition in 1975. Additionally, there is 1 portable facility on site with a total of 896sf. To most accurately capture repair costs, the complex is split into two permanent building assessments (1955 and 1975 construction) and a portable building assessment.

Site: The site includes hard surface play area and a dirt playing field with a baseball backstop. The parking capacity of 55 (1 is handicap) is not sufficient. All paved areas are in good condition. The drainage on the site is adequate. Concrete sidewalks are in poor condition and pose a potential tripping hazard. Buses access the main entrance, which has no covered waiting area. There is adequate separation of transportation types.

Structural/Exterior Closure: The buildings rest on concrete Stemwall and slab foundation that are showing signs of settlement. The main structures are brick and concrete block. The built-up tar & gravel roofs were replaced in 1975. The exterior doors are wood and windows are awing, single units with steel frames.

Interiors: Partition wall types vary, where 80% are brick (classrooms, hallways) and 20% are painted drywall (office, admin.) The facility was repainted in an ongoing process. Most ceilings are the original plaster. However, there are additional spaces, such as corridors, that use 2'x4' acoustical ceiling tile. The gym has a wood T&G finished ceiling. Flooring in high use areas (corridors and dining areas) is carpet. Most other flooring is carpet. Interior doors consist of solid wood, non-rated in the corridors, and solid wood, non-rated in the office/administration areas.

Mechanical/Plumbing: One , original individual gas fired room heaters provides heat to the classrooms and other spaces; except the portable buildings. There is one evaporative cooler per room mounted on the windows. Fresh air is supplied via open windows. Many of the roof mounted exhaust fans are out of service and, as a result, bathroom ventilation is inadequate. The plumbing in the building is original, in need of repair. The fixtures are original and beyond its useful life.

Electrical: The electrical system is fed from a pad mount transformer that delivers 120/208 V, 3-ph, 4-wire via a 800amp main panel. Lighting is fluorescent and illumination is adequate. Emergency lights (with battery back-up) in corridors are adequate and exit signs are adequate. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators and strobes in classrooms, and annunciators and strobes in corridors as well as offices and other common spaces. The system is activated by pull stations and smoke detectors, and is centrally monitored. The building does not have a fire sprinkler system. Interior doors on escape corridors do not have fire ratings. The security system is comprised of none. The complex is handicap compliant. Requirements include bathroom configurations, curb cuts, door hardware replacement, and additional parking spaces.

Educational Adequacy:

2003 Update:

DCU Project No. 03-195 provides \$387,632 for construction with a total allotment of \$508,011. Life cycle adjusted per estimated dated 12/30/02, mostly HVAC equipment replacement at original building.

ARC 2010 SUMMARY:

School Site:



The original Bluewater Elementary School was constructed in the 1950's, with an addition in 1975. It is located on a 15-acre site in Bluewater Village, 15 miles north of Grants, NM, and is surrounded by rural farmland and residential neighborhoods. Both vehicular traffic and pedestrians access and exit the site from Pinon Street. Access and exiting for the site is one way.

The site contains one main permanent building, one portable classroom and two metal storage buildings. The front parking area has been recently repaved and striped. The balance of the site asphalt is in worn condition. The front parking area includes a parent drop-off lane and area for the one bus that services the school.

Site asphalt on the north side of the school and between the classroom wings is worn and needs to be resurfaced. The basketball courts need to be entirely replaced and a grass field with crusher fines walking track installed. Pathways to playground apparatus and additional seating are needed. There are no developed exterior teaching/gathering areas. Site concrete at the front of the building needs to be replaced and the main entrance should be enhanced for an improved sense of arrival. Site lighting should be improved for access after hours. Site circulation and directional signage is needed at site access points and identifying the main entrance. Landscaping is acceptable for a rural area, with the exception of landscaping for exterior gathering areas that are created. The sprinkler system for the front grass area is operated manually and an automatic sprinkler system is recommended.

Landscaping is limited to the grass at the front of the building and a second grassed area south of the main buildings that staff notes is not used extensively due to its remote location. There are some ponding issues in front of the doors leading into the gymnasium/cafeteria, some of which is caused as a result of the repaving. The site is fully fenced.

Playgrounds have new equipment, a shade structure and are in good condition. The basketball courts are worn and not in useable condition. There is no grass field.

Site utilities include a septic system for waste, village water supply and propane gas. Electrical service is provided by overhead lines.

School Plant:

Classrooms are undersized per standards, except for the kindergarten/first grade combination, but adequate for the small classroom sizes. Classrooms have new window wall systems with insulating glass in aluminum frames. Interior doors are solid core wood and exterior doors are either hollow metal or wood. Interior door hardware is knob-type and exterior is panic hardware. Interior finishes are painted concrete block walls, carpet, VCT or VAT flooring and gypsum board ceilings. The ceiling in the gymnasium/cafeteria and on exterior soffits is exposed wood decking material. Restrooms have ceramic floors and walls and gypsum board ceilings. Fixtures and partitioning are in good condition and are ADA compliant. Exterior wall finishes are painted stucco over concrete masonry walls. Roofing is a membrane TPO, fully adhered system.

Exterior walls should be repainted during the next five-year cycle. A gutter/downspout system to collect run-off is recommended. The glass wall on the connecting breezeway should be replaced with an insulated window wall system. Exposed wood decking on exterior soffits should be covered with more durable material, such as, aluminum or PVC panels. An exterior roof access ladder would improve access to the roof for maintenance purposes. Current access is with a free standing ladder.

Interior finishes should be refurbished including floors, ceilings, walls and casework. The gymnasium/cafeteria floor is in poor condition. It is VAT and will need to be encapsulated or properly abated if replaced. There is VAT in some of the classrooms as well. Energy conservation vestibules are recommended at the main exits from the classroom wings and main entrance. Upgrade the kitchen finishes and replace the old refrigerator and aged serving table. Replace all exterior and interior doors along with hardware. Some of the doors will need to be widened to meet ADA access requirements. Install additional automatic door openers per standard recommendations.

HVAC is provided by combination roof top units with propane fired heating and refrigerated air. Distribution is via exposed ductwork in the classrooms and corridors. Electrical distribution has been upgraded and additional, surface mounted outlets added. Technological distribution has also been upgraded in classrooms. Lighting is provided by older fluorescent fixtures that are surface mounted. Metal halide fixtures provide lighting in the gymnasium/cafeteria. There are exterior lighting fixtures provided at the front parking and rear of the building. Building mounted fixtures provide other exterior lighting.

Adequacy and Environment for Education:

There are 67 students at Bluewater and approximately 14 staff members. The principal shares his administrative responsibilities with San Rafael Elementary and splits his time between the two schools. Staff notes that approximately 60% of the students are walk-ins, 20% ride the bus (one bus is provided) and 20% are dropped-off by parents.



Access into the main building is adjacent to the administration area. There is a gymnasium/cafeteria with a full service kitchen and a stage across from the administration. There are two classroom wings connected by a glazed breezeway that provide eleven classrooms. The south classroom wing also houses the library. The kindergarten/first grade classroom and library have switched locations to provide better restroom access to the small children. Three of the classrooms on the south side wing have a small in-class restroom. The library is functional in its new location, but is hampered somewhat by a partial connecting wall that used to separate two classrooms. The school nurse also occupies space in the library. The gymnasium/cafeteria is more than adequate in size for the small enrollment and includes a stage and full service kitchen that has relatively new equipment. One single portable building and two metal storage buildings are housed north of the north classroom wing.

Upgrade the interior lighting system with low energy fixtures and magnetic ballasts. Consider the installation of a security camera system with a central monitor. Replace the drinking fountains with ADA compliant models.

The Main Capital Investment Areas:

Access / Paving Improvements

Resolve Drainage Problem Areas

General Site Improvements

Playground Improvements

Landscaping Upgrades / Courtyard Development

Site Signage

Site Lighting Upgrades

Breezeway Window Wall Replacement

Install Gutter/Downspout System

Enclose Wood Soffits

Exterior Repainting

Replace Gymnasium Floor

Gymnasium Ceiling Encapsulation

Kitchen Upgrades

Nurse's Office Addition

Interior Finish Upgrades

Remove CMU Wall in Library

Replace Doors & Hardware

Construct Energy Conservation Vestibules

Room Identification Signage

Upgrade Interior Lighting

Security Camera System



Special System Upgrades



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1975)	Elementary School Building	\$347,979	\$230,366	1975	7,150	Building	Educational
Original Const (1955)	Elementary School Building	\$981,415	\$421,603	1955	14,701	Building	Educational
Portables (1980) 1	Elementary School Portable	\$44,232	\$44,232	1980	896	Building	Educational
Site	Elementary School Site	\$198,999	\$339,094	1955	22,747	Building	Site
Building Totals		\$1,572,625	\$1,035,295				
Educational Adequacy Need	Elementary School Educational Adequacy	\$36,644	\$71,451				
School Totals		\$1,609,268	\$1,106,746				



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Asset Detail

Building Name: Addition (1975) **Cost Model:** Elementary School Building **Size:** 7,150

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$8,658	9	.25	\$2,165	DCU #04-052
Ceiling Finishes	\$5.58	30	110%	2003	2033	19%	33.25%	\$8,246	9	.25	\$2,061	DCU #04-052
Communications and Security	\$2.12	15	90%	1999	2014	100%	33.25%	\$13,630	4	.25	\$3,408	
Emergency Light and Power	\$0.43	20	90%	2003	2023	42%	33.25%	\$1,168	9	.25	\$292	
Exterior Doors and Windows	\$5.66	30	110%	2003	2033	19%	33.25%	\$8,355	9	.25	\$2,089	New exterior doors and windows. DCU #04-052
Exterior Walls	\$11.15	100	100%	1975	2075	17%	33.25%	\$13,396	9	.25	\$3,349	Restuccoed in 2003 4-10-2013 DNS: Minor damage to the stucco in need of repair: See photos
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$9,564	9	.25	\$2,391	
Floor Finishes	\$5.83	12	110%	2003	2015	100%	33.25%	\$45,871	1	3.5	\$160,550	...CU" comment from above must be BS. we're still trying to figure this one out. We have manual survey to enter.
Foundtion/Slab/Structure	\$15.98	100	100%	1975	2075	17%	33.25%	\$19,212	9	.25	\$4,803	
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$26,129	9	.25	\$6,532	DCU #04-052
Interior Doors and Partitions	\$9.08	50	90%	1975	2025	67%	33.25%	\$39,283	9	.25	\$9,821	
Interior Walls	\$7.90	60	90%	1975	2035	47%	33.25%	\$23,736	9	.25	\$5,934	
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	33.25%	\$13,718	9	.25	\$3,430	
Main Power/Emergency	\$1.33	30	90%	2003	2033	19%	33.25%	\$1,601	9	.25	\$400	DCU #04-052
Other Equipment	\$6.59	60	110%	2003	2063	5%	33.25%	\$2,434	9	.25	\$608	
Plumbing	\$15.49	30	100%	2003	2033	19%	33.25%	\$20,797	9	.25	\$5,199	DCU #04-052
Roof	\$15.47	20	120%	2003	2023	42%	33.25%	\$56,085	9	.25	\$14,021	New roof, DCU #04-052 4-10-2013 DNS: TPO style roof: See photos
Sprinklers and Standpipes	\$3.66	50	130%	1975	2025	67%	33.25%	\$22,845	0	0	\$0	Not Required 4/17/2013 CJA Set to N/A
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$13,249	9	.25	\$3,312	Walls clean and painted
Total:								\$347,979			\$230,366	



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Asset Detail

Building Name: Original Const (1955) **Cost Model:** Elementary School Building **Size:** 14,701

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$17,802	9	.25	\$4,450	DCU #04-052.
Ceiling Finishes	\$5.58	30	110%	2003	2033	19%	33.25%	\$16,954	9	.25	\$4,238	Repairs DCU #04-052.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$21,050	9	.25	\$5,262	DCU #04-052.
Emergency Light and Power	\$0.43	20	90%	2003	2023	42%	33.25%	\$2,402	9	.25	\$600	DCU #04-052.
Exterior Doors and Windows	\$2.83	30	110%	2003	2033	19%	33.25%	\$8,589	9	.25	\$2,147	...2/2013 CJA Split system 50/50 doors to windows to reflect above. This is the NEW portion. old portion is 1955.
Exterior Doors and Windows	\$2.83	30	110%	1955	1985	100%	33.25%	\$45,739	2	1.5	\$68,609	...2/2013 CJA Split system 50/50 doors to windows to reflect above. This is the OLD portion. new portion is 2003.
Exterior Walls	\$11.15	100	100%	1955	2055	37%	33.25%	\$60,971	9	.25	\$15,243	...0-2013 DNS: Some minor cracking of the exterior surface, appears to have been redone at some point. See photos
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$19,665	9	.25	\$4,916	DCU #04-052.
Floor Finishes	\$5.83	12	110%	1955	1967	100%	33.25%	\$94,316	2	1.5	\$141,473	4-10-2013 DNS: VAT and Carpet over VAT: Some cracking and age wear: See photos
Foundtion/Slab/Structure	\$15.98	100	100%	1955	2055	37%	33.25%	\$87,437	9	.25	\$21,859	
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$53,723	9	.25	\$13,431	Repairs DCU #04-052.
Interior Doors and Partitions	\$9.08	50	90%	1955	2005	100%	33.25%	\$120,122	4	.25	\$30,031	
Interior Walls	\$7.90	60	90%	1955	2015	100%	33.25%	\$104,517	4	.25	\$26,129	
Lighting/Branch Circuits	\$11.35	30	90%	2003	2033	19%	33.25%	\$28,206	9	.25	\$7,051	DCU #04-052.
Main Power/Emergency	\$1.33	30	90%	2003	2033	19%	33.25%	\$3,292	9	.25	\$823	DCU #04-052.
Other Equipment	\$6.59	60	110%	1955	2015	100%	33.25%	\$106,591	4	.25	\$26,648	
Plumbing	\$15.49	30	100%	2003	2033	19%	33.25%	\$42,760	9	.25	\$10,690	DCU #03-272 4-10-2013 DNS: R/R not ADA compliant in classroom, hall R/R are ADA: See photos
Roof	\$15.47	20	120%	2003	2023	42%	33.25%	\$115,315	9	.25	\$28,829	Replaced in 2003 DCU #04-052. 4-10-2013 DNS: TPO roof: See photos



Executive Summary Report

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Sprinklers and Standpipes	\$3.66	50	130%	2003	2053	7%	33.25%	\$4,722	5	.5	\$2,361	DCU 03-195 (04-052) added sprinklers to Janitor's closets.
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$27,242	9	.25	\$6,810	4-10-2013 DNS: Clean & painted: See photos
Total:								\$981,415			\$421,603	



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Asset Detail

Building Name: Portables (1980) 1 **Cost Model:** Elementary School Portable **Size:** 896

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	1980	1995	100%	33.25%	\$44,232	6	1	\$44,232	
Total:								\$44,232			\$44,232	



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

Asset Detail

Building Name: Site **Cost Model:** Elementary School Site **Size:** 22,747

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1975	2075	17%	33.25%	\$2,180	9	.25	\$545	4-10-2013 DNS: Fencing newer than 1955 estimated age 1975 in good condition: See photos
Parking Lots	\$4.07	20	110%	2000	2020	64%	33.25%	\$65,220	3	2	\$130,440	...00. Current condition showing cracking and pot holes at entrance lane in need of repair and paving. See photos
Playground Equipment	\$1.45	15	80%	2010	2025	16%	33.25%	\$4,222	9	.25	\$1,055	4-10-2013 DNS: Newer and older equipment: estimated time frame of newer equipment 2010: See photos
Site Lighting	\$2.79	40	100%	1975	2015	100%	33.25%	\$63,464	4	.25	\$15,866	...DNS: Newer lighting estimated time frame of replacement 1975 when new addition added to the school. See photos
Site Specialties	\$0.29	40	100%	1975	2015	100%	33.25%	\$6,597	4	.25	\$1,649	
Site Utilities	\$2.17	50	120%	2004	2054	6%	33.25%	\$3,407	9	.25	\$852	Sewer repair DCU #03-195 (04-052). Gas lines replaced.
Walkways	\$2.15	30	110%	1975	2005	100%	33.25%	\$53,910	1	3.5	\$188,686	...and spalding of concrete in need of repair and replacement: See photos, possible tripping hazards safety issue
Total:								\$198,999			\$339,094	



District: **Grants Cibola** School: **Bluewater ES**

School ID: **088915**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	26
Number of Staff:	19	Number of 1-5 Students:	77
Number of Students:	115	Number of 6-8 Students:	12
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	21,851	General Storage NSF:	750
Portable GSF:	896	Maintenance or Janitorial Space NSF:	315
Admin NSF:	540	Media Center NSF:	1,333
Art/Music NSF:	732	Parent Work Space NSF:	0
Assembly NSF:	4,800	Physical Ed NSF:	4,800
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	651	Science Storage NSF:	0
Faculty Work Area NSF:	283	Special Education Classroom NSF:	0
Food Service NSF:	5,293	Student Health NSF:	150
General Classroom NSF:	7,667		

Classrooms

Number of Classrooms:	12	Number of Special Education Classrooms:	0
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Parking

Number of Paved Parking Spaces:	51	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	2	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola**

School: **Bluewater ES**

School ID: **088915**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Computer Lab Square Footage	651	700	\$80	\$80.00	\$5,223	7	3	\$15,670
Missing or Inadequate Multi-use Play Area	0	1	\$11,436	\$11,436.30	\$15,239	8	.5	\$7,619
Inadequate Number of Handicap Spaces	2	3	\$144	\$143.52	\$191	6	1	\$191
Insufficient Total Parking	51	29	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	150	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,800	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,333	345	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	315	58	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	750	115	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	7,667	4,100	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,293	1,575	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	283	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	540	323	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	732	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$36,644			\$71,451



District: **Grants Cibola** School: **Cubero ES**

School ID: **088038**

High Level Overview

General Information

Location:	Grants, NM 87024	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	299	Number of Buildings:	1
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	36,340	Building Square Feet:	36,340
Site Size (Acres):	10.00	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$5,931,082	Unweighted Repair Cost:	\$225,827
Weighted Repair Cost:	\$56,457	Unweighted Educational Adequacy Cost:	\$130,692
Weighted Educational Adequacy Cost:	\$392,075	Total Unweighted Cost:	\$356,519
Total Weighted Cost:	\$448,532	Unweighted NMCI Score:	6.01
Weighted NMCI Score:	7.56		

NMCI Facility History

Last Assessment Date:	12-01-2014	Previous Award, Yes or No, Year if Yes:	Yes, 2009-2010
Closed:	No		



District: **Grants Cibola**

School: **Cubero ES**

School ID: **088038**

Facility Description

Replacement school to AS to replace Cubero ES

New School to AS, 37,492 square feet

BOILERPLATE TEXT - MUST BE EDITED BY DISTRICT FACILITIES PERSON:

Cubero Elementary School is located in Cubero, New Mexico, and is part of the Grants Public School District. The 1-story campus contains permanent buildings and no portable. Occupancy is pre-kindergarten through sixth grade students, and a staff of approx 19. The campus is made up of 1 permanent building.



District: **Grants Cibola** School: **Cubero ES**

School ID: **088038**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Main building (2011)	Elementary School Building	\$205,830	\$51,458	2011	36,340	Building	Educational
Site	Elementary School Site	\$19,997	\$4,999	2011	36,340	Building	Site
Building Totals		\$225,827	\$56,457				
Educational Adequacy Need	Elementary School Educational Adequacy	\$130,692	\$392,075				
School Totals		\$356,519	\$448,532				



District: **Grants Cibola**

School: **Cubero ES**

School ID: **088038**

Asset Detail

Building Name: Main building (2011) **Cost Model:** Elementary School Building **Size:** 36,340

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$7,640	9	.25	\$1,910	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	33.25%	\$6,199	9	.25	\$1,550	
Communications and Security	\$2.12	15	90%	2011	2026	11%	33.25%	\$7,697	9	.25	\$1,924	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	33.25%	\$878	9	.25	\$220	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	33.25%	\$6,281	9	.25	\$1,570	
Exterior Walls	\$11.15	100	100%	2011	2111	0%	33.25%	\$1,013	9	.25	\$253	...front of the building Stucco wall to rock wall transition there is a large gap needs sealed, reported via FMAR
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	33.25%	\$7,191	9	.25	\$1,798	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	33.25%	\$40,476	9	.25	\$10,119	
Foundtion/Slab/Structure	\$15.98	100	100%	2011	2111	0%	33.25%	\$1,452	9	.25	\$363	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$23,056	9	.25	\$5,764	
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	33.25%	\$2,969	9	.25	\$742	...s installed as well as magnet hold open. One fire door magnet not holding, Reported Via FMAR and Email to RM
Interior Walls	\$7.90	60	90%	2011	2071	1%	33.25%	\$1,794	9	.25	\$449	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	33.25%	\$10,314	9	.25	\$2,579	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	33.25%	\$1,204	9	.25	\$301	
Other Equipment	\$6.59	60	110%	2011	2071	1%	33.25%	\$1,830	9	.25	\$457	
Plumbing	\$15.49	30	100%	2011	2041	3%	33.25%	\$15,636	9	.25	\$3,909	
Roof	\$15.47	20	120%	2011	2031	6%	33.25%	\$42,167	9	.25	\$10,542	12/1/14 jh: some maintenance / construction debris on roof reported FMAR
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	33.25%	\$1,727	9	.25	\$432	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	33.25%	\$26,305	9	.25	\$6,576	
Total:								\$205,830			\$51,458	



District: **Grants Cibola** School: **Cubero ES**

School ID: **088038**

Asset Detail

Building Name: Site Cost Model: Elementary School Site Size: 36,340

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	2011	2111	0%	33.25%	\$52	9	.25	\$13	
Parking Lots	\$4.07	20	110%	2011	2031	6%	33.25%	\$10,175	9	.25	\$2,544	12/1/14 jh: Cracks in the lot. Trenching for light poles is sinking /settling causing additional cracking.
Playground Equipment	\$1.45	15	80%	2011	2026	11%	33.25%	\$4,684	9	.25	\$1,171	
Site Lighting	\$2.79	40	100%	2011	2051	2%	33.25%	\$1,584	9	.25	\$396	
Site Specialties	\$0.29	40	100%	2011	2051	2%	33.25%	\$165	9	.25	\$41	
Site Utilities	\$2.17	50	120%	2011	2061	1%	33.25%	\$945	9	.25	\$236	
Walkways	\$2.15	30	110%	2011	2041	3%	33.25%	\$2,392	9	.25	\$598	
Total:								\$19,997			\$4,999	



District: **Grants Cibola** School: **Cubero ES**

School ID: **088038**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	45
Number of Staff:	19	Number of 1-5 Students:	216
Number of Students:	299	Number of 6-8 Students:	38
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	36,340	General Storage NSF:	524
Portable GSF:	0	Maintenance or Janitorial Space NSF:	120
Admin NSF:	825	Media Center NSF:	2,147
Art/Music NSF:	1,013	Parent Work Space NSF:	0
Assembly NSF:	4,665	Physical Ed NSF:	4,706
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	0	Science Storage NSF:	0
Faculty Work Area NSF:	416	Special Education Classroom NSF:	1,956
Food Service NSF:	7,257	Student Health NSF:	559
General Classroom NSF:	11,840		

Classrooms

Number of Classrooms:	16	Number of Special Education Classrooms:	2
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Parking

Number of Paved Parking Spaces:	60	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	8	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola** School: **Cubero ES**

School ID: **088038**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Computer Lab Square Footage	0	897	\$80	\$80.00	\$95,620	7	3	\$286,861
Insufficient Parent Work Space	0	299	\$80	\$80.00	\$31,873	7	3	\$95,620
Insufficient Janitorial Square Footage	120	150	\$80	\$80.00	\$3,198	7	3	\$9,594
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	60	29	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	559	299	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	1,956	930	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,706	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,147	897	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	524	299	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	11,840	10,226	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	7,257	2,495	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	416	299	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	825	599	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,013	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	8	3	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$130,692			\$392,075



District: **Grants Cibola** School: **Grants HS**

School ID: **088055**

High Level Overview

General Information

Location:	Grants, NM 87020	Ed. Adequacy Model:	High School Educational Adequacy
School Type:	High	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	878	Number of Buildings:	4
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	214,945	Building Square Feet:	214,945
Site Size (Acres):	28.00	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$39,071,492	Unweighted Repair Cost:	\$7,355,888
Weighted Repair Cost:	\$2,148,511	Unweighted Educational Adequacy Cost:	\$99,448
Weighted Educational Adequacy Cost:	\$283,711	Total Unweighted Cost:	\$7,455,336
Total Weighted Cost:	\$2,432,223	Unweighted NMCI Score:	19.08
Weighted NMCI Score:	6.23		

NMCI Facility History

Last Assessment Date:	08-06-2014	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Facility Description

Grants High School is located at 500 Mountain Road in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 2-story campus contains 288,840 SF of permanent buildings (including the Progressive Learning Center located a few blocks away) and 12,544 SF of portables for a total of 301,384 GSF. Occupancy is 980 ninth through twelfth grade students, and a staff of 79. Originally constructed in 1955, there have been several additions. There are 14 portable facilities on site. To most accurately capture repair costs, the complex is split into five permanent building assessments.

Site: The site is approximately 28 acres and includes an athletic field, a playground, a hard surface play area, 4 tennis courts a basketball court, and a sod playing field. The school has a parking capacity of 120 (4 are handicap spaces). All paved areas are in poor condition and require improvements. Concrete sidewalks are in poor condition and pose a hazard. Landscaped areas include grass and trees, and these areas are irrigated. The drainage on the site is not adequate.

Structural/Exterior Closure: The buildings rest on concrete stem wall and slab foundations that are showing signs of settlement or damage. The main structures are brick over concrete block bearing walls. The built-up tar and gravel roofs are original and are leaking. Exterior doors are steel, and windows are operable, single-pane units with steel frames.

Interiors: Partition wall types are brick and painted drywall. The facility was repainted in 1990. Most ceilings have 12"x12" original acoustical ceiling tile. Some spaces use plaster, and the gym has no finished ceiling. Flooring in high use areas is vinyl asbestos tile. Most other flooring is vinyl asbestos tile and carpet. Interior doors are non-rated solid wood in the corridors, and hollow core wood in the office areas.

Mechanical/Plumbing: Heating is provided to the complex by three gas-fired boilers. Cooling is provided by individual evaporative cooling units in room windows. The heating distribution system is a 2-pipe system. Fresh air is supplied through open windows. Many of the roof mounted exhaust fans are out of service, and bathroom ventilation is inadequate. Plumbing and fixtures are original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power via a 1600 amp main panel. Lighting is fluorescent and illumination is inadequate. Emergency lighting (with battery back-up) is in corridors and emergency exit signs are typically illuminated. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations and smoke detectors, and is centrally monitored. The building does not have a fire sprinkler system. Interior doors on escape corridors are not fire-rated. There is no school security system. The complex is not handicap compliant. Requirements include bathroom configurations, curb cuts, door hardware replacement, and additional parking spaces.

2003 Update: A 71,000 s.f. two story addition is currently under construction with estimated completion in the summer of 2004. After the new school is open, major renovations/upgrades in the amount of \$828,438 will be performed in the existing buildings. There is also an award by COC of \$1,000,000 to re-roof the existing buildings in the 2004-2005 year. A \$228,516 renovation to the Progressive Learning Center is scheduled to complete the end of 2003.

Update 2008: Added new 2005 building to database. New permanent square footage is 298,237 sq ft and the new total square footage is 310,781 sq ft

ARC Update:

School Site:

The high school is centrally located in Grants. It faces Second Street which is a one-way road with much of its traffic related to the school. Neighboring sites are either vacant or occupied by single-story small business. The site slopes from west to east, with the western portion of the site too steep to build on. Drainage is from the northwest to the southeast, and there are ditches along two of the three



roads bounding the site.

There are separate parking lots for students and staff. Both are lighted and striped and in good condition. Handicapped and some visitor parking is located along the bus drop-off loop at the main entrance. Sidewalks connect school buildings and lead off site. The site is well-lit.

There are four new tennis courts on site, fenced and lit. There is practice field for soccer and marching band next to the performing arts building.

There is a football stadium on site. The football field is irrigated and has a synthetic surface track. The track was re-surfaced a few years ago, but is wearing. The field is in good condition. There are visitor bleachers, concessions and restrooms available at the rear of the gymnasium, and the original 1950's grandstands are still standing.

There is another practice field and track at the south end of the campus, with a new small concession stand with restrooms.

There is a small shaded seating area just outside the cafeteria. There is no other casual, outdoor seating on the campus.

Site landscaping consists of trees in planters on the plaza areas and xeric landscape and plantings. Most is concentrated around the front of the school.

Utility feeds are underground. There are fire hydrants on the site. The site is fenced and there are vehicle control gates. The site is well lit for security.

The site is accessible, with just a couple of issues to be addressed.

School Plant:

There are three newer buildings on the campus. The main classroom building is a two-story building constructed in two phases. The performing arts building were phases three and four of the new construction. Also used for instruction are an older ROTC building and a Career Academy. There are also two unoccupied buildings and some ancillary structures. One unoccupied building is the old home economics building and the other is part of the 600 building (of which the south wing has been demolished).

The gym and the classroom and performing arts buildings have an EIFS exterior. Roofing is standing seam metal and TPO. Doors are metal and storefront, and windows are single-pane in metal frames. Exterior materials are in very good condition.

Attached to the main classroom building is the auxiliary gymnasium and its neighbor, the art building. These are 1950's brick buildings that have received new TPO roofs except for a small connecting area that is getting a new roof this year.

The Career Academy is a metal building. It has metal doors and windows and is in generally poor condition.

The ROTC building is a painted brick building. It has metal doors and new double-paned windows.

Egress doors have panic hardware throughout the site and all buildings have clear egress routes. Corridors are typically wide and bright, and stairs have proper handrails. The main classroom building has two elevators with accessible controls.

Restrooms in the newer buildings, ROTC, and the Career Academy are accessible and have durable finishes. There are an adequate number of restrooms and they are conveniently located for students and staff. Drinking fountains are also accessible and located throughout the campus.

Roofs are TPO on the gym and fine arts building. The Career Academy is scheduled for a new roof this year. The ROTC roof is leaking and in poor condition.



HVAC at the main classroom building is a four-pipe boiler and cooling tower heat exchange system. It works well in many areas, but numerous teachers still complain about hot and cold classrooms. The problem seems to be the valves in the ceiling-mounted heat exchangers are failing. Outdoor air exchanges are good, and the building smells fresh.

The Career Academy has no cooling, and the boiler system provides heat to only three classrooms. The day care has ceiling-mounted electric heating.

The ROTC building has radiant electric heat in the gymnasium and gas-fired boiler driven heat in the classroom and locker rooms.

Interior finishes in the newer buildings are durable materials including 12x12 ceramic tile floors in most corridors and classrooms, 2x4 acoustic tile ceilings, and ceramic tile in restrooms.

The ROTC building, old home economics, and 600 building are masonry structures. ROTC has painted block walls with some drywall partitions on the interior and suspended ceilings. The gym area has a tectum ceiling. Floors are in poor condition.

The old home economics building has exposed brick interior walls with painted gypsum board partition walls at the interior core. Floors are exposed concrete. There is electrical, IT, and water service, but the building has been effectively gutted and mothballed.

The 600 building is a portion of an old shop and vocational building. It is a masonry structure with masonry and wood partitions. It has electrical and water service. It is used for storage only.

The kitchen and cafeteria are located in the main classroom building. Both are a good size for the school population, and the kitchen is well laid out. The serving line lacks adequate power for the steam tables. There is no curb cut at the sidewalk at the delivery door to the kitchen. There is no public address speaker in the kitchen. The serving line functions well and the cafeteria is a bright space with natural light and good seating. There is additional food service from two snack bars windows at the opposite side of the cafeteria. The snack bars have windows to the exterior, but these are not used and are not wanted because they let in cold air and vermin.

The school's telephone and public address system functions well. The fire alarm system is a split system. The newer buildings have a new system, while the older buildings are still on the old system.

The new buildings have TVs and security cameras in the teaching spaces.

The buildings are accessible, with only minor issues that are mainly access between buildings.

Adequacy and Environment for Education:

The Career Academy functions as an extension of the high school. It is like an alternative school available to students on a semester-by-semester basis. It is also available to pregnant teens and teen parents. There is a state certified day care center, and the academy has its own administration.

The school would like student parking to be in the front, next to staff parking, for better visibility. There is a gravel parking lot there now, and it is used for overflow parking for events.

The drop-off and pick-up area needs to be better defined. It is currently a large asphalt area with no directional signage or curbing. Students who walk to or from school at this area along Mountain Road have no sidewalk to get off site.

There are currently four tennis courts, which is small for the size of the program. The master site plan shows six, with room for two future courts.

An accessible path from the performing arts building to the marching band practice field is needed.

The grandstands are not in good condition and should be replaced. The seating is poor, although the structure may be salvageable.



The south campus track is in poor condition and should be removed. The field is good for many sports and can be expanded to fill the track area.

There is one area of ponding at the north side of the track and grandstands that needs to be resolved.

The ROTC building needs a new roof, and following that, a new gymnasium floor. Currently a significant area of the floor is so damaged it is roped off. This gymnasium is used for voting.

The roof at the Career Academy has been leaking for so long, there are areas of ceiling that are collapsing and buckets are used to catch water when it rains. A new roof is scheduled this year, but no other improvements to the building are planned. The building is an older metal building with poor insulation, rusting single-pane windows, poor heating, no cooling, concrete floors in classrooms, poor carpeting in corridors, a lack of furniture and oversized rooms for its program. At this point, a new building suited specifically to the program may be more prudent than refurbishing the old building.

The media center is located in the main classroom building and has an unfortunate layout that is not ideal for supervision. It lacks natural lighting, although it is located on an exterior wall. Finishes are good. The size of the library would indicate it is designed for a maximum enrollment of 1050 students.

Administrative functions are located in the main classroom building with good entry views and there is ample room for all staff.

Physical education uses the auxiliary or old gym located at the main classroom building. It is a full-sized gymnasium with locker rooms, a weight room, and smaller spaces for break-out activities. The auxiliary gym does need some upgrades, but is adequate for P.E.

Science labs are in the main classroom building. Many are set up as labs with lecture space. Furniture and equipment are good quality and appropriate for the grade levels. There is a problem with the electrical wiring affecting the chemical hoods.

Assemblies are held in the gymnasiums as there is not yet a performance space. A performing arts space is part of the master plan and would be built in the space next to the fine and performing arts building.

There is a wood shop and a metal shop at the north end of the main classroom building. The metal shop needs some better ventilation at the welding area.

Music rooms are beautifully appointed with instrument storage cabinets and acoustical ceiling clouds.

There are two art rooms. One is in the main classroom building and the other is in an older room outside the auxiliary gym. This outer room is the one with accessibility issues. A new ramp, signage, and door are needed, as well as a classroom sink and better exhaust.

The special education suite has some needs in its back rooms. The changing area needs a curtain for privacy and the shower gets water all over the back room.

General classrooms are well appointed and spacious, and all but one receive natural light. Teachers have a storage closet in each room and a shared office space between classrooms.

There are workrooms and custodial closets throughout the building.



District: **Grants Cibola** School: **Grants HS**

School ID: **088055**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Main Gym (2005)	High School Building	\$923,225	\$230,806	2005	37,169	Building	Educational
New building (2004)	High School Building	\$2,440,995	\$610,249	2004	82,334	Building	Educational
New Building (2005)	High School Building	\$1,262,023	\$315,506	2005	50,809	Building	Educational
Original Const / Old Gym / 600 BLDG / ROTC (1955)	High School Building	\$2,166,848	\$851,251	1955	44,633	Building	Educational
Site	High School Site	\$562,797	\$140,699	1955	214,945	Building	Site
Building Totals		\$7,355,888	\$2,148,511				
Educational Adequacy Need	High School Educational Adequacy	\$99,448	\$283,711				
School Totals		\$7,455,336	\$2,432,223				



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Asset Detail

Building Name: Main Gym (2005) **Cost Model:** High School Building **Size:** 37,169

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$37,820	9	.25	\$9,455	
Ceiling Finishes	\$5.58	30	110%	2005	2035	13%	33.25%	\$30,690	9	.25	\$7,673	
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$35,318	9	.25	\$8,830	
Exterior Walls	\$15.39	100	100%	2005	2105	1%	33.25%	\$6,921	9	.25	\$1,730	
Exterior Windows and Doors	\$5.98	30	110%	2005	2035	13%	33.25%	\$32,863	9	.25	\$8,216	
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$35,599	9	.25	\$8,900	
Fire Sprinkler	\$2.62	50	130%	2005	2055	5%	33.25%	\$6,123	9	.25	\$1,531	
Floor Finishes	\$6.43	12	110%	2005	2017	84%	33.25%	\$220,997	9	.25	\$55,249	
Foundtion/Slab/Structure	\$29.28	100	100%	2005	2105	1%	33.25%	\$13,169	9	.25	\$3,292	
HVAC	\$23.92	30	100%	2005	2035	13%	33.25%	\$119,537	9	.25	\$29,884	7/18/13 Update AM Per FMAR: Last serviced 9/12
Institutional Equipment	\$3.74	30	100%	2005	2035	13%	33.25%	\$18,708	9	.25	\$4,677	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2005	2055	5%	33.25%	\$18,875	9	.25	\$4,719	
Interior Walls	\$7.41	60	90%	2005	2065	3%	33.25%	\$8,326	9	.25	\$2,082	
Lighting/Branch Circuits	\$11.48	30	90%	2005	2035	13%	33.25%	\$51,646	9	.25	\$12,912	
Main Power/Emergency	\$1.33	30	90%	2005	2035	13%	33.25%	\$5,960	9	.25	\$1,490	7/18/13 Update AM Per FMAR: Clutter in electric room.
Other Electrical Systems	\$0.53	20	90%	2005	2025	30%	33.25%	\$5,333	9	.25	\$1,333	
Other Equipment	\$11.59	60	110%	2005	2065	3%	33.25%	\$15,927	9	.25	\$3,982	
Plumbing	\$11.10	30	100%	2005	2035	13%	33.25%	\$55,464	9	.25	\$13,866	
Roof	\$8.05	20	120%	2005	2025	30%	33.25%	\$108,586	9	.25	\$27,146	7/18/13 Update AM Per FMAR: TPO needs cleaning.
Technology	\$0.14	10	90%	2005	2015	100%	33.25%	\$4,723	4	.25	\$1,181	
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$90,642	9	.25	\$22,660	
Total:								\$923,225			\$230,806	



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Asset Detail

Building Name: New building (2004) **Cost Model:** High School Building **Size:** 82,334

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$99,700	9	.25	\$24,925	
Ceiling Finishes	\$5.58	30	110%	2004	2034	16%	33.25%	\$80,905	9	.25	\$20,226	
Communications/Security	\$1.96	15	90%	2004	2019	64%	33.25%	\$93,105	9	.25	\$23,276	
Exterior Walls	\$15.39	100	100%	2003	2103	2%	33.25%	\$21,411	9	.25	\$5,353	
Exterior Windows and Doors	\$5.98	30	110%	2004	2034	16%	33.25%	\$86,632	9	.25	\$21,658	
Fire Detection/Alarm	\$1.98	15	90%	2004	2019	64%	33.25%	\$93,844	9	.25	\$23,461	
Fire Sprinkler	\$2.62	50	130%	2004	2054	6%	33.25%	\$16,143	9	.25	\$4,036	
Floor Finishes	\$6.43	12	110%	2004	2016	100%	33.25%	\$582,588	4	.25	\$145,647	
Foundtion/Slab/Structure	\$29.28	100	100%	2003	2103	2%	33.25%	\$40,742	9	.25	\$10,186	
HVAC	\$23.92	30	100%	2004	2034	16%	33.25%	\$315,122	9	.25	\$78,781	7/18/13 Update AM Per FMAR:In need of service. Last serviced 3/12
Institutional Equipment	\$3.74	30	100%	2004	2034	16%	33.25%	\$49,317	9	.25	\$12,329	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2004	2054	6%	33.25%	\$49,759	9	.25	\$12,440	
Interior Walls	\$7.41	60	90%	2004	2064	4%	33.25%	\$21,950	9	.25	\$5,487	
Lighting/Branch Circuits	\$11.48	30	90%	2004	2034	16%	33.25%	\$136,149	9	.25	\$34,037	
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$15,710	9	.25	\$3,928	7/18/13 Update AM Per FMAR: Exterior panel needs a latched repaired.
Other Electrical Systems	\$0.53	20	90%	2004	2024	36%	33.25%	\$14,059	9	.25	\$3,515	
Other Equipment	\$11.59	60	110%	2004	2064	4%	33.25%	\$41,985	9	.25	\$10,496	
Plumbing	\$11.10	30	100%	2004	2034	16%	33.25%	\$146,212	9	.25	\$36,553	
Roof	\$8.05	20	120%	2004	2024	36%	33.25%	\$286,252	9	.25	\$71,563	7/18/13 Update AM Per FMAR: TPO roof
Technology	\$0.14	10	90%	2004	2014	100%	33.25%	\$10,461	4	.25	\$2,615	
Wall Finishes	\$2.90	12	100%	2004	2016	100%	33.25%	\$238,949	4	.25	\$59,737	
Total:								\$2,440,995			\$610,249	



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Asset Detail

Building Name: New Building (2005) **Cost Model:** High School Building **Size:** 50,809

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2005	2025	30%	33.25%	\$51,699	9	.25	\$12,925	
Ceiling Finishes	\$5.58	30	110%	2005	2035	13%	33.25%	\$41,952	9	.25	\$10,488	
Communications/Security	\$1.96	15	90%	2005	2020	54%	33.25%	\$48,279	9	.25	\$12,070	
Exterior Walls	\$15.39	100	100%	2005	2105	1%	33.25%	\$9,460	9	.25	\$2,365	
Exterior Windows and Doors	\$5.98	30	110%	2005	2035	13%	33.25%	\$44,922	9	.25	\$11,231	
Fire Detection/Alarm	\$1.98	15	90%	2005	2020	54%	33.25%	\$48,662	9	.25	\$12,166	
Fire Sprinkler	\$2.62	50	130%	2005	2055	5%	33.25%	\$8,371	9	.25	\$2,093	
Floor Finishes	\$6.43	12	110%	2005	2017	84%	33.25%	\$302,097	9	.25	\$75,524	
Foundtion/Slab/Structure	\$29.28	100	100%	2005	2105	1%	33.25%	\$18,001	9	.25	\$4,500	
HVAC	\$23.92	30	100%	2005	2035	13%	33.25%	\$163,404	9	.25	\$40,851	7/18/13 Update AM Per FMAR: Drive bolts squeaking.
Institutional Equipment	\$3.74	30	100%	2005	2035	13%	33.25%	\$25,573	9	.25	\$6,393	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2005	2055	5%	33.25%	\$25,802	9	.25	\$6,450	
Interior Walls	\$7.41	60	90%	2005	2065	3%	33.25%	\$11,382	9	.25	\$2,845	
Lighting/Branch Circuits	\$11.48	30	90%	2005	2035	13%	33.25%	\$70,599	9	.25	\$17,650	
Main Power/Emergency	\$1.33	30	90%	2005	2035	13%	33.25%	\$8,147	9	.25	\$2,037	7/18/13 Update AM Per FMAR: Loose panels in the SW room.
Other Electrical Systems	\$0.53	20	90%	2005	2025	30%	33.25%	\$7,290	9	.25	\$1,823	
Other Equipment	\$11.59	60	110%	2005	2065	3%	33.25%	\$21,771	9	.25	\$5,443	
Plumbing	\$11.10	30	100%	2005	2035	13%	33.25%	\$75,817	9	.25	\$18,954	
Roof	\$8.05	20	120%	2005	2025	30%	33.25%	\$148,434	9	.25	\$37,108	7/18/13 Update AM Per FMAR: Metal roof over the majority with TPO over the kitchen.
Technology	\$0.14	10	90%	2005	2015	100%	33.25%	\$6,456	4	.25	\$1,614	
Wall Finishes	\$2.90	12	100%	2005	2017	84%	33.25%	\$123,905	9	.25	\$30,976	
Total:								\$1,262,023			\$315,506	



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Asset Detail

Building Name: Original Const / Old Gym / 600 BLDG / ROTC (1955) **Cost Model:** High School Building **Size:** 44,633

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. 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%	\$96,084	9	.25	\$24,021	Life cycle adjusted for DCU No. 03-0115 (04-052) and LGOB repairs.
Ceiling Finishes	\$5.58	30	110%	2004	2034	16%	33.25%	\$43,858	9	.25	\$10,965	Assumed totally replaced using DCU No. 03-0115 (04-052) and LGOB repairs.
Communications/Security	\$1.96	15	90%	2004	2019	64%	33.25%	\$50,472	9	.25	\$12,618	DCU No. 03-0115 (04-052) and LGOB repairs.
Exterior Walls	\$15.39	100	100%	1955	2055	37%	33.25%	\$255,558	9	.25	\$63,890	...pairs. 8/2014 jh: some of the red bricks are flaking; all remaining original bldg exterior walls seem sound
Exterior Windows and Doors	\$5.98	30	110%	2004	2034	16%	33.25%	\$46,963	9	.25	\$11,741	DCU No. 03-0115 (04-052) and LGOB repairs.
Fire Detection/Alarm	\$1.98	15	90%	1997	2012	100%	33.25%	\$79,489	4	.25	\$19,872	Renovated in 1997
Fire Sprinkler	\$2.62	50	130%	1955	2005	100%	33.25%	\$151,925	5	.5	\$75,962	12/14/12 Update AM: Assigned Category 5 Override.
Floor Finishes	\$6.43	12	110%	2008	2020	44%	33.25%	\$140,364	9	.25	\$35,091	...on, Wear level is not excessive. Floor in ROTC gym has been replaced, Adjust install date for 50% life cycle
Foundtion/Slab/Structure	\$29.28	100	100%	1955	2055	37%	33.25%	\$486,291	9	.25	\$121,573	DCU No. 03-0115 (04-052) and LGOB repairs.
HVAC	\$23.92	30	100%	2000	2030	28%	33.25%	\$303,692	9	.25	\$75,923	Life cycle adjusted for DCU No. 03-0115 (04-052) and LGOB repairs. 7/18/13 Update AM Per FMAR: Functional.
Institutional Equipment	\$3.74	30	100%	2004	2034	16%	33.25%	\$26,735	9	.25	\$6,684	Assumed replaced using LGOB repairs.
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2000	2050	10%	33.25%	\$47,954	9	.25	\$11,988	Life cycle adjusted for DCU No. 03-0115 (04-052) and LGOB repairs.
Interior Walls	\$7.41	60	90%	2000	2060	7%	33.25%	\$21,153	9	.25	\$5,288	
Lighting/Branch Circuits	\$11.48	30	90%	2004	2034	16%	33.25%	\$73,806	9	.25	\$18,452	Assumed totally replaced using DCU No. 03-0115 (04-052) and LGOB repairs.



Executive Summary Report

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$8,517	9	.25	\$2,129	DCU No. 03-0115 (04-052) and LGOB repairs. 7/18/13 Update AM Per FMAR: Rust appearing on panel cover.
Other Electrical Systems	\$0.53	20	90%	2000	2020	64%	33.25%	\$13,549	9	.25	\$3,387	replaced in 2000
Other Equipment	\$11.59	60	110%	2004	2064	4%	33.25%	\$22,760	9	.25	\$5,690	Assumed replaced using LGOB repairs.
Plumbing	\$11.10	30	100%	2004	2034	16%	33.25%	\$79,261	9	.25	\$19,815	...o. 03-0115 (04-052) and LGOB repairs. 7/18/13 Update AM Per FMAR: Hot water replaced but reused old platform.
Roof	\$8.05	20	120%	2004	2024	36%	33.25%	\$155,176	3	2	\$310,352	2003-2004 PSCOC Award. 7/18/13 Update AM Per FMAR: Leaks Applied category 3 override.
Technology	\$0.14	10	90%	2004	2014	100%	33.25%	\$5,671	4	.25	\$1,418	Assumed replaced using LGOB repairs.
Wall Finishes	\$2.90	12	100%	2008	2020	44%	33.25%	\$57,570	9	.25	\$14,393	...repainted regularly; currently wall finishes are in normal condition. Adjust install date for 50% life cycle
Total:								\$2,166,848			\$851,251	



District: **Grants Cibola**

School: **Grants HS**

School ID: **088055**

Asset Detail

Building Name: Site **Cost Model:** High School Site **Size:** 214,945

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.40	30	90%	2005	2035	13%	33.25%	\$10,403	9	.25	\$2,601	
Fencing	\$0.43	100	110%	2005	2105	1%	33.25%	\$1,222	9	.25	\$306	
Landscaping	\$1.98	30	110%	2005	2035	13%	33.25%	\$62,998	9	.25	\$15,749	
Parking Lots	\$6.70	20	80%	2005	2025	30%	33.25%	\$348,512	9	.25	\$87,128	
Playground Equipment	\$0.11	15	100%	2005	2020	54%	33.25%	\$12,715	9	.25	\$3,179	
Site Lighting	\$1.40	40	100%	2005	2045	8%	33.25%	\$22,757	9	.25	\$5,689	
Site Specialties	\$0.07	40	100%	2005	2045	8%	33.25%	\$1,138	9	.25	\$284	
Site Utilities	\$2.17	50	120%	2005	2055	5%	33.25%	\$27,049	9	.25	\$6,762	
Walkways	\$2.39	30	110%	2005	2035	13%	33.25%	\$76,002	9	.25	\$19,001	
Total:								\$562,797			\$140,699	



District: **Grants Cibola** School: **Grants HS**

School ID: **088055**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	93	Number of 1-5 Students:	0
Number of Students:	878	Number of 6-8 Students:	0
Number of Special Education Students:	0	Number of 9-12 Students:	878

Square Footage

Permanent GSF:	241,614	General Storage NSF:	3,166
Portable GSF:	0	Maintenance or Janitorial Space NSF:	810
Admin NSF:	4,960	Media Center NSF:	4,245
Art/Music NSF:	18,512	Parent Work Space NSF:	0
Assembly NSF:	22,860	Physical Ed NSF:	47,754
Career Ed NSF:	12,536	Science Classroom NSF:	10,280
Computer Lab NSF:	3,280	Science Storage NSF:	1,800
Faculty Work Area NSF:	1,731	Special Education Classroom NSF:	2,626
Food Service NSF:	8,940	Student Health NSF:	938
General Classroom NSF:	36,620		

Classrooms

Number of Classrooms:	60	Number of Special Education Classrooms:	5
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Parking

Number of Paved Parking Spaces:	342	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	30	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	30		

Miscellaneous

Number of Chemical Storage Rooms:	1	Number of Multi-Use Playgrounds:	0
Playground Equipment:	No		



District: **Grants Cibola** School: **Grants HS**

School ID: **088055**

EA Deficiencies

EA Cost Model: High School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	878	\$80	\$80.00	\$93,595	7	3	\$280,784
Inadequate Number of Chemical Storage Units	1	4	\$1,464	\$1,464.30	\$5,854	8	.5	\$2,927
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	372	359	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	938	878	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,626	2,325	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	1,800	320	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	10,280	3,512	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	47,754	12,068	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	4,245	2,634	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	810	439	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	3,166	878	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	36,620	21,950	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	8,940	6,146	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	1,731	878	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	3,280	2,634	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	12,536	3,512	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	4,960	1,467	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	18,512	4,390	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	30	8	\$144	\$143.52	\$0	6	1	\$0
Total					\$99,448			\$283,711



District: Grants Cibola School: Laguna-Acoma MS/ HS School ID: 088058-088057

High Level Overview

General Information

Location: New Laguna, NM 87007 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: 362 Number of Buildings: 1
Growth Factor: 1.00 Number of Portables: 0
Total Gross Square Feet: 120,648 Building Square Feet: 120,648
Site Size (Acres): 98.00 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$21,930,714
Weighted Repair Cost: \$988,213 Unweighted Repair Cost: \$3,952,851
Weighted Educational Adequacy Cost: \$750,383 Unweighted Educational Adequacy Cost: \$254,176
Total Weighted Cost: \$1,738,596 Total Unweighted Cost: \$4,207,027
Weighted NMCI Score: 7.93 Unweighted NMCI Score: 19.18

NMCI Facility History

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



District: **Grants Cibola** School: **Laguna-Acoma MS/ HS** School ID: **088058-088057**

Facility Description

2003 Update:

Laguna-Acoma School is located at Pueblo in Laguna, New Mexico, and is part of the Grants/Cibola Public School District. The 1-story campus contains 120,648 SF of permanent buildings and 896 SF of portable buildings for a total of 121,544 GSF. Occupancy is 414 seventh through twelfth grade students, and a staff of 43. The campus is made up of 1 permanent building. This school was opened in the fall of 2004. There are two permanent building assessments.

Site: The site is approximately 98 acres. The school has a parking capacity of 1230 (15 are handicap spaces). All paved areas are in good condition. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include shrubs and trees, and these areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: Buildings typically rest on slab-on-grade footings and foundation walls and are in goos condition. Main structures are typically concrete block. The roofs are typically flat (built up asphalt), with some sloped (metal standing seam). Exterior doors are typically metal, and windows are typically fixed, double-pane units with metal frames.

Interiors: Partition wall types include painted concrete block and drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile. Flooring in high use areas is VCT tile. Most other flooring is also VCT tile. Interior doors are generally rated solid wood.

Mechanical/Plumbing: Heating/cooling system is provided by rook topped packaged units. The heating distribution is metal ductwork. Ceiling mounted exhaust fans are present, but bathroom ventilation is inadequate. Plumbing fixtures are typically in good condition.

Electrical: The electrical system is fed from three pole-mounted transformers that deliver 277/480 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is adequate. Emergency lighting is in corridors and exit signs are typically illuminated.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in corridors and classrooms. The system is activated by pull stations and smoke detectors, and is centrally monitored. The complex does have a fire sprinkler system. Egress corridors have appropriate fire separation. Some classrooms have direct access to the outside. The school does have a security system. The complex is handicap compliant, and includes ramps, restroom, ADA signs, door, and door openers.

School Site:

This high school site shares buildings, classrooms, support spaces, and site elements with the Laguna Acoma Middle School students. The high school and middle school students co-mingle and there is no separation of students on the site except for in specific grade oriented classes. The administration offices, library, gym, outdoor physical education spaces, and many classrooms are shared within the building complex. The complex built in 2004 is located approximately 1 mile south off of interstate 40 in Laguna, New Mexico on the Laguna Indian Pueblo land in Cibola County.

There are many sidewalks around the site including the central courtyard/commons area making it easy to get around the school grounds. The sidewalk on the north side of the theater has increased ice build up in the winter because of poor water drainage. This sidewalk needs to be replaced and rebuilt to have better drainage. Some of the sidewalks around the site need resurfacing. These have cracked surfaces and are located in the central courtyard/commons area.

The front of the school has some drought tolerant landscaping, but more is needed. This landscaping is needed around the site to help reduce erosion. There are seven holding ponds in front of the school buildings. This area is at the front of the school and is located on the west side of the parking area in front of the main entrance to the school.



Landscaping is also needed at the football field / track area. The existing football, softball, and baseball fields are located on the east side of the site. Dirt slopes are located to the north of the football field. To the west of the football field are more dirt areas. These areas have deep ruts, showing evidence of erosion. Building concrete swales on the north and west sides of the field will help remove water from the area.

School Plant:

The school building is in good condition and was built in 3 phases. Phase 1 integrated the south classroom wings including classrooms A-1 through A-10, B-1 through B-4, C-4 through C-7, teacher's work room, two business labs, and a language lab. Phase 2 included the cafeteria / kitchen, library, administration offices, theater / band rooms, life skills classroom, and health classroom. Phase 3 included the gym / locker rooms and the shop building (including art and graphic arts classrooms, two vocational labs, and a culinary arts classroom).

There are many small upgrades possible to improve the interior spaces within the building. There are no entry vestibules with mud mats at the building entrances and no automatic on / of light sensors in any of the restrooms, janitor / storage closets, and mech. / electric rooms. The facility storage areas in the main building and gym are full and the general use lockers for gym classes in the men's and woman's locker rooms are in good condition, but some general gym / athletic interior improvements are needed. The lockers for gym classes in the men's and woman's locker rooms are new, too small, and the students' backpacks must be left out on the floor. To remedy this the PE teacher locks the locker room when students are not in there. There are no showers in the PE teachers' offices. A clothes washer and dryer is also needed for the football team and other team sports activity ware. There is no PE classroom and one could be added to the east side of the weight room.

The nurse's office has boxes stacked in the lobby and conference room and there is little privacy through the windows into the offices. There is a single restroom in the exam room. The nurse's office needs enclosed storage units and privacy screens for the windows. The single restroom needs a door into a public space.

The automatic accessible door installed at the front entry to the school is not working. Fixing this automatic door and adding new ones to the east, south, and west exit doors will make the building more handicap accessible. Adding a hazard identification strip to the lower stage step in the theater will also add to the safety for the persons with disabilities using the building. This facility has a central video and computer network, but the security system is not working properly.

More facility storage areas are needed to augment the existing ones that are full to capacity. More storage space for the gym, wood shop, general classroom furniture, and janitor's equipment is needed. Building large outdoor sheds at the northeast side of the site near the woodshop for this purpose is recommended.

Adequacy and Environment for Education:

The classrooms located in the phase 1 south wings have temperature extremes. The classrooms with high-sloped ceilings need ceiling fans to temper these extremes and help regulate the controls for nearby rooms. These could be installed in the ceilings to bring the warm air down in the winter and cool occupants in the summer. Exhaust fans are needed in the restrooms and some classrooms. The shop classrooms are in good condition, but the welding shop and art classroom need increased exhaust fan power to remove noxious odors emitted from the welding shop activities. The restrooms throughout the school have no exhaust fans.

The classrooms are in good condition, but where improvements are needed are in the ROTC rifle range, home ec. cooking classroom, music classroom and theater, B-1 science classroom, and art classroom. The ROTC rifle range needs to be longer, but there is ample classroom, drilling, and storage space. The cabinets, flooring, and walls of the home ec. cooking classroom are in good condition and there is lots of natural light, but sinks and counter tops need to be replaced with stainless steel ones. Sound attenuation materials on walls and ceilings in the music classroom and theater are like new and add a pleasant visual appearance in color and texture, but more are needed. The science classrooms are clean and have appropriate equipment, storage, surfaces, and only have some small water splashing problems. The art classroom is a large open space with lots of built in cabinets and natural light, but there is some floor area that is cracking.

The gym is new and has a concession stand, restrooms, storage, and ticket office, but there are no exterior basketball courts on the campus and no grass on the softball / baseball fields. Adding grass and irrigation piping will improve the softball / baseball program at the school, the students now play in the dirt fields. There is a stub out pipe from the existing football field irrigation for the other fields to use. It is in the leasing contract, with the school district, for the Laguna Indian Pueblo to provide gray water form the casino for the newly grassed fields.



Analyzing of cracks on the floor in the art classroom, refinishing areas affected, and conducting a study to set monitoring devices is needed in this classroom. The ROTC rifle range, music classroom, and theater all need interior wall modifications. The rifle range needs to be longer to have the appropriate distance to practice accurate shooting. The music classroom and theater need additional sound attenuation materials on walls and ceilings to improve sound quality. The home ec. cooking classroom needs three compartment sinks and stainless steel counter tops for improved sanitation and clean-up. In the science classroom (B1) the emergency eye wash area is too close to the teacher's desk and water gets on nearby desks and equipment. This science classroom needs a new emergency eye wash system to help alleviate this water problem.



District: **Grants Cibola** School: **Laguna-Acoma MS/ HS** School ID: **088058-088057**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
New School	High School Building	\$3,576,909	\$894,227	2004	120,648	Building	Educational
Site	High School Site	\$375,943	\$93,986	2004	120,648	Building	Site
Building Totals		\$3,952,851	\$988,213				
Educational Adequacy Need	High School Educational Adequacy	\$254,176	\$750,383				
School Totals		\$4,207,027	\$1,738,596				



District: **Grants Cibola** School: **Laguna-Acoma MS/ HS** School ID: **088058-088057**

Asset Detail

Building Name: New School **Cost Model:** High School Building **Size:** 120,648

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$146,095	9	.25	\$36,524	
Ceiling Finishes	\$5.58	30	110%	2004	2034	16%	33.25%	\$118,553	9	.25	\$29,638	
Communications/Security	\$1.96	15	90%	2004	2019	64%	33.25%	\$136,431	9	.25	\$34,108	
Exterior Walls	\$15.39	100	100%	2003	2103	2%	33.25%	\$31,375	9	.25	\$7,844	
Exterior Windows and Doors	\$5.98	30	110%	2004	2034	16%	33.25%	\$126,946	9	.25	\$31,736	
Fire Detection/Alarm	\$1.98	15	90%	2004	2019	64%	33.25%	\$137,515	9	.25	\$34,379	
Fire Sprinkler	\$2.62	50	130%	2004	2054	6%	33.25%	\$23,655	9	.25	\$5,914	
Floor Finishes	\$6.43	12	110%	2004	2016	100%	33.25%	\$853,694	4	.25	\$213,424	
Foundtion/Slab/Structure	\$29.28	100	100%	2003	2103	2%	33.25%	\$59,702	9	.25	\$14,925	
HVAC	\$23.92	30	100%	2004	2034	16%	33.25%	\$461,764	9	.25	\$115,441	7/8/13 Update AM Per FMAR: Coolers are hooked into the water softner system and need to be disconnected.
Institutional Equipment	\$3.74	30	100%	2004	2034	16%	33.25%	\$72,267	9	.25	\$18,067	
Interior Doors, Partitions, Stairs, Elevator	\$11.66	50	90%	2004	2054	6%	33.25%	\$72,914	9	.25	\$18,228	
Interior Walls	\$7.41	60	90%	2004	2064	4%	33.25%	\$32,164	9	.25	\$8,041	
Lighting/Branch Circuits	\$11.48	30	90%	2004	2034	16%	33.25%	\$199,506	9	.25	\$49,877	
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$23,021	9	.25	\$5,755	7/8/13 Update AM Per FMAR:In good condition.
Other Electrical Systems	\$0.53	20	90%	2004	2024	36%	33.25%	\$20,602	9	.25	\$5,150	
Other Equipment	\$11.59	60	110%	2004	2064	4%	33.25%	\$61,523	9	.25	\$15,381	
Plumbing	\$11.10	30	100%	2004	2034	16%	33.25%	\$214,252	9	.25	\$53,563	
Roof	\$8.05	20	120%	2004	2024	36%	33.25%	\$419,458	9	.25	\$104,865	7/8/13 Update AM Per FMAR: Panel breaker covers are missing.
Technology	\$0.14	10	90%	2004	2014	100%	33.25%	\$15,329	4	.25	\$3,832	
Wall Finishes	\$2.90	12	100%	2004	2016	100%	33.25%	\$350,143	4	.25	\$87,536	
Total:								\$3,576,909			\$894,227	



District: **Grants Cibola** School: **Laguna-Acoma MS/ HS** School ID: **088058-088057**

Asset Detail

Building Name: Site **Cost Model:** High School Site **Size:** 120,648

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.40	30	90%	2004	2034	16%	33.25%	\$6,949	9	.25	\$1,737	
Fencing	\$0.43	100	110%	2004	2104	1%	33.25%	\$817	9	.25	\$204	
Landscaping	\$1.98	30	110%	2004	2034	16%	33.25%	\$42,082	9	.25	\$10,521	
Parking Lots	\$6.70	20	80%	2004	2024	36%	33.25%	\$232,802	9	.25	\$58,201	
Playground Equipment	\$0.11	15	100%	2004	2019	64%	33.25%	\$8,494	9	.25	\$2,123	
Site Lighting	\$1.40	40	100%	2004	2044	9%	33.25%	\$15,202	9	.25	\$3,800	
Site Specialties	\$0.07	40	100%	2004	2044	9%	33.25%	\$760	9	.25	\$190	
Site Utilities	\$2.17	50	120%	2004	2054	6%	33.25%	\$18,068	9	.25	\$4,517	
Walkways	\$2.39	30	110%	2004	2034	16%	33.25%	\$50,769	9	.25	\$12,692	
Total:								\$375,943			\$93,986	



District: Grants Cibola School: Laguna-Acoma MS/ HS School ID: 088058-088057

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	60	Number of 1-5 Students:	0
Number of Students:	362	Number of 6-8 Students:	83
Number of Special Education Students:	0	Number of 9-12 Students:	279

Square Footage

Permanent GSF:	120,468	General Storage NSF:	0
Portable GSF:	896	Maintenance or Janitorial Space NSF:	800
Admin NSF:	2,120	Media Center NSF:	75,975
Art/Music NSF:	18,295	Parent Work Space NSF:	0
Assembly NSF:	1,175	Physical Ed NSF:	18,220
Career Ed NSF:	0	Science Classroom NSF:	15,800
Computer Lab NSF:	6,000	Science Storage NSF:	0
Faculty Work Area NSF:	1,200	Special Education Classroom NSF:	1,680
Food Service NSF:	3,750	Student Health NSF:	1,100
General Classroom NSF:	34,400		

Classrooms

Number of Classrooms:	32	Number of Special Education Classrooms:	1
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Parking

Number of Paved Parking Spaces:	1,230	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

Number of Chemical Storage Rooms:	1	Number of Multi-Use Playgrounds:	1,230
Playground Equipment:	-		



District: **Grants Cibola** School: **Laguna-Acoma MS/ HS** School ID: **088058-088057**

EA Deficiencies

EA Cost Model: High School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Career Ed Square Footage	0	1,448	\$80	\$80.00	\$154,357	7	3	\$463,070
Insufficient Parent Work Space	0	362	\$80	\$80.00	\$38,589	7	3	\$115,768
Insufficient General Storage	0	362	\$80	\$80.00	\$38,589	7	3	\$115,768
Insufficient Science Storage Square Footage	0	160	\$80	\$80.00	\$17,056	7	3	\$51,168
Inadequate Number of Handicap Spaces	4	23	\$144	\$143.52	\$3,634	6	1	\$3,634
Inadequate Number of Chemical Storage Units	1	2	\$1,464	\$1,464.30	\$1,951	8	.5	\$976
Missing or Inadequate Multi-use Play Area	1,230	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	1,230	160	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	1,100	362	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	1,680	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	15,800	1,448	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	18,220	8,972	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	75,975	1,086	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	800	181	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	34,400	9,299	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	3,750	3,510	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	1,200	362	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	6,000	1,086	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	2,120	693	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	18,295	1,810	\$80	\$80.00	\$0	7	3	\$0
Total					\$254,176			\$750,383



District: **Grants Cibola** School: **Mesa View ES**

School ID: **088099**

High Level Overview

General Information

Location:	Grants, NM 87020	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	401	Number of Buildings:	4
Growth Factor:	1.00	Number of Portables:	1
Total Gross Square Feet:	55,573	Building Square Feet:	54,677
Site Size (Acres):	10.00	Portable Square Feet:	896

NMCI School Metrics

Replacement Cost:	\$8,980,252	Unweighted Repair Cost:	\$3,898,489
Weighted Repair Cost:	\$1,301,861	Unweighted Educational Adequacy Cost:	\$48,030
Weighted Educational Adequacy Cost:	\$133,523	Total Unweighted Cost:	\$3,946,519
Total Weighted Cost:	\$1,435,385	Unweighted NMCI Score:	43.95
Weighted NMCI Score:	15.98		

NMCI Facility History

Last Assessment Date:	09-09-2013	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Facility Description

Mesa View Elementary School is located at 400 East Washington in Grants, New Mexico, and is part of the Grants Public School District. The 1-story campus contains permanent buildings and portables. Occupancy is pre-kindergarten through fifth grade students, and a staff of approx 66. The campus is made up of 1 building. Originally constructed in 1958, there have been three additions. There is 1 portable facility on site. To most accurately capture repair costs, the school was assessed as four permanent buildings.

Site: The site is approximately 10 acres and includes a multi-use play area. The school has a parking capacity of 148 (7 are handicap spaces). All paved areas are in fair condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, grass, and shrubs, and these areas are irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure: Buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically brick veneer over concrete block. The roof is modified bitumen and is not leaking. Exterior doors are typically metal, and windows are typically, operable, single-pane units with metal frames.

Interiors: Partition wall types include painted drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x2' suspended acoustical tile that is in fair condition. Flooring is typically carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by a hot water boiler and a furnace. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a pole-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is not centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant, but other requirements include door hardware replacement and additional play equipment.

2003 Update:

DCU Project Nos. 03-039 & 03-322 (04-053) provided structural reinforcement, electrical, HVAC, fire alarm, intercom, paving and plumbing upgrades.



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1960)	Elementary School Building	\$563,989	\$181,065	1960	6,300	Building	Educational
Addition (1996)	Elementary School Building	\$872,537	\$325,741	1996	18,000	Building	Educational
Kinder Addition (2011)	Elementary School Building	\$7,607	\$1,902	2011	1,343	Building	Educational
Original Construction (1958)	Elementary School Building	\$1,910,404	\$623,991	1958	29,034	Building	Educational
Portables (1981) 1	Elementary School Portable	\$44,232	\$44,232	1981	896	Building	Educational
Site	Elementary School Site	\$499,720	\$124,930	1958	55,573	Building	Site
Building Totals		\$3,898,489	\$1,301,861				
Educational Adequacy Need	Elementary School Educational Adequacy	\$48,030	\$133,523				
School Totals		\$3,946,519	\$1,435,385				



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Detail

Building Name: Addition (1960) **Cost Model:** Elementary School Building **Size:** 6,300

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1960	1980	100%	33.25%	\$21,191	2	1.5	\$31,787	
Ceiling Finishes	\$5.58	30	110%	1960	1990	100%	33.25%	\$38,691	4	.25	\$9,673	DCU No. 03-322 (04-053) repairs.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$9,021	9	.25	\$2,255	DCU No. 03-322 (04-053) repairs.
Emergency Light and Power	\$0.43	20	90%	1960	1980	100%	33.25%	\$2,436	2	1.5	\$3,654	
Exterior Doors and Windows	\$5.66	30	110%	1960	1990	100%	33.25%	\$39,203	4	.25	\$9,801	DCU No. 03-322 (04-053) repairs.
Exterior Walls	\$11.15	100	100%	1960	2060	31%	33.25%	\$22,021	9	.25	\$5,505	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$8,427	2	1.5	\$12,641	...ded 1996 and DCU No. 03-322 (04-053) repairs. Site fire alarm system is NON Functional damaged leak / water
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$40,418	4	.25	\$10,105	
Foundtion/Slab/Structure	\$15.98	100	100%	1960	2060	31%	33.25%	\$31,580	9	.25	\$7,895	DCU No. 03-322 (04-053) repairs.
HVAC	\$22.84	30	100%	2003	2033	19%	33.25%	\$27,020	9	.25	\$6,755	DCU No. 03-322 (04-053) repairs.
Interior Doors and Partitions	\$9.08	50	90%	1960	2010	100%	33.25%	\$51,477	4	.25	\$12,869	DCU No. 03-322 (04-053) repairs.
Interior Walls	\$7.90	60	90%	1960	2020	87%	33.25%	\$39,017	9	.25	\$9,754	
Lighting/Branch Circuits	\$11.35	30	90%	1960	1990	100%	33.25%	\$64,371	4	.25	\$16,093	DCU No. 03-322 (04-053) repairs.
Main Power/Emergency	\$1.33	30	90%	1960	1990	100%	33.25%	\$7,513	4	.25	\$1,878	
Other Equipment	\$6.59	60	110%	1960	2020	87%	33.25%	\$39,791	9	.25	\$9,948	
Plumbing	\$15.49	30	100%	1960	1990	100%	33.25%	\$97,587	4	.25	\$24,397	DCU No. 03-322 (04-053) repairs.
Roof	\$15.47	20	120%	2010	2030	9%	33.25%	\$10,527	9	.25	\$2,632	DCU No. 03-322 (04-053) repairs. 8/10/2010 CJA: Entered plan review data: New Roof 2010
Sprinklers and Standpipes	\$3.66	50	130%	2003	2053	7%	33.25%	\$2,024	9	.25	\$506	DCU No. 03-322 (04-053) added @ janitor's closets.
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$11,674	9	.25	\$2,919	
Total:								\$563,989			\$181,065	



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Detail

Building Name: Addition (1996) **Cost Model:** Elementary School Building **Size:** 18,000

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1996	2016	100%	33.25%	\$60,546	4	.25	\$15,137	
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$49,132	9	.25	\$12,283	
Communications and Security	\$2.12	15	90%	1996	2011	100%	33.25%	\$34,314	4	.25	\$8,578	
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	\$6,960	4	.25	\$1,740	
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	33.25%	\$49,781	9	.25	\$12,445	
Exterior Walls	\$11.15	100	100%	1996	2096	4%	33.25%	\$8,025	9	.25	\$2,006	some damage noted along lower edge of west facing wall
Fire Detection/Alarm	\$1.98	15	90%	1996	2011	100%	33.25%	\$32,057	1	3.5	\$112,199	FA system serving the site is non functional
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$115,481	4	.25	\$28,870	
Foundtion/Slab/Structure	\$15.98	100	100%	1996	2096	4%	33.25%	\$11,509	9	.25	\$2,877	
HVAC	\$22.84	30	100%	1996	2026	44%	33.25%	\$182,720	9	.25	\$45,680	
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	33.25%	\$23,533	9	.25	\$5,883	
Interior Walls	\$7.90	60	90%	1996	2056	11%	33.25%	\$14,219	9	.25	\$3,555	
Lighting/Branch Circuits	\$11.35	30	90%	1996	2026	44%	33.25%	\$81,741	9	.25	\$20,435	
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	33.25%	\$9,541	9	.25	\$2,385	
Other Equipment	\$6.59	60	110%	1996	2056	11%	33.25%	\$14,501	9	.25	\$3,625	
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	\$123,919	9	.25	\$30,980	
Roof	\$15.47	20	120%	2013	2033	2%	33.25%	\$7,519	9	.25	\$1,880	Roof is in very good shape 9-23-13 jh: Roof on this area of building was in process of being replaced,
Sprinklers and Standpipes	\$3.66	50	130%	1996	2046	16%	33.25%	\$13,685	5	.5	\$6,843	Building lacks fire suppression
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$33,355	9	.25	\$8,339	
Total:								\$872,537			\$325,741	



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Detail

Building Name: Kinder Addition (2011) **Cost Model:** Elementary School Building **Size:** 1,343

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$282	9	.25	\$71	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	33.25%	\$229	9	.25	\$57	
Communications and Security	\$2.12	15	90%	2011	2026	11%	33.25%	\$284	9	.25	\$71	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	33.25%	\$32	9	.25	\$8	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	33.25%	\$232	9	.25	\$58	...dow has a gap - No frame damage or evidence of vandalism reported to RM, warranty repair scheduled JH 9-13-13
Exterior Walls	\$11.15	100	100%	2011	2111	0%	33.25%	\$37	9	.25	\$9	
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	33.25%	\$266	9	.25	\$66	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	33.25%	\$1,496	9	.25	\$374	
Foundtion/Slab/Structure	\$15.98	100	100%	2011	2111	0%	33.25%	\$54	9	.25	\$13	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$852	9	.25	\$213	
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	33.25%	\$110	9	.25	\$27	
Interior Walls	\$7.90	60	90%	2011	2071	1%	33.25%	\$66	9	.25	\$17	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	33.25%	\$381	9	.25	\$95	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	33.25%	\$44	9	.25	\$11	
Other Equipment	\$6.59	60	110%	2011	2071	1%	33.25%	\$68	9	.25	\$17	
Plumbing	\$15.49	30	100%	2011	2041	3%	33.25%	\$578	9	.25	\$144	
Roof	\$15.47	20	120%	2011	2031	6%	33.25%	\$1,558	9	.25	\$390	
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	33.25%	\$64	9	.25	\$16	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	33.25%	\$972	9	.25	\$243	
Total:								\$7,607			\$1,902	



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Detail

Building Name: Original Construction (1958) **Cost Model:** Elementary School Building **Size:** 29,034

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$35,158	9	.25	\$8,789	DCU No. 03-322 (04-053)
Ceiling Finishes	\$5.58	30	110%	1958	1988	100%	33.25%	\$178,312	4	.25	\$44,578	DCU No. 03-322 (04-053) repairs.
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$41,572	9	.25	\$10,393	DCU No. 03-322 (04-053) repairs.
Emergency Light and Power	\$0.43	20	90%	2004	2024	36%	33.25%	\$4,042	9	.25	\$1,010	
Exterior Doors and Windows	\$5.66	30	110%	2004	2034	16%	33.25%	\$28,907	9	.25	\$7,227	DCU No. 03-322 (04-053) repairs.
Exterior Walls	\$11.15	100	100%	1958	2058	34%	33.25%	\$108,862	9	.25	\$27,216	
Fire Detection/Alarm	\$1.98	15	90%	2002	2017	87%	33.25%	\$45,043	1	3.5	\$157,651	...alarm System damaged due to leak / rain getting into panel while roof being installedSYSTEM IS NON FUNCTIONAL
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$186,270	4	.25	\$46,568	
Foundtion/Slab/Structure	\$15.98	100	100%	1958	2058	34%	33.25%	\$156,118	9	.25	\$39,030	DCU No. 03-322 (04-053) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$106,102	9	.25	\$26,525	DCU No. 03-322 (04-053) repairs.
Interior Doors and Partitions	\$9.08	50	90%	2003	2053	7%	33.25%	\$16,037	9	.25	\$4,009	DCU No. 03-322 (04-053) repairs.
Interior Walls	\$7.90	60	90%	1958	2018	93%	33.25%	\$192,885	9	.25	\$48,221	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$47,465	9	.25	\$11,866	... have been removed and sealed as result of new roof (they were leaking) the halls are rather dark as result
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$5,540	9	.25	\$1,385	
Other Equipment	\$6.59	60	110%	1958	2018	93%	33.25%	\$196,713	9	.25	\$49,178	
Plumbing	\$15.49	30	100%	1958	1988	100%	33.25%	\$449,735	4	.25	\$112,434	
Roof	\$15.47	20	120%	2010	2030	9%	33.25%	\$48,513	9	.25	\$12,128	...-322 (04-053) repairs. 8/10/2010 CJA - Entered plan review data - New Roof 9-13-13 jh: new roof finishing.
Sprinklers and Standpipes	\$3.66	50	130%	2003	2053	7%	33.25%	\$9,326	9	.25	\$2,332	DCU No. 03-322 (04-053) added sprinklers to janitor's closets.
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$53,802	9	.25	\$13,450	
Total:								\$1,910,404			\$623,991	



District: **Grants Cibola** School: **Mesa View ES** School ID: **088099**

Asset Detail

Building Name: Portables (1981) 1 **Cost Model:** Elementary School Portable **Size:** 896

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	1981	1996	100%	33.25%	\$44,232	6	1	\$44,232	building used for music on part time basis
Total:								\$44,232			\$44,232	



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

Asset Detail

Building Name: Site **Cost Model:** Elementary School Site **Size:** 55,573

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	2002	2102	2%	33.25%	\$621	9	.25	\$155	DCU 03-039 and 03-322 (04-053).
Parking Lots	\$4.07	20	110%	2002	2022	49%	33.25%	\$121,994	9	.25	\$30,498	DCU 03-039 and 03-322 (04-053). parking is in good shape
Playground Equipment	\$1.45	15	80%	1990	2005	100%	33.25%	\$64,465	4	.25	\$16,116	...equipment. New paly equipment is in good shape some of the older equipment is wearing needs repair / replace
Site Lighting	\$2.79	40	100%	1958	1998	100%	33.25%	\$155,049	4	.25	\$38,762	Additional site lighting needed.
Site Specialties	\$0.29	40	100%	1958	1998	100%	33.25%	\$16,116	4	.25	\$4,029	
Site Utilities	\$2.17	50	120%	2003	2053	7%	33.25%	\$9,768	9	.25	\$2,442	DCU 03-039 and 03-322 (04-053) repaired storm piping.
Walkways	\$2.15	30	110%	1958	1988	100%	33.25%	\$131,708	4	.25	\$32,927	In fair condition
Total:								\$499,720			\$124,930	



District: **Grants Cibola** School: **Mesa View ES**

School ID: **088099**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	67
Number of Staff:	66	Number of 1-5 Students:	286
Number of Students:	401	Number of 6-8 Students:	48
Number of Special Education Students:	5	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	54,940	General Storage NSF:	898
Portable GSF:	896	Maintenance or Janitorial Space NSF:	350
Admin NSF:	816	Media Center NSF:	1,920
Art/Music NSF:	1,776	Parent Work Space NSF:	0
Assembly NSF:	4,125	Physical Ed NSF:	4,120
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,728	Science Storage NSF:	0
Faculty Work Area NSF:	768	Special Education Classroom NSF:	2,360
Food Service NSF:	5,405	Student Health NSF:	487
General Classroom NSF:	33,888		

Classrooms

Number of Classrooms:	36	Number of Special Education Classrooms:	0
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Parking

Number of Paved Parking Spaces:	96	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola**

School: **Mesa View ES**

School ID: **088099**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	401	\$80	\$80.00	\$42,747	7	3	\$128,240
Insufficient Total Parking	96	99	\$1,322	\$1,321.66	\$5,283	6	1	\$5,283
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	487	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,360	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,120	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,920	1,203	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	350	201	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	898	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	33,888	13,846	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,405	3,005	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	768	401	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,728	1,203	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	816	752	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,776	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	4	4	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$48,030			\$133,523



District: **Grants Cibola** School: **Milan ES**

School ID: **088104**

High Level Overview

General Information

Location:	Grants, NM 87021	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	455	Number of Buildings:	2
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	60,901	Building Square Feet:	60,901
Site Size (Acres):	11.00	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$13,756,353	Unweighted Repair Cost:	\$1,623,539
Weighted Repair Cost:	\$405,885	Unweighted Educational Adequacy Cost:	\$92,531
Weighted Educational Adequacy Cost:	\$189,537	Total Unweighted Cost:	\$1,716,070
Total Weighted Cost:	\$595,422	Unweighted NMCI Score:	12.47
Weighted NMCI Score:	4.33		

NMCI Facility History

Last Assessment Date:	12-15-2014	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		



District: **Grants Cibola**

School: **Milan ES**

School ID: **088104**

Facility Description

UPDATE: Information below represents the old facility. 07-08 award included the re-building of Milan ES.

Milan Elementary School is located at 404 Sand Avenue in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 1-story campus contains 43,141 SF of permanent buildings and 5,440 SF of portables for a total of 48,581 GSF. Occupancy is 428 kindergarten through sixth grade students, and a staff of 44. Originally constructed in 1958, there have been two additions. There are 5 portable facilities on site. To most accurately capture repair costs, the complex is split into three permanent building.

Site: The site is approximately 11 acres and includes an athletic field and a playground. The school has a parking capacity of 60 (2 are handicap spaces). All paved areas are in poor condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include grass and trees, and these areas are not irrigated. Site drainage is generally inadequate.

Structural/Exterior Closure: The buildings rest on concrete stem wall and slab foundations that are showing signs of settlement with little damage. The main structures are stucco over concrete block bearing walls. The built up roof on the original building appears to be original as does the standing seam roof on the gym. The roofs are leaking. Exterior doors are steel, and windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types are brick and painted drywall. The facility has been painted as needed. Most ceilings are original plaster. The 1996 addition utilizes a 2'x4' acoustical tile system. Flooring is typically carpet. Interior doors are typically solid wood.

Mechanical/Plumbing: Heating is provided to the original complex by individual gas fired room heaters. The recent addition is heated by 2 gas fired boilers with a 2 pipe distribution system. Fresh air is supplied through open windows. Many roof mounted exhaust fans are out of service, bathroom ventilation is generally inadequate. Plumbing in the building is reported to be in good condition. Fixtures are original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase, 4-wire power via an 800 amp main panel. Lighting is fluorescent and illumination is adequate. Emergency lighting (with battery back-up) is in corridors and emergency exit signs are typically illuminated. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators in classrooms, and annunciators in corridors and other common spaces. The system is activated by pull stations, and is not centrally monitored. The building does not have a fire sprinkler system. Interior doors on escape corridors are fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant.

2003 Update: DCU No. 03-323 (04-053) provided significant repairs to the site, HVAC, electrical, roofs, plumbing and miscellaneous all to be completed in 2004.

2007 Update: 07-08 Award for plan, design and construction for additions and renovations of existing facility to bring to adequacy for grades K-6 with a design capacity of 462 students. To reflect this award all EA deficiencies have been adjusted to zero by negative 100% adjustment per deficiency line item. In addition the GF for this school has been adjusted to 1.0 and Last Renovation Dates have been changed to 2008. This school will require a follow-up assessment, post project completion, in order to update our records to reflect the actual renovation work .

2009 Update: New School per 07-08 award.

ARC Summary:



Milan Elementary School is located at 404 Sand Avenue in Grants, New Mexico, and is part of the Grants-Cibola Public School District. The 2-story campus contains 77,403 SF of permanent buildings. Occupancy is 488 kindergarten through sixth grade students, and a staff of 70. The school was occupied and nearing construction completion at the time of evaluation in the autumn of 2010.

School Site:

The school site is still under construction, but there is a staff parking lot in front of the school with 82 spaces including 6 handicap spots. The lot is paved in asphalt, has concrete curbs and sidewalks, and is striped and lit. The site plan shows another parking lot off Sand Street is planned with 32 spaces including two handicap spaces.

There is a bus loop and a separate parent drop-off loop. The buses enter from Sand Street and the parents enter from NM 122. The staff parking lot is accessible from either road.

There is a small residential neighborhood behind the school, and a park across Sand Street. The community is fairly small and a mix of residential and industrial. Interstate 40 is nearby and some students use a pedestrian bridge to cross the freeway.

There are play equipment structures for different grade levels located directly behind the school. Besides the play equipment, the school has swings and a basketball court for recreation. A green field will be surrounded by a practice running track when construction is completed.

There is little shade on the site, although the two-story structure shades the playground in the mornings. Landscaping has not yet been installed.

Utility feeds are underground. There is a fire hydrant on site. The school is accessible from the handicapped parking spaces to the main entrance, which has an automatic door opener.

School Plant:

The school has an older one story area and gymnasium, and a new two-story wing and cafeteria. An older wing has been demolished and the site is being re-worked. The exterior is EIFS and the main entrance is very obvious.

Windows in the new building are non-operable double glazed units. In the older building, they are operable windows with screens. All windows are in metal frames.

Exterior doors are metal in metal frames and entry doors are storefront. All egress doors have panic hardware.

There are three open stairs to the second floor and an elevator with accessible controls. Stairs have rubber treads and pipe handrails.

Corridors are wide and well lit. Classroom doors are recessed and open into the corridors. Doors are wood with glass lites and accessible hardware. In the new section, rooms have signs with Braille. Signage is needed in the older part of the school.

The HVAC system is new in the entire building and seems to be working well. The building is served by rooftop heating and refrigerated air units.

The kitchen and cafeteria are large and well-appointed. The kitchen is well laid out and the cafeteria is colorful and has lots of natural light.

The roof of the school building is TPO, and the roof of the gymnasium is standing seam metal. There is no evidence of leaks.

The telephone, public address, and fire alarm systems are functional and adequate. The building is equipped with wireless IT, but classrooms are also wired with data outlets.



Adequacy and Environment for Education:

Administration is located at the main entrance off the two-story lobby. There is room for all functions, including the nurse's suite. The lobby includes waiting area furniture.

The play areas for smaller children are directly adjacent to the school building and have sand for fall protection. The sand overflows the containment barriers and gets tracked into the school by the children. An alternative fall protection material is recommended due to the proximity of the play equipment to the school.

The older part of the school needs a little more updating to bring it up to the level of the rest of the school. Classrooms have worn and stained carpeting and older VCT near the sink area. Casework in the classrooms is old and worn.

The kitchen's walk-in freezer has a problem with the refrigeration system that causes ice to form. It is severe and a health hazard. The freezer should be replaced.

The media center is located on the second floor with a view overlooking the lobby and the main entry to the school. It is a bright, colorful space with separate areas for table work, stacks, and a reading nook.

The gymnasium is in the older part of the school, but has been refurbished and has new acoustical panels that tie it in with decor of the new building.

Music and art have their own classrooms near the cafeteria. The art room has two sinks and two storage rooms. There are two computer labs on the second floor. The sign-up lab is next to the library. The other lab has built-in countertops for the computers, but they are high, and computer furniture is desired.

The OT/PT room has ceiling hooks for swings and storage for equipment. Both therapists share the space and often work at the same time. They would like to be able to separate the space with movable partitions. An exhaust fan would help with distracting odors from marker use.

Standard classrooms have carpet and built-in teaching walls with storage casework including wardrobes and sliding whiteboards with storage shelving behind. The only classroom lacking a teaching wall is the pre-kindergarten, and they would like one. Classrooms also have a storage closet with shelving. The pre-kindergarten also needs the student restroom door changed from a solid door to a dutch style door for student supervision.



District: **Grants Cibola**

School: **Milan ES**

School ID: **088104**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Classroom & Gym Building (1996)	Elementary School Building	\$415,414	\$103,854	1996	9,000	Building	-
Main Building (2008)	Elementary School Building	\$1,122,334	\$280,584	2008	51,901	Building	Educational
Site	Elementary School Site	\$85,791	\$21,448	1996	60,901	Building	Site
Building Totals		\$1,623,539	\$405,885				
Educational Adequacy Need	Elementary School Educational Adequacy	\$92,531	\$189,537				
School Totals		\$1,716,070	\$595,422				



District: **Grants Cibola**

School: **Milan ES**

School ID: **088104**

Asset Detail

Building Name: Classroom & Gym Building (1996) **Cost Model:** Elementary School Building **Size:** 9,000

Name	Cost SF	Renewal Life	Last 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%	1996	2016	100%	33.25%	\$30,273	4	.25	\$7,568	
Ceiling Finishes	\$5.58	30	110%	1996	2026	44%	33.25%	\$24,566	9	.25	\$6,141	
Communications and Security	\$2.12	15	90%	1996	2011	100%	33.25%	\$17,157	4	.25	\$4,289	
Emergency Light and Power	\$0.43	20	90%	1996	2016	100%	33.25%	\$3,480	4	.25	\$870	
Exterior Doors and Windows	\$5.66	30	110%	1996	2026	44%	33.25%	\$24,891	9	.25	\$6,223	
Exterior Walls	\$11.15	100	100%	1996	2096	4%	33.25%	\$4,013	9	.25	\$1,003	
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	\$4,559	9	.25	\$1,140	
Floor Finishes	\$5.83	12	110%	1996	2008	100%	33.25%	\$57,740	4	.25	\$14,435	
Foundation/Slab/Structure	\$15.98	100	100%	1996	2096	4%	33.25%	\$5,754	9	.25	\$1,439	
HVAC	\$22.84	30	100%	1996	2026	44%	33.25%	\$91,360	9	.25	\$22,840	
Interior Doors and Partitions	\$9.08	50	90%	1996	2046	16%	33.25%	\$11,766	9	.25	\$2,942	
Interior Walls	\$7.90	60	90%	1996	2056	11%	33.25%	\$7,109	9	.25	\$1,777	
Lighting/Branch Circuits	\$11.35	30	90%	1996	2026	44%	33.25%	\$40,870	9	.25	\$10,218	
Main Power/Emergency	\$1.33	30	90%	1996	2026	44%	33.25%	\$4,770	9	.25	\$1,193	
Other Equipment	\$6.59	60	110%	1996	2056	11%	33.25%	\$7,251	9	.25	\$1,813	
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	\$61,960	9	.25	\$15,490	
Roof	\$15.47	20	120%	2014	2034	1%	33.25%	\$1,671	9	.25	\$418	
Sprinklers and Standpipes	\$3.66	50	130%	1996	2046	16%	33.25%	\$6,843	9	.25	\$1,711	
Wall Finishes	\$4.17	12	100%	2010	2022	25%	33.25%	\$9,381	9	.25	\$2,345	
Total:								\$415,414			\$103,854	



District: **Grants Cibola**

School: **Milan ES**

School ID: **088104**

Asset Detail

Building Name: Main Building (2008) **Cost Model:** Elementary School Building **Size:** 51,901

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2008	2028	16%	33.25%	\$41,657	9	.25	\$10,414	
Ceiling Finishes	\$5.58	30	110%	2008	2038	7%	33.25%	\$33,804	9	.25	\$8,451	
Communications and Security	\$2.12	15	90%	2008	2023	28%	33.25%	\$41,971	9	.25	\$10,493	
Emergency Light and Power	\$0.43	20	90%	2008	2028	16%	33.25%	\$4,789	9	.25	\$1,197	
Exterior Doors and Windows	\$5.66	30	110%	2008	2038	7%	33.25%	\$34,251	9	.25	\$8,563	
Exterior Walls	\$11.15	100	100%	2008	2108	1%	33.25%	\$5,521	9	.25	\$1,380	
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	\$39,211	9	.25	\$9,803	
Floor Finishes	\$5.83	12	110%	2008	2020	44%	33.25%	\$220,705	9	.25	\$55,176	
Foundtion/Slab/Structure	\$15.98	100	100%	2008	2108	1%	33.25%	\$7,918	9	.25	\$1,980	
HVAC	\$22.84	30	100%	2008	2038	7%	33.25%	\$125,716	9	.25	\$31,429	7/8/13 Update AM Per FMAR: Newer HVAC sytem
Interior Doors and Partitions	\$9.08	50	90%	2008	2058	3%	33.25%	\$16,191	9	.25	\$4,048	
Interior Walls	\$7.90	60	90%	2008	2068	2%	33.25%	\$9,783	9	.25	\$2,446	
Lighting/Branch Circuits	\$11.35	30	90%	2008	2038	7%	33.25%	\$56,240	9	.25	\$14,060	
Main Power/Emergency	\$1.33	30	90%	2008	2038	7%	33.25%	\$6,564	9	.25	\$1,641	7/8/13 Update AM Per FMAR: Updated power
Other Equipment	\$6.59	60	110%	2008	2068	2%	33.25%	\$9,977	9	.25	\$2,494	
Plumbing	\$15.49	30	100%	2008	2038	7%	33.25%	\$85,260	9	.25	\$21,315	7/8/13 Update AM Per FMAR: Newer system
Roof	\$15.47	20	120%	2008	2028	16%	33.25%	\$229,927	9	.25	\$57,482	...om building constructed in 1996 is having original roofing membrane replaced with TPO and standing seam metal.
Sprinklers and Standpipes	\$3.66	50	130%	2008	2058	3%	33.25%	\$9,416	9	.25	\$2,354	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$143,433	9	.25	\$35,858	
Total:								\$1,122,334			\$280,584	



District: **Grants Cibola**

School: **Milan ES**

School ID: **088104**

Asset Detail

Building Name: Site **Cost Model:** Elementary School Site **Size:** 60,901

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	2008	2108	1%	33.25%	\$222	9	.25	\$56	
Parking Lots	\$4.07	20	110%	2008	2028	16%	33.25%	\$43,654	9	.25	\$10,913	
Playground Equipment	\$1.45	15	80%	2008	2023	28%	33.25%	\$20,095	9	.25	\$5,024	
Site Lighting	\$2.79	40	100%	2008	2048	4%	33.25%	\$6,797	9	.25	\$1,699	
Site Specialties	\$0.29	40	100%	2008	2048	4%	33.25%	\$706	9	.25	\$177	
Site Utilities	\$2.17	50	120%	2008	2058	3%	33.25%	\$4,054	9	.25	\$1,013	
Walkways	\$2.15	30	110%	2008	2038	7%	33.25%	\$10,264	9	.25	\$2,566	
Total:								\$85,791			\$21,448	



District: **Grants Cibola** School: **Milan ES**

School ID: **088104**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	59
Number of Staff:	70	Number of 1-5 Students:	332
Number of Students:	455	Number of 6-8 Students:	64
Number of Special Education Students:	3	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	77,048	General Storage NSF:	1,069
Portable GSF:	0	Maintenance or Janitorial Space NSF:	1,019
Admin NSF:	1,890	Media Center NSF:	2,064
Art/Music NSF:	1,376	Parent Work Space NSF:	0
Assembly NSF:	5,652	Physical Ed NSF:	5,007
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,808	Science Storage NSF:	0
Faculty Work Area NSF:	1,196	Special Education Classroom NSF:	3,025
Food Service NSF:	6,629	Student Health NSF:	938
General Classroom NSF:	28,716		

Classrooms

Number of Classrooms:	37	Number of Special Education Classrooms:	4
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Parking

Number of Paved Parking Spaces:	80	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	8	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola** School: **Milan ES**

School ID: **088104**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	455	\$80	\$80.00	\$48,503	7	3	\$145,509
Insufficient Total Parking	80	105	\$1,322	\$1,321.66	\$44,028	6	1	\$44,028
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	938	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,025	1,860	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,007	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,064	1,365	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	1,019	228	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	1,069	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	28,716	15,366	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	6,629	3,275	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	1,196	455	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,808	1,365	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,890	833	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,376	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	8	4	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$92,531			\$189,537



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

High Level Overview

General Information

Location:	Grants, NM 87020	Ed. Adequacy Model:	Elementary School Educational Adequacy
School Type:	Elementary	Ed. Adequacy CCI:	100.00%
School Category:	Traditional	School CCI City:	RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	505	Number of Buildings:	4
Growth Factor:	1.00	Number of Portables:	3
Total Gross Square Feet:	74,577	Building Square Feet:	62,833
Site Size (Acres):	19.00	Portable Square Feet:	11,744

NMCI School Metrics

Replacement Cost:	\$10,993,916	Unweighted Repair Cost:	\$6,483,773
Weighted Repair Cost:	\$3,036,695	Unweighted Educational Adequacy Cost:	\$72,539
Weighted Educational Adequacy Cost:	\$185,535	Total Unweighted Cost:	\$6,556,313
Total Weighted Cost:	\$3,222,230	Unweighted NMCI Score:	59.64
Weighted NMCI Score:	29.31		

NMCI Facility History

Last Assessment Date:	08-12-2013	Previous Award, Yes or No, Year if Yes:	No
Closed:	No		



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Facility Description

Mount Taylor Elementary School is located at 1607 Del Norte Avenue in Grants, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 58,187 SF of permanent buildings and 9,824 SF of portables. Occupancy is kindergarten through sixth grade students, and a staff of approx 59. The campus is made up of 2 buildings. Originally constructed in 1959, there have been three additions. There are 9 portables on site. To most accurately capture repair costs, the school was split into four permanent building and three portable assessments.

Site: The site is approximately 19 acres and includes a multi-use play area. The school has a parking capacity of 81 (3 are handicap spaces). All paved areas are in good condition. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and gravel, and these areas are irrigated.

Structural/Exterior Closure: Buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over concrete block bearing walls. The roof is both ballasted built up and metal, and was replaced in 2003 at the original building. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors: Partition wall types include painted drywall. The interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile, which is in fair condition. Flooring is typically carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by hot water boiler. Cooling is supplied by evaporative coolers. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers approximately 120/208 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent, and illumination is generally inadequate due to low fixture count. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. The security system is comprised of motion detectors. The complex is generally handicap compliant, but minor requirements include door hardware replacement, adequate play equipment, and separate play area for kindergarten.

2003 Update: DCU No. 03-086 and 03-269 (04-053) addressed parking lot, HVAC, roof and electrical issues.

ARC Summary:

School Site:

Mt. Taylor Elementary is located in a residential neighborhood. None of the abutting streets have much traffic. There are signs in the area indicating children are present and crosswalks are painted at intersections.

Water runs off the roofs of the school building and ponds between the gymnasium and main classroom building. The children are constantly using this area to travel between the buildings and to the portable classrooms, so gutters are needed to divert rainwater from the paths of travel.



There is a staff parking lot on the south side of the site. It is paved and lit. The parking lot also tends to hold some water in winter that freezes and creates icy conditions. A one-way parent loop with two lanes for student drop-off and pick-up is separate from the parking lot. The process works very well.

A visitor parking lot is located on the west side of the building, near the main entry. It is also paved and lit, and also serves as the loop for the buses.

Sidewalks line the driveways and surround the building and are in good condition. Landscaping near the main entry is xeric. There is some lawn and trees facing the staff parking lot.

There is a softball field, basketball court and some play equipment behind the school for recreation. A green play field needs irrigation and the basketball court is in poor condition. There is no paved pathway to the basketball courts or to play equipment for barrier free access. There is a four lane practice running track on the north side of the site, but the asphalt is degraded and needs to be repaved. There are some benches located on the site, some are under trees for shade.

Utility feeds are from underground and there are fire hydrants on site. The site is fenced and entries are accessible from parking areas.

School Plant:

The school is a one-story structure. The original 1959 classroom wing is oriented east-west and is a brick clad masonry building with an exposed laminated wood beam roof structure. An addition to the east includes restrooms and a large library. These are metal structures.

The 1995 addition includes a north-south classroom wing and the administrative offices at the west end of the school. This building has an EIFS exterior. There is also a separate metal-clad masonry multipurpose building that serves as the gymnasium and kitchen/cafeteria. It has a performance platform at one end and second story storage area at the other.

There are nine portable buildings on the site housing programs that students travel to from their home classrooms.

Exterior doors and windows are metal in metal frames. Entrances and exits are conveniently located for student flow and there is a canopy connecting the classroom building and the multipurpose building.

The main corridor in the 1959 wing has carpeting, exposed wood ceilings, coat hooks, exit signs and fire alarm annunciators. It is somewhat constrained by the classroom doors opening outward into the corridor. The main corridor in the 1995 wing has carpet, 2x4 ceilings, FRP wall covering, coat hooks, exit signs, fire alarm annunciators and recessed doorways.

Interior doors in the 1959 building lack accessible hardware and rooms do not have signage with Braille.

Staff restrooms and student restrooms in the 1995 building are in good condition and accessible. Student restrooms in the gymnasium and next to the library are currently undergoing renovations and were not evaluated. Staff and student restrooms in the 1959 building need exhaust fans. Drinking fountains are located throughout the school buildings.

The roof of the 1995 building is gravel-ballasted BUR. The roof on the 1959 building and additions westward is mineral surface BUR. The gymnasium roof was not accessible, but leaks were not evident.

Heating for the 1995 building is via a two-pipe boiler system, with rooftop air conditioners. The 1959 building has rooftop heating units and wall-mounted evaporative coolers. The multipurpose building has furnaces located in a mezzanine and evaporative cooling. Heating and cooling are reported to be adequate and functioning satisfactorily, except that the kitchen has no cooling.

Classrooms have carpet, fluorescent lighting and operable windows. They have small storage closets and casework with sinks. There are white boards, tack boards, fire alarm annunciators, public address speakers, call buttons and clocks. Classrooms in the 1959 wing have egress doors directly to the exterior, while those in the 1995 wing have fire sprinklers. Classrooms have adequate electrical and IT outlets.



The kitchen is old and worn, but functioning. The serving line is a narrow window in a masonry wall, the door to the walk-in is raised, and there is no cooling. The kitchen needs to be remodeled and/or refurbished.

The cafeteria is also the gymnasium space, effectively forces gym classes to take place outdoors. The space is oversized as a cafeteria, has very high ceilings and no vestibules and is not energy-efficient. A separate cafeteria space is recommended.

The 1995 addition has an automatic fire sprinkler system. The rest of the school has smoke detection, fire alarm annunciators, lighted exit signs and fire alarm pulls throughout the school.

The school has an intrusion alarm system.

Accessibility issues in the building are limited to the need to install an automatic door opener at the main entrance and one of the entrances to the library, as it is used for voting. The door hardware in the 1959 building and in most of the portables should be changed to lever-style door hardware for accessibility. Some portable classrooms also need ramps.

Adequacy and Environment for Education:

Handicapped accessibility needs to be improved at the play ground, and in the 1959 classroom wing.

All students exit the main classroom building via the covered exit between the old wing and the multipurpose building to go other programs housed in portable classrooms. The area between the buildings is paved, but the lack of rain gutters on the classroom building causes water to collect in the area and freeze in winter. Rainwater collection and diversion is needed to keep these pathways safe.

Administration has a suite at the main entry with visual control of the entrance and an ample lobby with seating and restrooms. There is a workroom and storage nearby. The staff lounge, nurse, counselor, and dean of students are located near each other in the older classroom wing. The nurse's office does not have an in-suite restroom, but one is located directly across the hall and is adequate.

The media center is located at the far east end of the building, and is a large open space. It needs to be renovated to improve its use as a media center. New bookshelves and a circulation desk are needed. Partitions are needed to create a storage room with casework, and a separate staff development library and meeting room. The exterior walls are almost all windows, and replacing some with insulated panels could be an energy saving alternative while providing wall area for bookshelves.

The outdoor physical education facilities are somewhat limited by the small green play field area and the track that needs to be resurfaced. Indoor P.E. activities do not often take place in the multipurpose room, even though it is an ideal space with a high ceiling, because it is used as the cafeteria. On days when outdoor P.E. activities are not possible, class is held in a portable.

The kitchen needs to be remodeled, and since the multipurpose room is better suited to use as a gymnasium, a cafeteria is needed, and could be constructed adjacent to the existing cafeteria space.

The performance platform on the end of the multipurpose space needs a ramp or lift for handicapped accessibility.

The classes in portable classrooms such as music, Navajo language, computer lab, art, and pre-K, are easily accessed from the main classroom building. Some need minor improvements such as carpet and door hardware, and a few need ramps for accessibility.

While general classrooms in the older building and the newer building do not look exactly the same, they do have the same features and attributes. Both provide pleasing, temperature-controlled learning environments with natural lighting and access to the same technologies. The older wing has worn casework that needs replacement, lacks Braille signage and accessible door hardware. Some classrooms in the newer wing need replacement carpet.



Executive Summary Report

There are two special education classrooms in the older wing that are more than adequate for the school's program. However, OT/PT is housed in half of a single portable classroom with no storage and no ceiling hooks. That space is inappropriate for the school's needs. There is a vacant classroom available in the main classroom building.



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1977)	Elementary School Building	\$940,603	\$235,151	1977	11,909	Building	Educational
Addition (1995)	Elementary School Building	\$670,078	\$218,643	1995	9,581	Building	Educational
Kinder Addition (2011)	Elementary School Building	\$7,607	\$1,902	2011	1,343	Building	Educational
Original Const (1959)	Elementary School Building	\$3,531,520	\$1,567,187	1959	40,000	Building	Educational
Portables (1985) 6	Elementary School Portable	\$350,501	\$350,501	1985	7,100	Building	Educational
Portables (2003) 2	Elementary School Portable	\$106,789	\$26,697	2003	2,880	Building	Educational
Portables (2004) 1	Elementary School Portable	\$55,733	\$13,933	2004	1,764	Building	Educational
Site	Elementary School Site	\$820,943	\$622,681	1959	74,577	Building	Site
Building Totals		\$6,483,773	\$3,036,695				
Educational Adequacy Need	Elementary School Educational Adequacy	\$72,539	\$185,535				
School Totals		\$6,556,313	\$3,222,230				



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Addition (1977) **Cost Model:** Elementary School Building **Size:** 11,909

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1977	1997	100%	33.25%	\$40,058	4	.25	\$10,014	
Ceiling Finishes	\$5.58	30	110%	1977	2007	100%	33.25%	\$73,139	4	.25	\$18,285	
Communications and Security	\$2.12	15	90%	1998	2013	100%	33.25%	\$22,702	4	.25	\$5,676	Jhill 8-27-13: personnel in area indicate intercom working correctly
Emergency Light and Power	\$0.43	20	90%	1977	1997	100%	33.25%	\$4,605	4	.25	\$1,151	
Exterior Doors and Windows	\$5.66	30	110%	1977	2007	100%	33.25%	\$74,105	4	.25	\$18,526	Jhill 8-27-13: exterior windows have been replaced with Plexiglas windows.
Exterior Walls	\$11.15	100	100%	1977	2077	15%	33.25%	\$20,189	9	.25	\$5,047	...o drain properly. Some rain gutters are damaged: there is evidence of rusting of one section exterior wall.
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$21,209	4	.25	\$5,302	...m system, The main system is in normal conditions indicating all circuits are ok and properly functioning
Floor Finishes	\$5.83	12	110%	2009	2021	34%	33.25%	\$25,998	9	.25	\$6,500	...8-27-13: NO noted issues: probable floor repaired / replaced. Install date changed and life cycle adjusted
Foundtion/Slab/Structure	\$15.98	100	100%	1977	2077	15%	33.25%	\$28,953	9	.25	\$7,238	Jhill: 8-17-2013: Building slab and basic structure seems to be sound with No major issues noted
HVAC	\$22.84	30	100%	2013	2043	1%	33.25%	\$2,720	9	.25	\$680	... removed from roof replacement ordered - to Be installed. 10/4/2013 CJA set year installed to 2013 for above.
Interior Doors and Partitions	\$9.08	50	90%	1977	2027	61%	33.25%	\$59,203	9	.25	\$14,801	...ginal construction and did not latch properly and require adjustment and / or replacement of latching hardware
Interior Walls	\$7.90	60	90%	1977	2037	42%	33.25%	\$35,772	9	.25	\$8,943	Jhill 8-27-13: No abnormalities noted, Wear seems to be within normal expectations given normal maintenance
Lighting/Branch Circuits	\$11.35	30	90%	1977	2007	100%	33.25%	\$121,682	4	.25	\$30,420	Jhill 8-27-13: Some areas / locations have multiple extension cords to support computer equipment



Executive Summary Report

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Main Power/Emergency	\$1.33	30	90%	1977	2007	100%	33.25%	\$14,202	4	.25	\$3,551	
Other Equipment	\$6.59	60	110%	1977	2037	42%	33.25%	\$36,482	9	.25	\$9,120	
Plumbing	\$15.49	30	100%	1996	2026	44%	33.25%	\$81,986	9	.25	\$20,497	Improvements in 1996
Roof	\$15.47	20	120%	1996	2016	100%	33.25%	\$221,099	4	.25	\$55,275	...walk on, No leakage was noted in interior Sugest additional investigation when the new AHU unit is installed
Sprinklers and Standpipes	\$3.66	50	130%	1977	2027	61%	33.25%	\$34,429	9	.25	\$8,607	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$22,068	9	.25	\$5,517	
Total:								\$940,603			\$235,151	



District: **Grants Cibola**

School: **Mount Taylor ES**

School ID: **088106**

Asset Detail

Building Name: Addition (1995) **Cost Model:** Elementary School Building **Size:** 9,581

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1995	2015	100%	33.25%	\$32,227	4	.25	\$8,057	
Ceiling Finishes	\$5.58	30	110%	1995	2025	49%	33.25%	\$28,832	9	.25	\$7,208	Jh: 8.27.13: ceiling tiles near rest rooms showing water damage
Communications and Security	\$2.12	15	90%	1995	2010	100%	33.25%	\$18,264	4	.25	\$4,566	
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$3,705	4	.25	\$926	
Exterior Doors and Windows	\$5.66	30	110%	1995	2025	49%	33.25%	\$29,213	3	2	\$58,427	...frames: Doors, Several door seals not sealing properly Room 2 window damaged, window will not lock properly
Exterior Walls	\$11.15	100	100%	1995	2095	4%	33.25%	\$4,709	9	.25	\$1,177	Jh: 8.27.13: Observed stucco cracking several areas, flaking and falling off at bottom several areas
Fire Detection/Alarm	\$1.98	15	90%	1995	2010	100%	33.25%	\$17,063	4	.25	\$4,266	Jh: 8.27.13: System is in normal condition panel needs to be cleaned.
Floor Finishes	\$5.83	12	110%	1995	2007	100%	33.25%	\$61,468	4	.25	\$15,367	Jh: 8.27.13: floor near rest rooms stained, water damage
Foundation/Slab/Structure	\$15.98	100	100%	1995	2095	4%	33.25%	\$6,754	9	.25	\$1,688	...amage observed in this area 10/4/0213 CJA This belongs in site landscape, I set that to Category 3: Mitigate.
HVAC	\$22.84	30	100%	1995	2025	49%	33.25%	\$107,227	9	.25	\$26,807	
Interior Doors and Partitions	\$9.08	50	90%	1995	2045	18%	33.25%	\$13,810	9	.25	\$3,452	
Interior Walls	\$7.90	60	90%	1995	2055	12%	33.25%	\$8,344	9	.25	\$2,086	
Lighting/Branch Circuits	\$11.35	30	90%	1995	2025	49%	33.25%	\$47,969	9	.25	\$11,992	
Main Power/Emergency	\$1.33	30	90%	1995	2025	49%	33.25%	\$5,599	9	.25	\$1,400	
Other Equipment	\$6.59	60	110%	1995	2055	12%	33.25%	\$8,510	9	.25	\$2,127	
Plumbing	\$15.49	30	100%	1995	2025	49%	33.25%	\$72,720	9	.25	\$18,180	
Roof	\$15.47	20	120%	1995	2015	100%	33.25%	\$177,878	4	.25	\$44,470	Jh: 8.27.13: debris on roof: roofing bubbling up near drains several tiles cracked above entrances
Sprinklers and Standpipes	\$3.66	50	130%	1995	2045	18%	33.25%	\$8,031	9	.25	\$2,008	



Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$17,754	9	.25	\$4,439	
Total:								\$670,078			\$218,643	



District: **Grants Cibola**

School: **Mount Taylor ES**

School ID: **088106**

Asset Detail

Building Name: Kinder Addition (2011) **Cost Model:** Elementary School Building **Size:** 1,343

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2011	2031	6%	33.25%	\$282	9	.25	\$71	
Ceiling Finishes	\$5.58	30	110%	2011	2041	3%	33.25%	\$229	9	.25	\$57	
Communications and Security	\$2.12	15	90%	2011	2026	11%	33.25%	\$284	9	.25	\$71	
Emergency Light and Power	\$0.43	20	90%	2011	2031	6%	33.25%	\$32	9	.25	\$8	
Exterior Doors and Windows	\$5.66	30	110%	2011	2041	3%	33.25%	\$232	9	.25	\$58	
Exterior Walls	\$11.15	100	100%	2011	2111	0%	33.25%	\$37	9	.25	\$9	
Fire Detection/Alarm	\$1.98	15	90%	2011	2026	11%	33.25%	\$266	9	.25	\$66	
Floor Finishes	\$5.83	12	110%	2011	2023	17%	33.25%	\$1,496	9	.25	\$374	
Foundation/Slab/Structure	\$15.98	100	100%	2011	2111	0%	33.25%	\$54	9	.25	\$13	
HVAC	\$22.84	30	100%	2011	2041	3%	33.25%	\$852	9	.25	\$213	
Interior Doors and Partitions	\$9.08	50	90%	2011	2061	1%	33.25%	\$110	9	.25	\$27	
Interior Walls	\$7.90	60	90%	2011	2071	1%	33.25%	\$66	9	.25	\$17	
Lighting/Branch Circuits	\$11.35	30	90%	2011	2041	3%	33.25%	\$381	9	.25	\$95	
Main Power/Emergency	\$1.33	30	90%	2011	2041	3%	33.25%	\$44	9	.25	\$11	
Other Equipment	\$6.59	60	110%	2011	2071	1%	33.25%	\$68	9	.25	\$17	
Plumbing	\$15.49	30	100%	2011	2041	3%	33.25%	\$578	9	.25	\$144	
Roof	\$15.47	20	120%	2011	2031	6%	33.25%	\$1,558	9	.25	\$390	... access roof directly, no roof issues observed from adjacent roof floor near rest rooms stained, water damage
Sprinklers and Standpipes	\$3.66	50	130%	2011	2061	1%	33.25%	\$64	9	.25	\$16	
Wall Finishes	\$4.17	12	100%	2011	2023	17%	33.25%	\$972	9	.25	\$243	
Total:								\$7,607			\$1,902	



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Original Const (1959) **Cost Model:** Elementary School Building **Size:** 40,000

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2004	2024	36%	33.25%	\$48,437	9	.25	\$12,109	
Ceiling Finishes	\$5.58	30	110%	1959	1989	100%	33.25%	\$245,660	4	.25	\$61,415	
Communications and Security	\$2.12	15	90%	2003	2018	75%	33.25%	\$57,274	9	.25	\$14,319	DCU No. 03-086.
Emergency Light and Power	\$0.43	20	90%	2003	2023	42%	33.25%	\$6,535	9	.25	\$1,634	DCU No. 03-269 (04-053) repairs.
Exterior Doors and Windows	\$5.66	30	110%	1959	1989	100%	33.25%	\$248,905	4	.25	\$62,226	...d has failed and requires repair / replacement; suggest checking closely other thresholds in this building
Exterior Walls	\$11.15	100	100%	1959	2059	32%	33.25%	\$144,852	9	.25	\$36,213	
Fire Detection/Alarm	\$1.98	15	90%	2003	2018	75%	33.25%	\$53,507	9	.25	\$13,377	Jh: 08.27.13: door holders in main corridor magnetic contact plate needs to be replaced
Floor Finishes	\$5.83	12	110%	1959	1971	100%	33.25%	\$256,624	2	1.5	\$384,935	
Foundtion/Slab/Structure	\$15.98	100	100%	1959	2059	32%	33.25%	\$207,730	3	2	\$415,461	...d South covered walk way reference Photo 0135 10/4/2013 CJA Split system for above. this is the BAD portion.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$146,176	9	.25	\$36,544	DCU No. 03-269 (04-053). 7/8/13 Update AM Per FMAR: Reznor units RTU's.
Interior Doors and Partitions	\$9.08	50	90%	1959	2009	100%	33.25%	\$326,841	4	.25	\$81,710	jh 8.27.13: Class room doors seem to be in good condition, Main corridoor fire doors do not not latch
Interior Walls	\$7.90	60	90%	1959	2019	90%	33.25%	\$256,653	9	.25	\$64,163	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$65,393	9	.25	\$16,348	...27.13: Computer room power requirements need to be investigated, multiple power bars connected to each other
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$7,633	9	.25	\$1,908	
Other Equipment	\$6.59	60	110%	1959	2019	90%	33.25%	\$261,746	9	.25	\$65,437	
Plumbing	\$15.49	30	100%	1959	1989	100%	33.25%	\$619,597	4	.25	\$154,899	... 03-269 (04-053) repairs. 7/8/13 Update AM Per FMAR: Some fixtures are in need of replacement in classrooms.



Executive Summary Report

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Roof	\$15.47	20	120%	2003	2023	42%	33.25%	\$313,761	9	.25	\$78,440	...support is failing: refer to photo 0135. Underside of side walk cove all areas require repair / maintenance
Sprinklers and Standpipes	\$3.66	50	130%	1959	2009	100%	33.25%	\$190,075	4	.25	\$47,519	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$74,123	9	.25	\$18,531	
Total:								\$3,531,520			\$1,567,187	



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (1985) 6 **Cost Model:** Elementary School Portable **Size:** 7,100

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	1985	2000	100%	33.25%	\$350,501	6	1	\$350,501	...nitor said all the portables are newer from 1985. jhill 8.27.13: one portable was noted as having a new roof
Total:								\$350,501			\$350,501	



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (2003) 2 **Cost Model:** Elementary School Portable **Size:** 2,880

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2003	2018	75%	33.25%	\$106,789	9	.25	\$26,697	Jh: 8.27.13: Ground supports on portables near kinder addition are beginning to flake apart
Total:								\$106,789			\$26,697	



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Portables (2004) 1 **Cost Model:** Elementary School Portable **Size:** 1,764

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2004	2019	64%	33.25%	\$55,733	9	.25	\$13,933	
Total:								\$55,733			\$13,933	



District: **Grants Cibola** School: **Mount Taylor ES** School ID: **088106**

Asset Detail

Building Name: Site **Cost Model:** Elementary School Site **Size:** 74,577

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1959	2059	32%	33.25%	\$13,811	9	.25	\$3,453	Repair fencing
Parking Lots	\$4.07	20	110%	2004	2024	36%	33.25%	\$120,278	9	.25	\$30,069	... 8.27.13: Recent heavy rain, ponding noted in parking areas: some striping beginning to fade: and cracks noted
Playground Equipment	\$1.45	15	80%	1959	1974	100%	33.25%	\$86,509	2	1.5	\$129,764	...equipment. Jh: 8.27.13: Some playground equipment broke / damaged - retainers broke damaged. Reference photos
Site Lighting	\$2.79	40	100%	1959	1999	100%	33.25%	\$208,070	4	.25	\$52,017	
Site Specialties	\$0.29	40	100%	1959	1999	100%	33.25%	\$21,627	4	.25	\$5,407	
Site Utilities	\$2.17	50	120%	1959	2009	100%	33.25%	\$193,900	4	.25	\$48,475	
Walkways	\$2.15	30	110%	1959	1989	100%	33.25%	\$176,747	3	2	\$353,495	... ways flaking and coming apart. Cracking and some areas not level. Damage at main entrance, reference photos
Total:								\$820,943			\$622,681	



District: **Grants Cibola** School: **Mount Taylor ES**

School ID: **088106**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	87
Number of Staff:	59	Number of 1-5 Students:	358
Number of Students:	505	Number of 6-8 Students:	60
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	57,095	General Storage NSF:	640
Portable GSF:	9,984	Maintenance or Janitorial Space NSF:	240
Admin NSF:	925	Media Center NSF:	3,500
Art/Music NSF:	1,792	Parent Work Space NSF:	0
Assembly NSF:	5,200	Physical Ed NSF:	5,200
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	1,646	Science Storage NSF:	0
Faculty Work Area NSF:	493	Special Education Classroom NSF:	3,600
Food Service NSF:	6,250	Student Health NSF:	820
General Classroom NSF:	22,293		

Classrooms

Number of Classrooms:	28	Number of Special Education Classrooms:	1
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Parking

Number of Paved Parking Spaces:	80	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	3	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola**

School: **Mount Taylor ES**

School ID: **088106**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	505	\$80	\$80.00	\$53,833	7	3	\$161,499
Insufficient Total Parking	80	89	\$1,322	\$1,321.66	\$15,850	6	1	\$15,850
Insufficient Janitorial Square Footage	240	253	\$80	\$80.00	\$1,386	7	3	\$4,157
Insufficient Faculty Workspace	493	505	\$80	\$80.00	\$1,279	7	3	\$3,838
Inadequate Number of Handicap Spaces	3	4	\$144	\$143.52	\$191	6	1	\$191
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Student Health Square Footage	820	505	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,600	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,200	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	3,500	1,515	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	640	505	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	22,293	17,486	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	6,250	3,535	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,646	1,515	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	925	908	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,792	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$72,539			\$185,535



District: Grants Cibola School: NEW Los Alamos MS - New school-Same site School ID: 088056

High Level Overview

General Information

Location: Grants, NM 87020 Ed. Adequacy Model: Middle School Educational Adequacy
School Type: Middle Ed. Adequacy CCI: 100.00%
School Category: Traditional School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 437 Number of Buildings: 1
Growth Factor: 1.00 Number of Portables: 0
Total Gross Square Feet: 67,877 Building Square Feet: 67,877
Site Size (Acres): 16.00 Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$10,935,314
Weighted Repair Cost: \$0 Unweighted Repair Cost: \$0
Weighted Educational Adequacy Cost: \$0 Unweighted Educational Adequacy Cost: \$0
Total Weighted Cost: \$0 Total Unweighted Cost: \$0
Weighted NMCI Score: 0.00 Unweighted NMCI Score: 0.00

NMCI Facility History

Last Assessment Date: 09-14-2015 Previous Award, Yes or No, Year if Yes: No
Closed: No



District: **Grants Cibola** School: **NEW Los Alamos MS -
New school-Same site** School ID: **088056**

Facility Description

Complete new school on the same site. I closed the OLD Los Alamos and made one large building estimated to open in 2016



District: **Grants Cibola** School: **NEW Los Alamos MS - New school-Same site** School ID: **088056**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Main Building (2016)	Middle School Building	\$0	\$0	2016	67,877	Building	Educational
Site	Middle School Site	\$0	\$0	2016	67,877	Building	Site
Building Totals		\$0	\$0				
Educational Adequacy Need	Middle School Educational Adequacy	\$0	\$0				
School Totals		\$0	\$0				



District: **Grants Cibola** School: **NEW Los Alamos MS - New school-Same site** School ID: **088056**

Asset Detail

Building Name: Main Building (2016) **Cost Model:** Middle School Building **Size:** 67,877

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2016	2036	0%	33.25%	\$0	9	.25	\$0	
Ceiling Finishes	\$5.58	30	110%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Communications/Security	\$1.96	15	90%	2016	2031	0%	33.25%	\$0	9	.25	\$0	
Exterior Walls	\$14.54	100	100%	2016	2116	0%	33.25%	\$0	9	.25	\$0	
Exterior Windows and Doors	\$7.04	30	110%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Fire Detection/Alarm	\$1.98	15	90%	2016	2031	0%	33.25%	\$0	9	.25	\$0	
Fire Sprinkler	\$0.86	50	130%	2016	2066	0%	33.25%	\$0	9	.25	\$0	
Floor Finishes	\$4.71	12	110%	2016	2028	0%	33.25%	\$0	9	.25	\$0	
Foundation/Slab/Structure	\$27.51	100	100%	2016	2116	0%	33.25%	\$0	9	.25	\$0	
HVAC	\$24.01	30	100%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Institutional Equipment	\$2.43	30	100%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Interior Doors, Partitions, Stairs, Elevator	\$11.99	50	90%	2016	2066	0%	33.25%	\$0	9	.25	\$0	
Interior Walls	\$5.65	60	90%	2016	2076	0%	33.25%	\$0	9	.25	\$0	
Lighting/Branch Circuits	\$11.62	30	90%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Main Power/Emergency	\$1.33	30	90%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Other Electrical Systems	\$0.37	20	90%	2016	2036	0%	33.25%	\$0	9	.25	\$0	
Other Equipment	\$4.40	60	110%	2016	2076	0%	33.25%	\$0	9	.25	\$0	
Plumbing	\$9.11	30	100%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Roof	\$4.94	20	120%	2016	2036	0%	33.25%	\$0	9	.25	\$0	
Technology	\$0.66	10	90%	2016	2026	0%	33.25%	\$0	9	.25	\$0	
Wall Finishes	\$2.90	12	100%	2016	2028	0%	33.25%	\$0	9	.25	\$0	
Total:								\$0			\$0	



District: **Grants Cibola** School: **NEW Los Alamos MS - New school-Same site** School ID: **088056**

Asset Detail

Building Name: Site **Cost Model:** Middle School Site **Size:** 67,877

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.90	30	90%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Fencing	\$0.29	100	110%	2016	2116	0%	33.25%	\$0	9	.25	\$0	
Landscaping	\$1.83	30	110%	2016	2046	0%	33.25%	\$0	3	2	\$0	
Parking Lots	\$3.41	20	80%	2016	2036	0%	33.25%	\$0	3	2	\$0	
Playground Equipment	\$0.42	15	100%	2016	2031	0%	33.25%	\$0	9	.25	\$0	
Site Lighting	\$2.79	40	100%	2016	2056	0%	33.25%	\$0	9	.25	\$0	
Site Specialties	\$0.15	40	100%	2016	2056	0%	33.25%	\$0	9	.25	\$0	
Site Utilities	\$2.17	50	120%	2016	2066	0%	33.25%	\$0	3	2	\$0	
Walkways	\$2.50	30	110%	2016	2046	0%	33.25%	\$0	9	.25	\$0	
Total:								\$0			\$0	



District: **Grants Cibola** School: **NEW Los Alamos MS - New school-Same site** School ID: **088056**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	58	Number of 1-5 Students:	0
Number of Students:	437	Number of 6-8 Students:	437
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	67,877	General Storage NSF:	1,416
Portable GSF:	0	Maintenance or Janitorial Space NSF:	491
Admin NSF:	2,743	Media Center NSF:	2,300
Art/Music NSF:	2,464	Parent Work Space NSF:	500
Assembly NSF:	8,169	Physical Ed NSF:	8,500
Career Ed NSF:	1,800	Science Classroom NSF:	4,705
Computer Lab NSF:	1,500	Science Storage NSF:	820
Faculty Work Area NSF:	450	Special Education Classroom NSF:	3,214
Food Service NSF:	4,316	Student Health NSF:	2,338
General Classroom NSF:	12,500		

Classrooms

Number of Classrooms:	14	Number of Special Education Classrooms:	5
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Parking

Number of Paved Parking Spaces:	135	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	8	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

Number of Chemical Storage Rooms:	2	Number of Multi-Use Playgrounds:	1
Playground Equipment:	N/A		



District: **Grants Cibola** School: **NEW Los Alamos MS - New school-Same site** School ID: **088056**

EA Deficiencies

EA Cost Model: Middle School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	135	87	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	2,338	437	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	3,214	2,325	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	820	160	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	4,705	1,748	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	8,500	8,122	\$80	\$80.00	\$0	7	3	\$0
Insufficient Parent Work Space	500	437	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,300	1,311	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	491	219	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	1,416	437	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	12,500	12,236	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	4,316	3,785	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	450	437	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,500	1,311	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	1,800	1,748	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	2,743	806	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	2,464	1,748	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	8	5	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	2	2	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$0			\$0



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

High Level Overview

General Information

Location: San Rafael, NM 87051
School Type: Elementary
School Category: Traditional

Ed. Adequacy Model: Elementary School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 53
Growth Factor: 1.00
Total Gross Square Feet: 30,132
Site Size (Acres): 7.00

Number of Buildings: 4
Number of Portables: 0
Building Square Feet: 30,132
Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$4,917,869
Weighted Repair Cost: \$680,267
Weighted Educational Adequacy Cost: \$47,970
Total Weighted Cost: \$728,237
Weighted NMCI Score: 14.81

Unweighted Repair Cost: \$2,031,959
Unweighted Educational Adequacy Cost: \$15,990
Total Unweighted Cost: \$2,047,949
Unweighted NMCI Score: 41.64

NMCI Facility History

Last Assessment Date: -
Closed: No

Previous Award, Yes or No, Year if Yes: No



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Facility Description

San Rafael Elementary School is located at 27 Mesa View Street in San Rafael, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 26,662 SF of permanent buildings and no portables for a total of 26,662 GSF. Occupancy is 78 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1930, there have been two additions and a 2008 addition. To most accurately capture repair costs, the school was split into three permanent building assessments.

Site: The site is approximately 7 acres and includes a multi-use play area. The school has a parking capacity of 22 (1 is a handicap space). All paved areas are in fair condition and require improvements. Concrete sidewalks are in fair condition and pose no hazard. Landscaped areas include trees, shrubs, and grass, and these areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings typically rest on continuous concrete footings that are showing signs of settlement and damage. The main structures are typically stucco over adobe. The roof is ballasted and is not leaking. Exterior doors are typically wood and windows are typically operable, double-pane units with wood frames.

Interiors: Partition walls are painted drywall. Interior wall finishes are generally in good condition. Most ceilings are 2'x4' suspended acoustical tile that is in fair condition. Flooring in high use areas is vinyl composition tile. Most other flooring is carpet. Interior doors are generally solid wood.

Mechanical/Plumbing: HVAC is via rooftop units. The heating distribution system uses ductwork. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a transformer that delivers 120/240 V., 1-phase, 3-wire power. Lighting is typically fluorescent and illumination is generally inadequate due to spacing, amount, and type of fixtures. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in classrooms, corridors, and other common spaces. The system is activated by pull stations, and is centrally monitored. The complex does not have a fire sprinkler system. Egress corridors do not have appropriate fire separation, and interior doors on escape corridors are not fire-rated. There is no security system. The complex is generally handicap compliant, but minor requirements include door hardware replacement.

2003 Update: In 2002, the exterior windows were replaced in the 1930 and 1960 buildings. The exterior of the buildings was also re-stuccoed as well as new fencing and playground equipment provided. Currently in design is DCU project number 03-229 to upgrade the electrical, water piping and HVAC equipment with associated repairs to interior partitions and ceilings and roof repairs. The scheduled completion for this project is summer 2004.

2008 Update: changed permanent square footage from 20,754 to 26,662 because the 2008 addition was not added.

2008 Update: added new wall acoustical panels for 4,920 sq ft. and demolished and replaced electrical components in the multi-purpose facility.

ARC 2010 SUMMARY:

School Site:

The original facility was constructed in 1930 as a WPA project with additions in 1960, 1988 and 2008. The facility is located on a 7.20 acre site in the village of San Rafael, NM. It is surrounded by residential neighborhoods. Both vehicular traffic and pedestrians access and exit the site from Mesa View Street. Bus traffic and parent drop-off traffic surround two separate parking areas. Traffic is routed one way in both lots.



The site contains one interconnected permanent building, one storage shed and no portables. The parking areas, bus drop-off and parent drop-off have been recently repaved and striped. The south parking area contains the parent drop off and some overflow/event parking. Most staff and visitors park in the main, north parking area. Service entrance is also on the north side.

Landscaping is very limited around the buildings with some landscaping at the front of the main building facing the main entrance. Site drainage is generally northwest to southeast across the site. No drainage or run-off issues are apparent. The site is fully fenced with gates at entrances to the parking areas. Site lighting is provided; however, staff notes that additional lighting is needed for off-hour event functions. Directional/circulation signage is needed for directing visitors and new parents.

Playgrounds have new equipment and are in generally good condition. There is no separate, fenced play area for kindergarten students. There is a shade structure and basketball courts near the playground. There are additional basketball courts north of the main building that are in worn condition. There is no grass field.

School Plant:

The permanent building is arranged around a central courtyard with classroom wings on three sides and the multipurpose on the fourth. The gymnasium and cafeteria share the same space. It contains a stage and some limited bleacher seating for events. The kitchen is adjacent to the gymnasium / cafeteria. It is a full service kitchen in new condition. Administration is located adjacent to the main entrance and has good visual control over students, parents and visitors entering the facility. It includes a principal's office at the main entrance and reception / office immediately in front of the entrance. The library is small, but adequate for the small enrollment. Two original classroom wings are in an "L" shape with administration at the apex. The new classroom wing constructed in 2008 is west of the original building. Although not currently well utilized, the central courtyard could be developed into an excellent outdoor teaching / gathering area. Original classrooms are near standard requirements at 830 sf. The new classroom wing classrooms are slightly larger at 890 sf and include a kindergarten classroom that is 975 sf. The school nurse also occupies an office in the library that includes an ADA compliant restroom.

All classrooms have new window systems with insulating fixed glass. All interior doors are solid core wood with knob-type hardware. Exterior doors are either wood or hollow metal with panic hardware at exits. Most classrooms do not have direct access to the exterior. Interior finishes are painted concrete block or adobe walls, carpet and some VCT flooring. Ceilings in the older section are either painted gypsum board or 2x4 suspended, acoustical ceilings. The ceiling in the multipurpose room and access corridor is stained wood decking. Restrooms have ceramic walls and floors and gypsum board ceilings. Fixtures and partitioning are in good condition and are ADA compliant. Exterior wall finishes in the old section are stucco over concrete block or adobe walls. The new addition is a metal stud framed wall system with stucco. Roofing on the older portion is a built-up roofing system with mineral cap sheet that is in worn condition and a fully adhered TPO membrane system on the 2008 addition and kitchen.

Combination roof top units provide HVAC with gas fired heating and evaporative air or refrigerated air cooling. Some electrical upgrades are evident; however, staff notes that additional electrical upgrades are needed. Technology distribution appears to be adequate for current needs. Older fluorescent fixtures that are pendant type or surface mounted provide lighting. Exterior lighting includes some pole lighting, as well as, building mounted fixtures.

Adequacy and Environment for Education:

The current enrollment at San Rafael is 68 students and there are approximately 17 staff members. The principal shares his responsibilities at this site with Bluewater Elementary and is only present half time. Staff notes that 17 students are transported daily on one bus. The balance are dropped off by parents or walk in from the village.

Site asphalt is generally in good condition except for the north basketball courts and the hard surface asphalt area near the playground. Walks and pathways are in generally good condition, except at the front of the building where it is worn and pitted. Pathways to playground apparatus are needed. There are no developed exterior teaching / gathering areas except for the playgrounds. The main entrance is easy to find but could be enhanced for an improved sense of arrival. Site lighting is provided but is noted as insufficient for access to all areas during off hours by staff. Site circulation and directional signage is needed at site access points and identifying the main entrance. Landscaping is very sparse and upgrades with xeric plantings would enhance the overall appearance of the site.

Interior finishes are in fair condition, except for carpeting in the older section that is worn to the level of needing replacement. Refurbishment of interior spaces in the older section, including floors, ceilings, walls and casework is recommended. If the exposed wood decking and glu-lam beams remain, the district should ensure that they are treated with fire retardant finish or it should be encapsulated. Energy conservation vestibules are recommended at the main exits from the classroom wings and main entrance. All interior doors and hardware and exterior doors in the old section need to be replaced. Only the north entrance to the administration area has an automatic door opener. Replace the flooring in the gymnasium.



Interior lighting should be upgraded with low energy fixtures and electronic ballasts in the old section. Electrical upgrades may be needed if the existing system is nearing its capacity, as noted by staff. Special systems appear to be adequate and no deficiencies were noted by staff. The installation of a security camera system with a central monitor would be recommended for security. Most drinking fountains should be replaced with ADA compliant models.

The Main Capital Investment Areas:

Site Improvements

Landscaping Upgrades

Playground Upgrades

Site Signage

Roofing Upgrades

Main Entrance Canopy

Exterior Building Upgrades

Finish Upgrades

Replace Library Windows

Door / Hardware Upgrades

Energy Conservation Vestibules

Electrical Upgrade

Restroom Upgrades

Security Camera System



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1960)	Elementary School Building	\$302,186	\$75,410	1960	3,540	Building	Educational
Addition (1981)	Elementary School Building	\$335,937	\$90,767	1981	4,066	Building	Educational
Addition (2008)	Elementary School Building	\$94,423	\$23,606	2008	6,512	Building	Educational
Original Const (1930)	Elementary School Building	\$1,245,691	\$477,053	1930	16,014	Building	Educational
Site	Elementary School Site	\$53,722	\$13,430	1930	30,132	Building	Site
Building Totals		\$2,031,959	\$680,267				
Educational Adequacy Need	Elementary School Educational Adequacy	\$15,990	\$47,970				
School Totals		\$2,047,949	\$728,237				



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Asset Detail

Building Name: Addition (1960) **Cost Model:** Elementary School Building **Size:** 3,540

Name	Cost SF	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20 110%	2007	2027	20% 33.25%	\$2,411	9	.25	\$603	
Ceiling Finishes	\$5.58	30 110%	1981	2011	100% 33.25%	\$21,741	4	.25	\$5,435	original install
Communications and Security	\$2.12	15 90%	2007	2022	36% 33.25%	\$2,429	9	.25	\$607	
Emergency Light and Power	\$0.43	20 90%	2007	2027	20% 33.25%	\$277	9	.25	\$69	
Exterior Doors and Windows	\$5.66	30 110%	1981	2011	100% 33.25%	\$22,028	4	.25	\$5,507	Same doors as 1981
Exterior Walls	\$11.15	100 100%	1960	2060	31% 33.25%	\$12,374	9	.25	\$3,093	
Fire Detection/Alarm	\$1.98	15 90%	2007	2022	36% 33.25%	\$2,270	9	.25	\$567	
Floor Finishes	\$5.83	12 110%	2000	2012	100% 33.25%	\$22,711	4	.25	\$5,678	
Foundtion/Slab/Structure	\$15.98	100 100%	1960	2060	31% 33.25%	\$17,745	9	.25	\$4,436	
HVAC	\$22.84	30 100%	2007	2037	9% 33.25%	\$7,277	9	.25	\$1,819	hvac ugraded
Interior Doors and Partitions	\$9.08	50 90%	1960	2010	100% 33.25%	\$28,925	4	.25	\$7,231	
Interior Walls	\$7.90	60 90%	1960	2020	87% 33.25%	\$21,924	9	.25	\$5,481	
Lighting/Branch Circuits	\$11.35	30 90%	2007	2037	9% 33.25%	\$3,255	9	.25	\$814	
Main Power/Emergency	\$1.33	30 90%	2007	2037	9% 33.25%	\$380	9	.25	\$95	has been upgraded from original install no date
Other Equipment	\$6.59	60 110%	2007	2067	2% 33.25%	\$578	9	.25	\$144	
Plumbing	\$15.49	30 100%	1981	2011	100% 33.25%	\$54,834	4	.25	\$13,709	have been upgraded but not same as 2007
Roof	\$15.47	20 120%	1992	2012	100% 33.25%	\$65,723	4	.25	\$16,431	Roof not part of 2007 project , existing in poor shape best estimate early 90s
Sprinklers and Standpipes	\$3.66	50 130%	2007	2057	3% 33.25%	\$545	0	0	\$0	
Wall Finishes	\$4.17	12 100%	2000	2012	100% 33.25%	\$14,760	4	.25	\$3,690	NOT refinished as part of 2007 project , needs refinished
Total:						\$302,186			\$75,410	



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Asset Detail

Building Name: Addition (1981) **Cost Model:** Elementary School Building **Size:** 4,066

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2007	2027	20%	33.25%	\$2,770	9	.25	\$692	
Ceiling Finishes	\$5.58	30	110%	1981	2011	100%	33.25%	\$24,971	4	.25	\$6,243	Existing not replaced under 2007 project , these are original install adjust life cycle
Communications and Security	\$2.12	15	90%	2007	2022	36%	33.25%	\$2,790	9	.25	\$698	
Emergency Light and Power	\$0.43	20	90%	2007	2027	20%	33.25%	\$318	9	.25	\$80	
Exterior Doors and Windows	\$5.66	30	110%	1981	2011	100%	33.25%	\$25,301	4	.25	\$6,325	
Exterior Walls	\$11.15	100	100%	1981	2081	12%	33.25%	\$5,552	2	1.5	\$8,327	4-2014 heavy cracking
Fire Detection/Alarm	\$1.98	15	90%	2007	2022	36%	33.25%	\$2,607	9	.25	\$652	
Floor Finishes	\$5.83	12	110%	2000	2012	100%	33.25%	\$26,086	4	.25	\$6,521	
Foundtion/Slab/Structure	\$15.98	100	100%	1981	2081	12%	33.25%	\$7,961	9	.25	\$1,990	
HVAC	\$22.84	30	100%	2007	2037	9%	33.25%	\$8,358	9	.25	\$2,090	UNits have been ungraded
Interior Doors and Partitions	\$9.08	50	90%	1981	2031	49%	33.25%	\$16,279	9	.25	\$4,070	
Interior Walls	\$7.90	60	90%	1981	2041	34%	33.25%	\$9,836	9	.25	\$2,459	
Lighting/Branch Circuits	\$11.35	30	90%	1981	2011	100%	33.25%	\$41,545	4	.25	\$10,386	
Main Power/Emergency	\$1.33	30	90%	1981	2011	100%	33.25%	\$4,849	4	.25	\$1,212	
Other Equipment	\$6.59	60	110%	2007	2067	2%	33.25%	\$663	9	.25	\$166	
Plumbing	\$15.49	30	100%	1981	2011	100%	33.25%	\$62,982	4	.25	\$15,746	
Roof	\$15.47	20	120%	1981	2001	100%	33.25%	\$75,488	4	.25	\$18,872	Roof not part of 2007 project Existing in poor shape adjust to original
Sprinklers and Standpipes	\$3.66	50	130%	2007	2057	3%	33.25%	\$626	0	0	\$0	
Wall Finishes	\$4.17	12	100%	2000	2012	100%	33.25%	\$16,953	4	.25	\$4,238	4-2014 jh walls not re finished under 2007 project need re finishing adjust life cycle
Total:								\$335,937			\$90,767	



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Asset Detail

Building Name: Addition (2008) **Cost Model:** Elementary School Building **Size:** 6,512

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2008	2028	16%	33.25%	\$3,505	9	.25	\$876	
Ceiling Finishes	\$5.58	30	110%	2008	2038	7%	33.25%	\$2,844	9	.25	\$711	
Communications and Security	\$2.12	15	90%	2008	2023	28%	33.25%	\$3,531	9	.25	\$883	
Emergency Light and Power	\$0.43	20	90%	2008	2028	16%	33.25%	\$403	9	.25	\$101	
Exterior Doors and Windows	\$5.66	30	110%	2008	2038	7%	33.25%	\$2,882	9	.25	\$720	
Exterior Walls	\$11.15	100	100%	2008	2108	1%	33.25%	\$465	9	.25	\$116	
Fire Detection/Alarm	\$1.98	15	90%	2008	2023	28%	33.25%	\$3,299	9	.25	\$825	
Floor Finishes	\$5.83	12	110%	2008	2020	44%	33.25%	\$18,568	9	.25	\$4,642	
Foundtion/Slab/Structure	\$15.98	100	100%	2008	2108	1%	33.25%	\$666	9	.25	\$167	
HVAC	\$22.84	30	100%	2008	2038	7%	33.25%	\$10,577	9	.25	\$2,644	
Interior Doors and Partitions	\$9.08	50	90%	2008	2058	3%	33.25%	\$1,362	9	.25	\$341	
Interior Walls	\$7.90	60	90%	2008	2068	2%	33.25%	\$823	9	.25	\$206	
Lighting/Branch Circuits	\$11.35	30	90%	2008	2038	7%	33.25%	\$4,732	9	.25	\$1,183	
Main Power/Emergency	\$1.33	30	90%	2008	2038	7%	33.25%	\$552	9	.25	\$138	
Other Equipment	\$6.59	60	110%	2008	2068	2%	33.25%	\$839	9	.25	\$210	
Plumbing	\$15.49	30	100%	2008	2038	7%	33.25%	\$7,173	9	.25	\$1,793	
Roof	\$15.47	20	120%	2008	2028	16%	33.25%	\$19,344	9	.25	\$4,836	
Sprinklers and Standpipes	\$3.66	50	130%	2008	2058	3%	33.25%	\$792	9	.25	\$198	
Wall Finishes	\$4.17	12	100%	2008	2020	44%	33.25%	\$12,067	9	.25	\$3,017	
Total:								\$94,423			\$23,606	



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

Asset Detail

Building Name: Original Const (1930) **Cost Model:** Elementary School Building **Size:** 16,014

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	2007	2027	20%	33.25%	\$10,908	9	.25	\$2,727	
Ceiling Finishes	\$5.58	30	110%	2007	2037	9%	33.25%	\$8,851	9	.25	\$2,213	
Communications and Security	\$2.12	15	90%	2007	2022	36%	33.25%	\$10,990	9	.25	\$2,747	
Emergency Light and Power	\$0.43	20	90%	2007	2027	20%	33.25%	\$1,254	9	.25	\$313	
Exterior Doors and Windows	\$5.66	30	110%	2007	2037	9%	33.25%	\$8,968	9	.25	\$2,242	4-2014 New windows and frames inserted into original frames
Exterior Walls	\$11.15	100	100%	1930	2030	74%	33.25%	\$132,011	2	1.5	\$198,017	4-2014 heavy wall cracking reported to district
Fire Detection/Alarm	\$1.98	15	90%	2007	2022	36%	33.25%	\$10,267	9	.25	\$2,567	
Floor Finishes	\$5.83	12	110%	2007	2019	56%	33.25%	\$57,791	9	.25	\$14,448	
Foundtion/Slab/Structure	\$15.98	100	100%	1930	2030	74%	33.25%	\$189,316	9	.25	\$47,329	
HVAC	\$22.84	30	100%	2007	2037	9%	33.25%	\$32,918	9	.25	\$8,230	havc updated
Interior Doors and Partitions	\$9.08	50	90%	1981	2031	49%	33.25%	\$64,117	9	.25	\$16,029	...-2014 jh interior doors not part of 2007 project doors in fair shape , same as 1981 doors adjust life cycle
Interior Walls	\$7.90	60	90%	1930	1990	100%	33.25%	\$113,851	4	.25	\$28,463	walls are original 1930 construction
Lighting/Branch Circuits	\$11.35	30	90%	2007	2037	9%	33.25%	\$14,726	9	.25	\$3,682	
Main Power/Emergency	\$1.33	30	90%	2007	2037	9%	33.25%	\$1,719	9	.25	\$430	
Other Equipment	\$6.59	60	110%	2007	2067	2%	33.25%	\$2,612	9	.25	\$653	
Plumbing	\$15.49	30	100%	1981	2011	100%	33.25%	\$248,056	4	.25	\$62,014	pluming has been updates from original install NOT 2007 ,, plumbing same as 1981
Roof	\$15.47	20	120%	1992	2012	100%	33.25%	\$297,312	4	.25	\$74,328	...07 project current roof in poor condition, reported FMAR best estimate sometime early 90s adjust life cycle
Sprinklers and Standpipes	\$3.66	50	130%	2007	2057	3%	33.25%	\$2,466	5	.5	\$1,233	
Wall Finishes	\$4.17	12	100%	2007	2019	56%	33.25%	\$37,557	9	.25	\$9,389	
Total:								\$1,245,691			\$477,053	



District: **Grants Cibola** School: **San Rafael ES**

School ID: **088152**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	7
Number of Staff:	16	Number of 1-5 Students:	43
Number of Students:	53	Number of 6-8 Students:	3
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	30,993	General Storage NSF:	888
Portable GSF:	0	Maintenance or Janitorial Space NSF:	99
Admin NSF:	1,125	Media Center NSF:	1,456
Art/Music NSF:	715	Parent Work Space NSF:	0
Assembly NSF:	5,336	Physical Ed NSF:	5,416
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	811	Science Storage NSF:	0
Faculty Work Area NSF:	638	Special Education Classroom NSF:	688
Food Service NSF:	2,708	Student Health NSF:	648
General Classroom NSF:	6,591		

Classrooms

Number of Classrooms:	11	Number of Special Education Classrooms:	1
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Parking

Number of Paved Parking Spaces:	36	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Grants Cibola**

School: **San Rafael ES**

School ID: **088152**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Missing or Inadequate Multi-use Play Area	1	1	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	36	24	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	648	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	688	465	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	5,416	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,456	159	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	99	27	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	888	53	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	6,591	1,810	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	2,708	1,265	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	638	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	811	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,125	230	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	715	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	4	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$15,990			\$47,970



District: **Grants Cibola** School: **Seboyeta ES**

School ID: **088155**

High Level Overview

General Information

Location: Seboyeta, NM 87014
School Type: Elementary
School Category: Traditional

Ed. Adequacy Model: Elementary School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2016:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 70
Growth Factor: 1.00
Total Gross Square Feet: 17,384
Site Size (Acres): 4.50

Number of Buildings: 2
Number of Portables: 3
Building Square Feet: 12,840
Portable Square Feet: 4,544

NMCI School Metrics

Replacement Cost: \$2,381,519
Weighted Repair Cost: \$621,945
Weighted Educational Adequacy Cost: \$103,559
Total Weighted Cost: \$725,505
Weighted NMCI Score: 30.46

Unweighted Repair Cost: \$1,339,404
Unweighted Educational Adequacy Cost: \$47,219
Total Unweighted Cost: \$1,386,623
Unweighted NMCI Score: 58.22

NMCI Facility History

Last Assessment Date: 07-07-2010
Closed: No

Previous Award, Yes or No, Year if Yes: No



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Facility Description

Seboyeta Elementary School is located in Seboyeta, New Mexico, and is part of the Grants Public School District. The 1-story campus contains 12,840 SF of permanent buildings and 4,544 SF of portable buildings for a total of 17,384 GSF. Occupancy is 49 kindergarten through sixth grade students, and a staff of 13. The campus is made up of 1 building. Originally constructed in 1955 there was one addition. There are four portable facilities on site. To most accurately capture repair costs, the complex is split into two permanent building assessments.

Site: The site is approximately 4 acres and includes a sand play area, a soccer field, and a basketball court. The school has a paved parking capacity of 27 (2 are handicap spaces). Paved areas are in good condition and require sealing improvements. Concrete sidewalks are in fair condition and pose no hazard. There are no landscaped areas. Site drainage is generally inadequate.

Structural/Exterior Closure: The buildings rest on slab-on-grade footings and foundation walls that are showing minor cracks, which are a sign of settlement or damage. The main structures are concrete block or metal framed. The roofs are typically flat, either rolled roofing with sealant or metal. Exterior doors are typically metal, and windows are typically operable, single-pane units with metal frames.

Interiors: Partition wall types include painted concrete block and drywall. The interior wall finishes are generally in fair condition. Most ceilings are 2'x4' suspended acoustical tile or sheet rock, and are in good condition. Flooring is typically carpet or VCT. Interior doors are generally solid wood.

Mechanical/Plumbing: Heating is provided by gas-fired boiler units or rooftop forced air units. Cooling is provided by an evaporative cooling system. The heating distribution system is 2-pipe with metal ductwork. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are present, and bathroom ventilation is adequate. Plumbing fixtures are typically in fair condition and piping is original.

Electrical: The electrical system is fed from a pole-mounted transformer that delivers 120/240 V., 1-phase, 3-wire power to the facility. Lighting is typically fluorescent, and illumination is generally adequate. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in corridors and classrooms. The system is activated by pull stations and smoke detectors, and is not centrally monitored. The complex does not have a fire sprinkler system. Egress corridors have appropriate fire separation, but interior doors on escape corridors are not fire-rated. Classrooms have direct access to the outside. The school does not have a security system. The complex is not handicap compliant. Requirements include ramps, restroom upgrades, ADA signs, door hardware replacement, and door openers.

2003 Update: DCU No. 03-271 (04-052) provided major renovations to the HVAC and electrical systems and added bus and student drop-offs. Direct Appropriations funded two portables for Kindergarten.

ARC Summary:

School Site:

The site is small at 4.4 acres, but seems to be adequate for the population of the school. The school is located adjacent to the main road through Seboyeta, SR279, on School Road. Traffic is minimal and the speed limit is slow. There is signage to warn drivers of children in the area.

The school site is fenced and is entered from the north. There is paved parking for staff and visitors. The main building and portables are all accessible from the parking areas.

There is some landscaping around the front of the school, and a marquee sign is located at the intersection of SR279 and School Road.



Electrical feeds to the buildings are from overhead.

The play areas behind the school have a steep site slope and thorny plants that grow wild in the area.

School Plant:

The main school buildings include a classroom building and a multipurpose building connected by an enclosed corridor. There are also four portable classroom buildings containing five classrooms and a library.

The permanent building is masonry with a stucco exterior. The classroom area has a metal standing seam roof, and the multipurpose room has a BUR roof. There is no evidence of leaks.

Doors are metal in metal frames and windows are also in metal frames. Classroom windows are clerestory height in two rooms. The third room has skylights.

Restrooms have older plumbing fixtures that use a lot of water, and the group restrooms near the classrooms are not configured per current accessibility guidelines. The janitor's sink is not a floor sink.

Interior finishes are in good condition, despite their age.

Heat is provided to the buildings by a two-pipe boiler system and cooling is provided by evaporative coolers. The portable classrooms have their own units. The campus has propane tanks for fuel.

The school has an adequate and functioning fire alarm system. The telephone system is adequate, but a phone is needed in the classroom of the head teacher as she is the campus administrator.

Adequacy and Environment for Education:

Parking areas need a top coat of asphalt, and some visitor parking signs should be installed. Additionally, a sign indicating the location of the office is needed.

An automatic door opener is needed at the main entry, and this same door needs panic hardware. The reception counter should be lowered for accessibility. There are many doors in the facility that need knob type hardware replaced with lever-style handles. Room signage with Braille is also needed.

A new playground area is needed, perhaps on the more level area on the west side of the site. A shade structure is also necessary.

The kitchen is old and worn and space is poorly laid out. There is no prep area, a poor serving line, and the recent freezer addition is elevated with no ramp or shelving. A ramp is needed to access the freezer. The kitchen needs to be renovated.

The multipurpose space is used as a gym and dining room. It lacks acoustical treatment of any kind and is a very loud space. Install acoustical wall treatments. The stage in the multipurpose room has several stairs, but lacks a ramp or lift. Install a lift for wheelchair access.

Water conservation is a particular concern in the area, and the current toilets are older models that use a lot of water for each flush. Replace the toilets and urinals with more water-conserving fixtures. Re-configure the group toilet rooms in the classroom wing to provide accessible toilet stalls. Also replace the janitor's sink with a floor-mounted sink.

The portable classrooms are in good shape, but some have stairs that lack handrails or handrail extensions.



District: **Grants Cibola** School: **Seboyeta ES**

School ID: **088155**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1982)	Elementary School Building	\$384,118	\$121,163	1982	4,760	Building	Educational
Original Const (1955)	Elementary School Building	\$671,744	\$429,897	1955	8,080	Building	Educational
Portables (1988) 1	Elementary School Portable	\$47,392	\$11,848	1988	960	Building	Educational
Portables (2003) 2	Elementary School Portable	\$66,447	\$16,612	2003	1,792	Building	Educational
Portables (2004) 1	Elementary School Portable	\$56,617	\$14,154	2004	1,792	Building	Educational
Site	Elementary School Site	\$113,086	\$28,272	1955	17,384	Building	Site
Building Totals		\$1,339,404	\$621,945				
Educational Adequacy Need	Elementary School Educational Adequacy	\$47,219	\$103,559				
School Totals		\$1,386,623	\$725,505				



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Asset Detail

Building Name: Addition (1982) **Cost Model:** Elementary School Building **Size:** 4,760

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.06	20	110%	1982	2002	100%	33.25%	\$16,011	4	.25	\$4,003	DCU No. 03-271 (04-052) repairs.
Ceiling Finishes	\$5.58	30	110%	1982	2012	100%	33.25%	\$29,234	4	.25	\$7,308	Minor ceiling tile water stain from roof leaks SEE PHOTOS (ATL 10/6/10)
Communications and Security	\$2.12	15	90%	1998	2013	100%	33.25%	\$9,074	4	.25	\$2,269	1998 Phones or hand held and Intercom (ATL 10/6/10)
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$1,841	4	.25	\$460	1995
Exterior Doors and Windows	\$5.66	30	110%	1982	2012	100%	33.25%	\$29,620	4	.25	\$7,405	DCU No. 03-271 (04-052) repairs.
Exterior Walls	\$11.15	100	100%	1982	2082	12%	33.25%	\$6,133	9	.25	\$1,533	
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$8,477	4	.25	\$2,119	1998
Floor Finishes	\$5.83	12	110%	2005	2017	84%	33.25%	\$25,661	9	.25	\$6,415	Rug and tile in classrooms (ATL 10/6/10)
Foundtion/Slab/Structure	\$15.98	100	100%	1982	2082	12%	33.25%	\$8,795	9	.25	\$2,199	DCU No. 03-271 (04-052) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$17,395	9	.25	\$4,349	DCU No. 03-271 (04-052) repairs. Evap. Coolers (ATL 10/6/10)
Interior Doors and Partitions	\$9.08	50	90%	1982	2032	46%	33.25%	\$17,985	9	.25	\$4,496	
Interior Walls	\$7.90	60	90%	1982	2042	32%	33.25%	\$10,867	9	.25	\$2,717	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$7,782	9	.25	\$1,945	DCU No. 03-271 (04-052) repairs.
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$908	9	.25	\$227	DCU No. 03-271 (04-052) repairs.
Other Equipment	\$6.59	60	110%	1982	2042	32%	33.25%	\$11,082	9	.25	\$2,771	
Plumbing	\$15.49	30	100%	1982	2012	100%	33.25%	\$73,732	4	.25	\$18,433	
Roof	\$15.47	20	120%	1982	2002	100%	33.25%	\$88,373	4	.25	\$22,093	Metal Roof (10/6/10 ATL)
Sprinklers and Standpipes	\$3.66	50	130%	2004	2054	6%	33.25%	\$1,303	5	.5	\$651	...lers to janitor's closets. None at this school (ATL 10/6/10) <-- CJA changed to category 5: grandfathered
Wall Finishes	\$4.17	12	100%	1982	1994	100%	33.25%	\$19,846	2	1.5	\$29,769	Yearly upkeep Clean and painted (10/6/10)
Total:								\$384,118			\$121,163	



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Asset Detail

Building Name: Original Const (1955) **Cost Model:** Elementary School Building **Size:** 8,080

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. 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%	\$8,221	9	.25	\$2,055	...irs. New unit over kitchen area 2005 - SEE PHOTOS(ATL 10/6/10) <-- CJA Removed negative adjustment amount
Ceiling Finishes	\$5.58	30	110%	1990	2020	75%	33.25%	\$37,273	9	.25	\$9,318	1990
Communications and Security	\$2.12	15	90%	2000	2015	100%	33.25%	\$15,403	4	.25	\$3,851	Updated in 2000 Phones or hand held unit and intercom (ATL 10/6/10)
Emergency Light and Power	\$0.43	20	90%	1995	2015	100%	33.25%	\$3,124	4	.25	\$781	1995
Exterior Doors and Windows	\$5.66	30	110%	1955	1985	100%	33.25%	\$50,279	2	1.5	\$75,418	DCU No. 03-271 (04-052) repair Mix of older and newer windows - SEE PHOTOS (ATL 10/6/10)
Exterior Walls	\$11.15	100	100%	2002	2102	2%	33.25%	\$1,765	9	.25	\$441	Minor stucco cracks, restucco in 2002 est. (ATL 10/6/10)
Fire Detection/Alarm	\$1.98	15	90%	1998	2013	100%	33.25%	\$14,390	4	.25	\$3,597	1998
Floor Finishes	\$5.83	12	110%	1998	2010	100%	33.25%	\$51,838	4	.25	\$12,959	Most flooring replaced with carpet in 1998
Foundtion/Slab/Structure	\$15.98	100	100%	1955	2055	37%	33.25%	\$48,058	9	.25	\$12,014	DCU No. 03-271 (04-052) repairs.
HVAC	\$22.84	30	100%	2004	2034	16%	33.25%	\$29,528	9	.25	\$7,382	DCU No. 03-271 (04-052) repairs. 7/8/13 Update AM Per FMAR: Swamp cooler in good condition.
Interior Doors and Partitions	\$9.08	50	90%	1955	2005	100%	33.25%	\$66,022	4	.25	\$16,505	
Interior Walls	\$7.90	60	90%	1955	2015	100%	33.25%	\$57,445	4	.25	\$14,361	
Lighting/Branch Circuits	\$11.35	30	90%	2004	2034	16%	33.25%	\$13,209	9	.25	\$3,302	DCU No. 03-271 (04-052) repairs.
Main Power/Emergency	\$1.33	30	90%	2004	2034	16%	33.25%	\$1,542	9	.25	\$385	DCU No. 03-271 (04-052) repairs. 7/8/13 Update AM Per FMAR: Good working condition.
Other Equipment	\$6.59	60	110%	1955	2015	100%	33.25%	\$58,585	4	.25	\$14,646	>150% BOMA
Plumbing	\$15.49	30	100%	1955	1985	100%	33.25%	\$125,159	2	1.5	\$187,738	Credit for new fixtures 7/8/13 Update AM Per FMAR: Fixtures are newer and the plumbing is ok.



Executive Summary Report

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Roof	\$15.47	20	120%	2004	2024	36%	33.25%	\$54,004	9	.25	\$13,501	...gh out the years New roof: estimated 2004: TPO and Metal (ATL 10/6/10) 7/8/13 Update AM Per FMAR: Metal roof.
Sprinklers and Standpipes	\$3.66	50	130%	2004	2054	6%	33.25%	\$2,212	5	.5	\$1,106	...klers @ janitor's closets. None at this school (ATL 10/6/10) <-- CJA changed to category 5: grandfathered.
Wall Finishes	\$4.17	12	100%	1955	1967	100%	33.25%	\$33,689	2	1.5	\$50,533	Yearly upkeep. DCU No. 03-271 (04-052) repairs. Clean and painted (ATL 10/6/10)
Total:								\$671,744			\$429,897	



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Asset Detail

Building Name: Portables (1988) 1 **Cost Model:** Elementary School Portable **Size:** 960

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	1988	2003	100%	33.25%	\$47,392	4	.25	\$11,848	
Total:								\$47,392			\$11,848	



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Asset Detail

Building Name: Portables (2003) 2 **Cost Model:** Elementary School Portable **Size:** 1,792

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2003	2018	75%	33.25%	\$66,447	9	.25	\$16,612	
Total:								\$66,447			\$16,612	



District: **Grants Cibola** School: **Seboyeta ES** School ID: **088155**

Asset Detail

Building Name: Portables (2004) 1 **Cost Model:** Elementary School Portable **Size:** 1,792

Name	Cost SF	Renewal Life	Last Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$49.37	15	100%	2004	2019	64%	33.25%	\$56,617	9	.25	\$14,154	
Total:								\$56,617			\$14,154	



District: **Grants Cibola**

School: **Seboyeta ES**

School ID: **088155**

Asset Detail

Building Name: Site Cost Model: Elementary School Site Size: 17,384

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Fencing	\$0.63	100	90%	1955	2055	37%	33.25%	\$3,687	9	.25	\$922	Continual upkeep
Parking Lots	\$4.07	20	110%	2004	2024	36%	33.25%	\$28,037	9	.25	\$7,009	DCU No. 03-271 (04-052) repairs. In need of repair, striping, paving - SEE PHOTO (ATL 10/6/10)
Playground Equipment	\$1.45	15	80%	1998	2013	100%	33.25%	\$20,165	4	.25	\$5,041	1998, not enough equipment
Site Lighting	\$2.79	40	100%	2004	2044	9%	33.25%	\$4,365	9	.25	\$1,091	...s indicated change to cat 9: Normal; No last reno date. I set it at 2004 due to other site work that occurred.
Site Specialties	\$0.29	40	100%	1955	1995	100%	33.25%	\$5,041	4	.25	\$1,260	
Site Utilities	\$2.17	50	120%	1955	2005	100%	33.25%	\$45,198	4	.25	\$11,300	Repair gas lines and grease traps 2004
Walkways	\$2.15	30	110%	2004	2034	16%	33.25%	\$6,592	9	.25	\$1,648	...U No. 03-271 (04-052) repairs. Minor spreading of concrete, Around the 1955 building- SEE PHOTO (ATL 10/6/10)
Total:								\$113,086			\$28,272	



District: **Grants Cibola** School: **Seboyeta ES**

School ID: **088155**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	7
Number of Staff:	13	Number of 1-5 Students:	58
Number of Students:	70	Number of 6-8 Students:	5
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	12,840	General Storage NSF:	562
Portable GSF:	4,544	Maintenance or Janitorial Space NSF:	96
Admin NSF:	1,107	Media Center NSF:	896
Art/Music NSF:	960	Parent Work Space NSF:	0
Assembly NSF:	4,592	Physical Ed NSF:	4,592
Career Ed NSF:	0	Science Classroom NSF:	0
Computer Lab NSF:	896	Science Storage NSF:	0
Faculty Work Area NSF:	178	Special Education Classroom NSF:	0
Food Service NSF:	5,019	Student Health NSF:	0
General Classroom NSF:	4,430		

Classrooms

Number of Classrooms:	6	Number of Special Education Classrooms:	0
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Parking

Number of Paved Parking Spaces:	27	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	2	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	7		

Miscellaneous

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



District: **Grants Cibola** School: **Seboyeta ES**

School ID: **088155**

EA Deficiencies

EA Cost Model: Elementary School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Student Health Square Footage	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Missing or Inadequate Multi-use Play Area	0	1	\$11,436	\$11,436.30	\$15,239	8	.5	\$7,619
Insufficient Total Parking	34	20	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	1	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,592	2,600	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	896	210	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	96	35	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	562	70	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	4,430	2,346	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,019	1,350	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	178	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	896	700	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,107	255	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	960	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	2	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$47,219			\$103,559

GRANTS CIBOLA COUNTY SCHOOLS FMAR MAJOR AND MINOR FINDINGS

GCCS is familiar with the PSFA Facilities Maintenance Assessment Report (FMAR) and the importance of the information it contains. GCCS administration and its maintenance supervisor review each FMAR as it is received from PSFA. The majority of findings identified in the FMAR are items that the district maintenance staff addresses quickly within its maintenance budget; however, there have been some major findings that require capital funding. During the FMP process, the FMAR for each school is reviewed to determine the current status of the identified findings. Findings that the district is not been able to address with SB-9 funds are included in the capital plan. The capital plan identifies a cost associated with the finding and the approximate timeline for rectifying the finding.

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FMAR Status Report with 5 Year History

Date: August 19, 2016

School District Name: Grants Cibola County School District

District Address: 401 N. Second Street, Grants NM 87020

Superintendent: Dr. Marc Space

Maintenance Supervisor: Mark Clark

Grants Cibola County Schools	FMAR % Rating	Minor Findings	Major Findings
Grants Average FMAR 2011 to current	48.59% Poor	***	***
Bluewater Elementary (088915) FMAR Date: 9/23/2015: FMAR Date: 2/9/2012:	42.23%, Poor 72.88% Satisfactory	3 –SU, SD, RFG, 3 – SU, FPS, KE/R	7 - P/AF, SW, GR, E/ED, L, FPS 0
Cubero Elementary School New 2011 (088038) FMAR Date: 11/17/2014:	65.57% Marginal	3- WF, RFG, L	3 – RP, SD, ID
Grants High School (088055) FMAR Date: 1/27/2016:	46.15% Poor	3 – RP, SD, RFG	5 – WFCS, HK, FPS, HVAC, AF
Laguna-Acoma High School (088057) FMAR Date: 9/9/2013:	54.74% Poor	3 – RR, KE/R, R/WH	2 – SD, RFG
Laguna-Acoma Middle School (088058) FMAR Date: 9/9/2013: See Laguna Acoma High School above	***	**	**
Los Alamitos Middle School (088056) FMAR Date: No Data	No Data	**	**
Mesa View Elementary School (088099) FMAR Date: 9/8/2015: FMAR Date: 6/11/2013:	41.71% Poor 53.13% Poor	2 – E/ED, FPS 9 – P/AF, WF, EED, WFCS, FPS, ER, HVAC, AF, KE/R	4 – SD, WF, ED, AF 3 – RFG, HK, ED
Milan Elementary School (088104) FMAR Date: 12/1/2014: FMAR Date: 6/11/2013	68.44% Poor 71.45% Satisfactory	3 – HK, ED, L 5 – P/AF, SD, RFG, HK, ER	2 - FPS, ER 1 - ED
Mount Taylor Elementary School (088106) FMAR Date: 8/26/2013:	22.52% Poor	1 - WFCS	8 – SU, P/AF, SD, W/F, RFG, ED, FPS, ER
San Rafael Elementary School (088152) FMAR Date: 4/9/2014: FMAR Date: 2/9/2012:	31.04% Poor 71.93% Satisfactory	2 – RP, P/AF 7 – P/AF, GR, W/C, RFG, WFCS, ED, FPS	7 – SU, SD, WC, WF, E/ED, RFG, FPS 0
Seyboyeta Elementary School (088155) FMAR Date: 9/9/2013:	57.32% Poor	6 – SD, SW, E/ED, RFG, ED, P/WH	2 – W/F, FPS
End	***	Total Minors: 50	Total Majors: 44

Facility Maintenance Assessment Report

2012 GRANTS

088915 BLUEWATER ELEMENTARY

Combined Id 1:
Schools Id 2:

FMAR_Date: 2/9/2012 Weather: Clear and cold

PSFA Reps: Martinez, Les

District Reps: Mark Clark

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Playgrounds/Athletic Fields	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	8	-2.83	0	-22.64
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-2.83	0	-19.81
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	0	0	0.00
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-2.83	1.5	-8.49
Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34	
FIMS Qtr: 1 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.50
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				7	-1.89		-13.23
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				3	-3.77		-11.31
Total Performance Deficiencies:		-271.20		Total Score:		728.81		Overall Rating:		72.88%			

Comments Section

Roadway/Parking

Signage and striping in place and visible.

Site Utilities

Damage occurring to water meter manhole cover and bollards should be placed in front of gas line on back side of school or vehicle travel should be stopped in this area.

Playgrounds/Athletic Fields

Well kept with plenty of impact material in place.

Site Drainage

Front of school drains well, back side of school drainage needs to be addressed.

Sidewalks

Some deterioration noted at front of school, recommend replacement of these sections

Grounds

Grounds well kept with minimal debris and excess storage, recommend removal of material next to portable at rear of building.

Windows/Caulking

Found to be in good operational state.

Walls/Finishes

No damage noted, however north side of building is being exposed to possible stucco deterioration from drainage from roof.

Entry/Exterior Doors

Recommend complete PM program , doors are old but functioning with a few observed issues, some settling may be occurring.

Roof/Flashing/Gutters

Roof functioning as designed.

Walls/Floors/Ceilings/Stairs

One leak noted at penetration from roof top unit, above school entrance.

Interior Doors

No problems observed.

Restrooms

Restrooms clean and well maintained, some high dusting of vents recommended.

Housekeeping

<Comment Required>

Electrical Distribution

<Comment Required>

Lighting

Functioning and maintained to a satisfactory state

Fire Protection Systems

Fire extinguishers not consistently checked, some Exit signs not functioning.

Equipment Rooms

Storage in limited space was tight but satisfactory

Heating/Cooling/Ventilation

HVAC equipment functioning as designed.

Air Filters

Periodically changed, recommend developing PM schedule for this function

Kitchen Equipment/Refrig

Recommend Food services and maintenance develop responsibility rules, food warmer knobs in disrepair no work order.

Plumbing/Water Heaters

One water fountain noted to be in disrepair -work order in place.

Facility Maintenance Assessment Report

2015 GRANTS

088915 Bluewater ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 9/23/2015 Weather: 70 degrees sunny

PSFA Reps: Scott Ficklin Tillotson, Larry

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-3.77	3.5	-65.98
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-2.83	1.5	-33.96
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-3.77	3.5	-26.39
	Grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-2.83	3.5	-19.81
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Walls/Finishes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	7	-2.83	3.5	-69.34
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Housekeeping	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.71
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-1.89	3.5	-33.08
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-1.89	3.5	-66.15
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-0.95	0	-9.50
	Air Filters	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Plumbing/Water Heaters	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-0.95	0	-5.70
FIMS Qtr: 3 Maintenance Management	PM Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				10	-3.77		-37.70
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				7	-3.77		-26.39
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maint. Contractor Oversight	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				3	-3.77		-11.31
Total Performance Deficiencies: -577.65 Total Score: 422.35 Overall Rating: 42.23%													

Comments Section

Roadway/Parking

Parking lot stripping and signage are clearly visible and in good condition. Asphalt surface has minor cracking evident. Recommend resealing parking lot to mitigate further damage.

Site Utilities

Water meter manhole cover on the north west side of the building needs protected from vehicle traffic. Vehicles are driving over it and cracking the concrete slab and the manhole cover. Recommend installing bollards to prevent being driven over. Gas line feed protected by a concrete block.

Playgrounds/Athletic Fields

Playgrounds athletic fields are in marginal condition. Basketball courts are not usable. The basketball courts have deteriorated and have weeds almost covering the entire court. One tether ball pole has concrete exposed and is a hazard. Swing set on the south side is missing two swings. Broken impact material border on the south west play area. Weeds need removed in all play areas and throughout all asphalt play areas. Pest problems throughout the play ground and athletic fields. Recommend improved weed management throughout, impact materials needs to be managed better and borders need repaired. Portables and hardware on the east side of the lot need secured from the general public.

Site Drainage

Water is draining into the gym vestibule when it rains. The grade of the parking lot is higher than the building causing the water to drain into vestibule. North side of the building the sidewalk is sloped back to the building allowing water to drain back to the building.

Sidewalks

Sidewalks are in poor condition. Multiple trip hazards were observed on the south side of the building. There are weeds growing out of the cracks in most of the sidewalks. Sidewalk on the north side is separating from the building and the district is using asphalt to try and fix this issue. Sidewalks in between buildings has moss growing on them and show no sign of maintenance. Recommend review of sidewalks and develop a plan of correction to identified issues.

Grounds

Grounds are in marginal condition. There are a lot of weeds throughout the facility. Recommend PM schedule for weed removal. Old portables and there associated hardware are not fenced of and are accessible to the children. Recommend securing these areas to prevent accidents. There are a lot of rodent holes throughout the play area. Two concrete blocks in the play area are a hazard and need secured or removed.

Windows/Caulking

Window caulking is in satisfactory condition. Windows appeared to operate correctly with no issues. Caulking was in place and no windows were observed broken or cracked.

Walls/Finishes

Exterior walls appear to be in good condition. No major cracks or issues were observed. Minor stains on the north side due to improper roof drainage observed. Recommend reviewing drainage and repairing to mitigate further damage.

Entry/Exterior Doors

Exit doors in the hallway between buildings are in poor condition. The hardware does not operate correctly and they are chained closed. Exit doors may not be locked to prevent egress in the event of a emergency. Some of the doors have been upgraded to metal doors but the rest are still wood. Recommend reviewing all doors and replace or repair as needed. Metal doors need paint.

Roof/Flashing/Gutters

Roofs are in satisfactory condition. For the most part, roofs are clean and well kept. Except for over the kitchen: there are a couple of trees growing on the roof. Recommend clearing this debris to mitigate further damage.

Walls/Floors/Ceilings/Stairs

Classrooms throughout the facility were replaced within the last 5 years. Hallways are carpet and in satisfactory condition with no hazards. VCT in the café/gym have spots that the district has replaced and are

in satisfactory condition. Ceilings and walls are in satisfactory condition with no issues noted.

Interior Doors

All interior doors are in working order. No issues noted. Doors operated properly, closing fully and latching all hardware and locks worked correctly, door finishes are in good shape. Recommend preventive work order quarterly to check doors for issues.

Restrooms

Restrooms were clean and well kept. Faucets, urinals, and sinks operated as designed. Privacy stalls were intact.

Housekeeping

Classrooms and offices were clean and well kept with no issues. High dusting is being completed. Some minor storage issues throughout the facility. Recommend reviewing storage and making sure there is no storage within 12 inches from the ceiling.

Electrical Distribution

Electrical panel in the portable has exposed bus bar and entire panel is exposed. The inner panel covers is missing. Panel had a master lock on it but was not locked. This panel could be accessed by students and must be locked. All other electrical panels were secured and labeled correctly.

Lighting

Lighting throughout the facility was observed operational with no issues. Multiple exit lights did not function correctly. Recommend monthly PM plan to inspect and repair exit lighting. Check outdoor lighting after hours to ensure proper operation.

Fire Protection Systems

Multiple exit lights did not operate correctly. Annual inspections are being completed but monthly inspections on fire extinguishers are not being completed. Kitchen hood is due for its semi annual inspection. No sprinkler system installed. Recommend monthly PM plan for fire extinguishers and exit and emergency lighting.

Equipment Rooms

Equipment rooms are in satisfactory condition. Electrical room on the north side of the café has storage within 36 inches of electrical panel. Recommend organizing all equipment room.

Heating/Cooling/Ventilation

Most of the HVAC units were newer and in good condition. Exhaust fans appeared to be operational and in good condition.

Air Filters

Filters had been changed on the 21st of September and are clean and in good condition.

Kitchen Equipment/Refrig

Kitchen overall was clean well kept. Equipment appeared almost new and fully functional, freezer coils were clear. Kitchen hood is due for its semi annual inspection.

Plumbing/Water Heaters

Faucets, sinks, urinals and water fountains operated correctly. Water heaters were dated with date of installation. No issues noted.

Facility Maintenance Assessment Report

2014 GRANTS

088038 CUBERO ELEMENTARY

○ Combined Id 1:
Schools Id 2:

FMAR_Date: 11/17/2014 Weather: Early winter conditions , cold AM frost, co

PSFA Reps: Jim Hill Tillotson, Larry

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	○	○	●	○	●	○	3	-3.77	3.5	-39.59
	Site Utilities	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Playgrounds/Athletic Fields	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Site Drainage	○	○	○	●	○	○	●	○	8	-2.83	3.5	-79.24
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Walls/Finishes	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Entry/Exterior Doors	○	●	○	○	○	○	○	●	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	○	○	●	○	○	●	○	○	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Interior Doors	○	○	○	●	○	○	●	○	3	-2.83	3.5	-29.72
	Restrooms	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Housekeeping	○	●	○	○	○	○	○	●	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Lighting	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Fire Protection Systems	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Equipment Rooms	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Air Filters	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34
FIMS Qtr: 4 Maintenance Management	PM Plan	●	○	○	○	○				10	0	0.00	
	FIMS and Equipment Data	○	○	●	○	○				7	-1.89	-13.23	
	Staff Development	○	○	●	○	○				5	-1.89	-9.45	
	Maintenance Safety	○	●	○	○	○				5	-0.95	-4.75	
	Maint. Contractor Oversight	●	○	○	○	○				5	0	0.00	
	Facilities Master Plan (Renewal)	○	○	●	○	○				3	-1.89	-5.67	
Total Performance Deficiencies:		-344.34		Total Score:		655.66		Overall Rating:		65.57%			

Comments Section

Roadway/Parking

Parking lot and road ways are only 3 years old. Already there are a lot of major cracks with weeds growing. Many cracks are completely through the driving surface and into the sub surface causing erosion of the sub surface grading. The trenches dug through the parking lots to install the parking lot lights wiring are sinking assumed due to compaction of trench soil. This is causing the driving surface to collapse in some areas. One spot near the curb and side walk to the front door is very bad and is a trip hazard. Personnel report there have been several incidents reported.

Results: Given the parking lot is only 3 years old, (2012 acceptance date) the documented conditions are UN satisfactory resulting in POOR performance level. The Trip hazard and reported incidents resulting from that hazard cause a MAJOR deficiency factor. Repair is necessary. Recommend immediate evaluation of the parking lot and issues along with review of installation contract for possible warranty repair

Site Utilities

Propane tanks are located in secured area enclosed by a block wall and fence, they are secure locked and physically protected, located well away from the facility, the areas are well kept, clean, and free of debris, with appropriate labels. Man hole and sprinkler system covers are secure. There are some issues with erosion covering man holes with probable water entry. Electrical utilities are located on back side of facility well away from area where they might easily be damaged, they are locked, labeled and accessible, and the areas are clean. Over all the utilities installation and maintenance are above average Results are Good performance level. See Site Drainage for erosion issues.

Playgrounds/Athletic Fields

Playgrounds: The play areas and equipment are equal to any in the state. The play areas are very well, maintained and clean. Equipment is in very good condition. Each play area is separated to be age appropriate. The areas are well protected and secure. No playground or equipment issues noted resulting in a Good Performance level. The area around the back stop is has some grounds issues due to weeds and debris. There are some drainage issues. See site drainage for those issues

Site Drainage

Water from roof is drained and directed away from building.

Over all Site drainage is "Challenging" especially with the heavy record rains fall 2014.

Drainage from the slope to the east of the facility is causing some problems as this drainage is not well directed through or around the facility. This is causing erosion especially near the fire pump house. The erosion near the SE corner is severe and could eventually cause damage to the building if not corrected. There is a lot of dirt and debris being washed over roads into drains and designed ditches, many of which are plugged up. The resulting erosion has damaged landscaping.

A particular concern is the South side of the kinder play area. The over flow and resulting erosion at the base of the retaining wall could damage this very nice play area. While the roof drains well and water is generally directed away from the building the east of the facility near the slope does not drain well allowing water to hold next to the buildings.

Results: below average performance level as the dirt and debris is plugging up the system.

Overall the system does not adequately handle the drainage from the slope above the facility.

Major Deficiency factor due to the erosion near the pump house.

Sidewalks

Sidewalks are in new or very good condition, No major cracks, heaving or settling, no trip hazards noted. Spalling and chipping was not observed. Results in a Performance level of Satisfactory for age of facility. There are a few weeds or grass in some of the expansion joints of the concrete. The level of this issue is currently minor but does need to be controlled before it causes problems.

Recommendations: Control the weeds or grass in expansion joints failure to do so could result in cracking or heaving of the walkways. Do not drive vehicles on side walk / concrete areas as this has caused heavy damage in other districts.

Grounds

The level of effort maintaining the grounds is commendable and effective. No graffiti or vandalism anywhere on the facility was noted. Trash, and debris are well controlled in most areas.

Xeriscaping is used effectively and well done. Landscaping is new but has some damage and there are some

weeds and debris on the back side of the facility from the recent record rains. The level of response needed to repair these issues is beyond local School janitorial staff level.

Results Good Performance level by local level staff

Recommendation: district level evaluation / response to issues resulting from recent rains.

Windows/Caulking

Exterior windows are double paned windows in metal frames. In classroom areas there is a single pane within each window unit that can be opened. Exterior windows are in normal condition for desert environment. Units are fully functional. No windows were observed as cracked or broken. Caulking is in good shape. No rust or corrosion was noted on the frames Results Good performance Level

Walls/Finishes

Walls type is varied: slump block, stucco and rock type.

Walls were noted as in good condition. No graffiti was observed.

Caulking at wall seams and wall to ground is in new condition.

One issue was noted on front side of building where block wall transitions to rock type slump.

There is a need for sealing in this area. See photographs

Results: Satisfactory or average performance level with minor deficiency factor due to the one issue noted.

Results would have been above average except for the noted issue.

Entry/Exterior Doors

All exterior doors are in new condition, doors operate properly; they open close and latch as required.

Examined Hardware, handles, and locks are in really good condition.

Tested handicap devices all work as designed.

Results: Good performance level. Recommendation: Keep up the good work. Suggest regularly scheduled

Preventive work order to examine the exterior doors and address any noted issues as well as document efforts.

Roof/Flashing/Gutters

TPO and raised metal seam roof in new condition there are no leak indicators inside of the building.

On the TPO roof there are some screws and pieces of metals, from AHU install and maintenance activities

other minor debris was noted. Results: Performance level: Satisfactory or average only with a Minor Deficiency factor as the metal debris looks like it is from installation about 3 years ago or maintenance work.

Note: The metal and other debris will damage the new TPO roof if not removed.

Recommendation: Work order to remove screws and other metal debris from the roof before these damage the roof surface. There is a rolling magnet available that will quickly pick up metal screws.

Regularly Scheduled Preventive work order to inspect and maintain status of roof.

Walls/Floors/Ceilings/Stairs

Walls are in good shape, with no cracks or splitting. Wall finish are in good shape

Floor tiles and VCT flooring where used are normal condition, No broke or chipped tiles were noted. Carpeted areas are in good shape with normal wear. Polished concrete floors have some cracks, these are not at trip

level or pose a hazard. The amount of cracking is at normal level. Facility staff does not report any new or developing cracks. Ceilings are normal with very few stained or cracked tiles noted.

Results: Satisfactory performance level indicating normal conditions.

Interior Doors

Interior doors are in good shape, door finishes are in good shape. No issues noted.

Handicap doors tested worked correctly. Fire doors closed fully and latched but there is a problem as follows:

NOTED issue: fire doors with releasing magnets had door stops installed, this is not permitted by code, and held fire doors must release, close and latch upon activation of system. Door stops prevent correct / reliable operation. One door magnet was not holding the fire door open, possible power loading issue with fire alarm system: See also fire protection systems

Results: Marginal performance level, below average with Major deficiency for code violation door stops on fire doors.

Recommend Corrective work order to repair identified issues.

Preventive work order quarterly to check doors for issues.

Restrooms

*Rest rooms were found to be well kept, clean and fully functional.
All fixtures worked as designed. No issues noted. Results GOOD 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

The facility overall is well kept, restrooms, kitchens, offices, meeting rooms and break rooms are clean and orderly. Electrical and mechanical rooms are not being used for storage cleaners and chemicals are stored properly.

Electrical Distribution

Electrical distribution panels are secured, panel schedules are available, and panels located in corridors are locked. Panels have the required 3 Ft clearance, Performance levels GOOD.

Lighting

*Lighting in the facility is adequate. NO lights were noted as not functional.
Tested Emergency exit lights were functional illuminated exit lights were all working.
Exterior lights seemed functional had some lens dirty or dusty.
An issue was noted: There was a lot of "Chirping" in hallways at a very noticeable and irritating level.
Although assessor was not able to identify exact source of the chirping. The chirping is very similar to what is produced by devices with failing batteries. The thought being that during NON School hours the normal power to the lights is turned off, When the power is turned off lighting switches to emergency lighting or battery power wearing down the batteries. Thus the Chirping might be from batteries failing on emergency lighting units.
Results Satisfactory or normal performance level. Minor deficiency factor as the source of the chirping could not be clearly identified, NOTE: this chirping has not been encountered in other educational facilities.
HIGHLY Recommend Full test of the interior Emergency lighting to assure emergency lighting is functional and batteries are not failing. Check outside lights during night time to assure correct function. Regularly scheduled preventative maintenance work order to test Emergency lighting.
Check and Clean exterior lens as needed*

Fire Protection Systems

*Building fire alarm system, was in normal condition.
Site Portable Extinguishers, Kitchen Portable extinguisher, and fixed hood system, are up to date annual on inspections and are receiving monthly inspection.
Sprinkler system including fire pump was current on inspections. Minor issue apparently there is a large rodent making a home on top of the fire pump engine. There is a lot of droppings which need cleaned up.
Results: Satisfactory performance level as all fire systems were in normal condition with all services and inspections are up to date and properly recorded.*

Equipment Rooms

*Equipment rooms are well kept, no storage issues. Equipment clean and accessible
Satisfactory performance level.
Recommend monthly preventive work order to check all equipment rooms, sweep, and assure no storage,*

Heating/Cooling/Ventilation

*Heating and cooling units are new recently installed.
Roof top AC units, with each class having it's own heating unit
All environmental spaces are comfortable no issues noted,
Performance level satisfactory*

Air Filters

*Air filters had been changed. No issues noted.
Satisfactory performance level*

Kitchen Equipment/Refrig

Kitchen overall was clean well kept. Equipment appeared almost new and fully functional, freezer vanes were clear Results Satisfactory performance level. No issues noted.

Plumbing/Water Heaters

*Plumbing water heaters etc. are new
No Issues noted, all equipment seems well kept and fully operational.*

Results satisfactory performance level.

Facility Maintenance Assessment Report

2016 GRANTS

088055 Grants HS

Combined Id 1:
Schools Id 2:

FMAR_Date: 1/27/2016 Weather: 40 degrees partly cloudy

PSFA Reps: Scott Ficklin Tillotson, Larry

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	12.74
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-1.89	1.5	-22.68
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Walls/Finishes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Entry/Exterior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.72
	Interior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Restrooms	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	4	-1.89	3.5	-26.46
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-8.50
	Lighting	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-2.83	3.5	-99.05
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-2.83	3.5	-99.05
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-2.83	3.5	-49.53
	Kitchen Equipment/Refrig	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
	Plumbing/Water Heaters	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-0.95	0	-5.70
FIMS Qtr: 1 Maintenance Management	PM Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				10	-3.77		-37.70
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				7	-3.77		-26.39
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maintenance Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Maint. Contractor Oversight	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				5	-3.77		-18.85
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>				3	-3.77		-11.31
Total Performance Deficiencies: -538.51 Total Score: 461.49 Overall Rating: 46.15%													

Comments Section

Roadway/Parking

Parking lot's by the career Ed. building are in bad shape. The asphalt is cracking, alligating and the stripping is minimal at the best. No signage was observed. Parking lot by the ROTC building has major cracks throughout that need sealed to mitigate further damage. Roadway in-between these two parking lots is deteriorating and needs replaced. Bus lane and drop off on the west side of the building are newer and in good condition. No striping was observed in this area and there are multiple vehicles parked in this area. Main parking lot has minor cracks and a couple spots that are either deteriorating or alligating possibly due to improper site drainage. Stripping is faded in some areas of the main lot. Recommend repairing all areas of concern on the main parking lot. Also recommend reviewing all parking lots and roadways and repair or replace as needed.

Site Utilities

Electrical transformers and gas line feed are protected by bollards and they are not secured with a fence. Recommend fencing in all utilities to prevent tampering.

Playgrounds/Athletic Fields

Bleachers for the athletic track and field are older constuction but appear to be in satisfactory condition. Track around the athletic field is in good condition. No issues were observed. Athletic fields are grass and in good and well maintained condition. Some dead spots in the grass were observed but is typical for this time of the year.

Site Drainage

Site drainage appears to be in satisfactory condition. Water is directed away from the buildings. East side of the PAC building the drainage is eroding the landscaping material and causes a possible trip hazard. Recommend reviewing this area and fixing as needed. Main drop off in front off the school has some signs of water ponding and is causing the asphalt to deteriorate. Recommend reviewing drainage in this area and repair as needed.

Sidewalks

Carrer education buildings sidewalks are in poor condition. There were signs of spalling and cracking. Sidewalk in between the gym and the art class is in poor condition and needs repaired or replaced. All other sidewalks were in good condition with no trip hazards noted.

Grounds

Grounds were in good maintained condition. No issues were noted.

Windows/Caulking

Windows were in good condition. Caulking was in place with no issues. Windows throughout operated as designed.

Walls/Finishes

Building exterior walls finishes were in good condition. One minor crack on the East side of the band building needs addressed. No other issues were noted.

Entry/Exterior Doors

Doors throughout are in good condition. Sweeps, kick plates and weather stripping were in place. All doors operated as designed.

Roof/Flashing/Gutters

Band roof was clean and free from debris and in good condition. Metal slopped roofs appeared to be in good condition with minor leak indicators observed in the ROTC building. Gym roof over the classrooms have many stained or missing tiles due to roof leaks. Recommend roof inspection and repair.

Walls/Floors/Ceilings/Stairs

Gym classrooms area has a lot of stained or missing tiles. These tiles need replaced or repaired. One missing ceiling tile was observed in the main office. Science classrooms have missing and damaged tiles that need replaced. Ceiling in the art room is falling apart. Recommend replacing all damaged and missing tiles. Floors and walls were in satisfactory condition.

Interior Doors

Interior doors were in good condition. Doors throughout the facility operated per design with no issues noted.

Restrooms

Restrooms were clean and well kept. Faucets, toilets and urinals all operated correctly. Privacy stalls were in good working order.

Housekeeping

Housekeeping was in satisfactory condition. Some high dusting of the HVAC vents was needed. MSDS were available but show a date of 2005. Recommend updating MSDS'S with current chemicals. Aerosol cans that are flammable need to be stored in a fire proof cabinet. Some high storage issues were noted and need rectified. General classrooms and offices were clean and well kept.

Electrical Distribution

Electrical rooms throughout were in satisfactory condition. One electrical room by the athletic field has chair storage racks and is inaccessible. Recommend clearing this room to allow access to the electrical panels. Two electrical panels are missing blank covers and have exposed bus bars. Electrical panels in the hallways are locked.

Lighting

Emergency lights in the career academy and one in the art room did not operate correctly. One light has a burnt out bulb but overall the lighting was in good condition.

Fire Protection Systems

Main fire alarm panel and career academy's panel were showing a system trouble and needs serviced. Fire extinguishers in the career academy need annual inspection. All other fire extinguishers were current on their annual and monthly inspections. Fire sprinkler systems were current on their quarterly inspections. Kitchen hood is current on its semi annual inspection. One custodial closet has flammable aerosol cans that should be stored in an approved container.

Equipment Rooms

Equipment rooms were clean and in well maintained condition except for one electrical room by the athletic track. Recommend clearing all storage from these rooms to allow access to electrical equipment.

Heating/Cooling/Ventilation

There were a lot of complaints about the heating and cooling in the main building rooms to hot and rooms to cold. HVAC units on the band and drama building were newer and in good condition. Units appear to have exhaust issue that could be harmful to the unit. Boilers appeared to be in good working condition. Recommend professional HVAC technician to review units and repair as needed.

Air Filters

Air filters in the career academy have not been changed since November 21, 2014. Maintenance staff advised me they would be changed and that they must of got over looked. Air filters on the drama building have a date of Dec 6th 2015 but are mostly very dirty. Recommend replacing filters and marking with install date.

Kitchen Equipment/Refrig

Kitchen equipment appeared to be in good working condition. The kitchen hood was clean, up to date on current inspection. Lights and exhaust fan operated as designed. Equipment was clean and MSDS was readily available. Cooling coils on the refrigerator need cleaned.

Plumbing/Water Heaters

Water fountains throughout the facility operated as designed. Water heaters appeared to be in good condition with no visible leaks or damage. Eye wash stations are being tested but would recommend testing on a monthly basis. Faucets, toilets, urinals and all other plumbing fixtures operated correctly.

Facility Maintenance Assessment Report

2013 GRANTS

088057 LAGUNA-ACOMA HIGH

Combined Id 1: 088056 Los Alamitos MS
 Schools Id 2: 088058 LAGUNA-ACOMA MIDDLE

FMAR_Date: 9/9/2013 Weather: Cloudy intermittent heavy rain

PSFA Reps: Hill, Jim

District Reps: J. Jerge School Custodial

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	8	-2.83	3.5	-79.24
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-1.89	0	-13.23
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-3.77	3.5	-131.95
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-2.83	0	-8.49
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-2.83	1.5	-8.49
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	6	-2.83	1.5	-25.47
FIMS Qtr: 3 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.50
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85
Total Performance Deficiencies:		-452.59		Total Score:		547.41		Overall Rating:		54.74%			

Comments Section

Roadway/Parking

Drive ways and parking are in good to satisfactory to marginal, some splitting and weeds were observed, and signage is clearly visible while striping is becoming hard to see. Reference photos 1154 thru 1157

Site Utilities

jh, 9-13-13

Playgrounds/Athletic Fields

Sloppy condition due to recent rains

Site Drainage

In most areas water is drained away from the building. However there several areas which water is not drained resulting in flooding in some interior areas of building, damage to landscaping. Splash block position needs to be reviewed and adjusted as necessary. Reference photos 1120, 1131 thru 1134, 1137, 1179, 1179 the major ranking is due to water in side of building

Sidewalks

jh, 9-13-13

Grounds

jh, 9-13-13

Windows/Caulking

jh. 9-13-13

Walls/Finishes

<Comment Required>

Entry/Exterior Doors

<Comment Required>

Roof/Flashing/Gutters

Roof maintenance is Poor. Many Evaporative AC units are leaking water continuously resulting in standing water on the roof. On some units the leaks have formed mineral columns from evaporating water leaving behind mineral deposits. Reference Photos 1098, 1099, 1110 thru 1115, 1140, 1142 thru 1150.

In one area above the stage the water leaking form the Ac unit has caused collapse of the lay in ceiling above the stage photos 1128 thru 1130 show the damage inside of building Photo 1147 is the unit causing the damage.

The roof in general is in very poor shape, blistering bubbling buckling and many gaps were observed. The granular material from the rolled asphalt roof is in many places completely worn away exposing the soft roof material. Reference Photos # 1072 thru 1115

Walls/Floors/Ceilings/Stairs

Some tiles stained, 9-13-13

Interior Doors

<Comment Required>

Restrooms

One rest room had toilet out of order, unable to get any hot water in any rest room, privacy stalls locks to not work, bolts or hardware missing

Housekeeping

<Comment Required>

Electrical Distribution

<Comment Required>

Lighting

<Comment Required>

Fire Protection Systems

Inspections are upto date no observed issues

Equipment Rooms

<Comment Required>

Heating/Cooling/Ventilation

<Comment Required>

Air Filters

<Comment Required>

Kitchen Equipment/Refrig

Freezer coils clogged reference photos 1207 thru 1210

Plumbing/Water Heaters

UN able to get hot water in any restroom allowed water to run from multiple sinks for several minutes

Facility Maintenance Assessment Report

2013 GRANTS

088099 MESA VIEW ELEMENTARY

Combined Id 1:
Schools Id 2:

FMAR_Date: 6/11/2013 Weather: Windy and Sunny

PSFA Reps: Bryand, Lee

District Reps: Judy Molina

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-2.83	0	-8.49
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Site Drainage	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	8	-0.95	0	-7.60
	Sidewalks	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
	Grounds	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-2.83	0	-8.49
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	7	-2.83	1.5	-29.72
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-2.83	3.5	-99.05
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.51
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	4	-2.83	3.5	-39.62
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.71
	Lighting	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-2.83	1.5	-42.45
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-2.83	1.5	-8.49
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-2.83	1.5	-42.45
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23
	Kitchen Equipment/Refrig	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-1.89	1.5	-5.67
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34
FIMS Qtr: 2 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.50
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85
Total Performance Deficiencies:		-468.74		Total Score:		531.26		Overall Rating:		53.13%			

Comments Section

Roadway/Parking

Fire lanes not evident. Handicap parking spaces DSCN8861 and signage clearly marked. Observed cracking in parking lot and roadway asphalt DSCN8424, DSCN8859, and evidence of sink holes starting in bus lanes DSCN8723, DSCN8725, DSCN8858. Roadway paint is faded DSCN8721, DSCN8722.

Site Utilities

Site utilities are locked and secured DSCN8597, DSCN8598. Observed debris around gas regulator and no barriers (not in vehicle area) DSCN8806, but large amounts of unsecured data cable and phone lines piled up on gas connections.

Playgrounds/Athletic Fields

Found no damage to playground equipment DSCN8803, DSCN8796, DSCN8774. Pavement around playground is broken up and chunks of asphalt are scattered around causing tripping hazards DSCN8796, DSCN8797. Impact surface and barrier are intact on small play area DSCN8591, DSCN8590. Swings were twisted and spun around equipment DSCN8773, DSCN8771. Found no grass or shade devices installed.

Site Drainage

Site drainage is effective around school DSCN8637, DSCN8644, DSCN9647, DSCN8594. Observed water from coolers running back towards building in some areas DSCN8635, DSCN8638, DSCN8645. No roof drains are installed on pitched roof. Roof drains and outlets are clear on Pre-K building DSCN8346, DSCN8362.

Sidewalks

Observed minor cracking occurring in some sidewalks DSCN8633, DSCN8649, DSCN8658. Railing is present on sloped walks DSCN8828.

Grounds

Fencing shows no damage and gates are operational DSCN8602, DSCN8604. Minimal landscaping is installed around school but is well kept DSCN8692, DSCN8691. Observed poor weed control and trash around perimeter of school DSCN8339, DSCN8367, DSCN8599, DSCN8600. Did not observe any graffiti on school.

Windows/Caulking

Most windows are operational and seal properly DSCN8698, DSCN8710, DSCN8711, DSCN8791. In the Pre-K building, a window frame is not sealed and the window glass has shifted leaving an opening to outside DSCN8331, DSCN8332. Observed a separated window frame in another classroom DSCN8341, DSCN8342. Several window frames are shifting DSCN8338, DSCN

Walls/Finishes

Observed minor cracking on stucco walls DSCN8628, DSCN8630, DSCN8603, DSCN8605 DSCN8669. Observed partially visible graffiti on brick wall DSCN8785. Observed cracking in brick wall DSCN8653.

Entry/Exterior Doors

Most exterior doors have damaged or missing door sweeps DSCN8167, DSCN8184. Some doors require significant force to close properly DSCN8378.

Roof/Flashing/Gutters

The gym, kitchen, and office roof areas are older and show evidence of bubbling and ponding DSCN8579, DSCN8582, which is reflected with water damage to interior. Other areas of the roof have been replaced with TPO more recently and show no damage DSCN8522, DSCN8525, DSCN8532, DSCN8534. Skylights have been covered with plywood throughout interior of building DSCN8125, DSCN8136, DSCN8222. Found exposed/open chase on roof with no barriers or warning causing a fall hazard; chase is full of trash DSCN8583, DSCN8584.

Walls/Floors/Ceilings/Stairs

Observed minor cracking in walls DSCN8207, DSCN8376, DSCN8249, DSCN8099. Observed several water damaged tiles DSCN8308 and ceiling areas DSCN8115. Observed exposed nails in roof due to plywood placed over skylights DSCN8125, DSCN8136, DSCN8222. Walls and floors need to be cleaned or painted in some areas DSCN8444, DSCN8100, DSCN8252, DSCN8436. VCT floors and carpet are intact DSCN8229, DSCN8266, DSCN8286.

Interior Doors

Most interior doors operate and close properly DSCN8267, DSCN8243, DSCN8135. Found few doors missing

fasteners or hardware DSCN8426. Found minor damage to some doors DSCN8378, DSCN8370, DSCN8371, DSCN8283.

Restrooms

Lavatories and water closets are functional and restrooms are mostly clean DSCN8130, DSCN8131, DSCN8140, DSCN8145, DSCN8139. Stall partitions and hardware are intact DSCN8128, DSCN8129. Lighting is adequate DSCN8146, DSCN8138. Trash was thrown on top of venting DSCN8227.

Housekeeping

HAZMAT flammable 3 stored inappropriately DSCN8464. Observed debris on top of restroom vent DSCN8227. Storage rooms are cluttered DSCN8238, DSCN8233. Vents and registers are dirty throughout building DSCN8262, DSCN8372, DSCN8301. Seasonal cleaning was being completed at time of assessment and some items were out of place DSCN8323, DSCN8197, DSCN8302.

Electrical Distribution

Panels are secure and labeled DSCN8677, DSCN8678, DSCN8408, DSCN8425. Observed exposed wiring where exit signs had been removed DSCN8190, DSCN8122. Loose wires are hanging from lights DSCN8249, DSCN8843. Found exposed wiring in new mechanical room DSCN8492. Electrical panels are completely blocked in one electrical room DSCN8329, DSCN8328. Observed some cords causing tripping hazards DSCN8277. Found electrical conduit taped over DSCN8469.

Lighting

Lighting is adequate and operational throughout building DSCN8325, DSCN8273, DSCN8194, DSCN8433. Observed one outside light not secured to building DSCN8843.

Fire Protection Systems

Fire extinguishers do not show evidence of monthly inspections DSCN8106, DSCN8096. Some fire extinguishers have been serviced annually DSCN8107, DSCN8126. Exit signs have been removed near some exterior doors DSCN8122, DSCN8190 but were present at most doors DSCN8424, DSCN8193, DSCN8261, DSCN

Equipment Rooms

Pre-K building electrical room is full of chairs and classroom storage DSCN8329. Observed some storage in plumbing chase DSCN8300 and mechanical rooms DSCN8112. Paint stored blocking 3' access to electrical cut-offs in DSCN8679. Custodial/mechanical rooms need to be cleared of clutter DSCN8104. Ceiling has severe water damage in mechanical room DSCN8115.

Heating/Cooling/Ventilation

Observed bent atmospheric damper on boiler DSCN8114. Pumps leaking DSCN8494, DSCN8110. Ponding under swamp cooler DSCN8656. Missing insulation from ducts and hydronics on roof. Boiler inspection certificate posted DSCN8105. Found one room inaccessible due to asbestos hazard DSCN8111.

Air Filters

Filters dated 4-18-13 but were extremely dirty DSCN8513, DSCN8509, DCN8510, DSCN8514.

Kitchen Equipment/Refrig

Found garbage disposal leaking DSCN8459. Dishwasher venting is extremely dirty DSCN8456. MSDS are available DSCN8477. Kitchen is clean DSCN8481, DSCN8485. Handrail and non-slip surface are installed on sloping floor DSCN8487.

Plumbing/Water Heaters

Water heater installed 4-29-10 DSCN8108. Fixtures are operational. Piping systems show evidence of minor leaks DSCN8110, DSCN8109, DSCN8494.

Facility Maintenance Assessment Report

2015 GRANTS

088099 Mesa View ES

Combined Id 1:
Schools Id 2:

FMAR_Date: 9/8/2015 Weather: 75 degrees sunny

PSFA Reps: Scott Ficklin Tillotson, Larry

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Site Utilities	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	○	○	○	●	○	○	○	●	5	-2.83	0	-14.15
	Site Drainage	○	○	○	○	●	○	●	○	8	-3.77	3.5	-105.56
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
Building Exterior	Windows/Calking	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Walls/Finishes	○	○	○	●	○	○	●	○	5	-2.83	3.5	-49.53
	Entry/Exterior Doors	○	○	○	●	○	●	○	○	7	-2.83	1.5	-29.72
	Roof/Flashing/Gutters	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Interior Doors	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Restrooms	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Housekeeping	○	○	●	○	○	○	○	●	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	○	○	●	○	○	○	●	○	3	-1.89	3.5	-19.84
	Lighting	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Fire Protection Systems	○	○	○	●	○	●	○	○	10	-2.83	1.5	-42.45
	Equipment Rooms	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	○	○	○	●	○	○	○	●	10	-2.83	0	-28.30
	Air Filters	○	○	○	○	●	○	●	○	5	-3.77	3.5	-65.98
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34
FIMS Qtr: 3 Maintenance Management	PM Plan	○	○	○	○	●				10	-3.77		-37.70
	FIMS and Equipment Data	○	○	○	○	●				7	-3.77		-26.39
	Staff Development	○	○	○	○	●				5	-3.77		-18.85
	Maintenance Safety	○	○	○	○	●				5	-3.77		-18.85
	Maint. Contractor Oversight	○	○	○	○	●				5	-3.77		-18.85
	Facilities Master Plan (Renewal)	○	○	○	○	●				3	-3.77		-11.31
Total Performance Deficiencies:		-582.94		Total Score:		417.06		Overall Rating:		41.71%			

Comments Section

Roadway/Parking

North parking lot and bus lane have major potholes and has asphalt surface deterioration. North east lot has weeds growing out of the cracks, major ponding issues and many potholes. On the east side where the drainage is there is debris built up and needs to be protected so vehicles don't drive through this area. The district was on site repairing potholes at the time of my visit. Recommend the district continue repairing parking lot until it can be replaced. Stripping for the parking area is good but the directional stripping needs refreshed.

Site Utilities

Transformers and electrical utilities are locked but they are not fenced in a secured area. Gas line feed is protected by a guardrail for the walkway. Recommend fencing in the utilities to prevent tampering. Manhole covers are in place. One manhole cover is covered with dirt and inaccessible. There is a lot of debris around both gas feeds.

Playgrounds/Athletic Fields

Playground equipment is older and appears to be in marginal condition. Some of the equipment's paint is faded and chipping also there is plywood on two sides. There is graffiti on the plywood. Recommend review old equipment for safety and possibly replace. Impact surface under swings needs managed better. Tether ball poles have exposed concrete at the base of them and are a hazard. Basketball courts have major cracks that have weeds growing out of them. Basketball hoops need nets.

Site Drainage

Site drainage is in poor condition. The north side of the building water drains back towards the building and leaks inside causing the district to replace the carpet on multiple occasions. North parking lots and driveways have ponding issues due to improper drainage. These ponds are cause the asphalt to deteriorate and make pot holes. On the north west corner of the building water is not draining away from the building and there are sandbags to prevent water from coming in the building. Recommend redesigning the drainage system for the entire site. Playgrounds also have signs of ponding.

Sidewalks

Sidewalks are in satisfactory condition. There is one section of sidewalk in the front of the building that is spalling and cracked. Recommend replacing this area of sidewalk. Sidewalk by the athletic field and parking lot has two trip hazards and build up of dirt. Recommend removing dirt and fixing two trip hazards.

Grounds

Grounds are in marginal condition. Weed control around fences needs some improvement. It looks like the mowing was completed with a tractor but not finished with hand mower or weed trimmer. There are a lot of sticks and debris located under the big tree in the front of the building. Athletic field has a lot of dead spots and weeds. Areas around site utilities are not being maintained there is accumulation of weeds and debris. Parking lots have dirt with weeds growing out of them. Recommend clearing all dirt and weeds from the parking lots.

Windows/Caulking

Window caulking is in satisfactory condition. Windows appeared to operate correctly with no issues. Caulking was in place and no windows were observed broken or cracked.

Walls/Finishes

Brick exterior walls are starting to deteriorate on the bottom row of bricks. There are a 2 large cracks in the brick on the north side of the building. These issues seem like a very serious problem that needs reviewed by a qualified engineer. Stucco has minor cracks in a couple areas but nothing major. Some stucco and brick walls are stained from roof drainage. Recommend painting or sandblasting these areas.

Entry/Exterior Doors

Exterior doors are a combination of metal and wood doors. Throughout they appeared to operate correctly. The wood doors have gaps where you can see out of. All wood doors need reviewed and possibly replaced. Metal doors need fresh coat of paint. Recommend review of doors and determine a plan of action for repairs.

Roof/Flashing/Gutters

Roofs are in good condition there are a few areas where old leaks were evident. Since the roof was replaced there are no leaks. Gutters are clean and flashing looks good.

Walls/Floors/Ceilings/Stairs

Gym floor has numerous areas where damaged tiles have been replaced. There are still areas where there are damaged tiles. Recommend replacing gym floor. Ceiling in cafeteria has a bad spot possibly due to water damage. Recommend repairing the ceiling in this area. Some rooms on the east wing have water damage on the walls and ceiling. Carpet on east wing has some areas that need attention but is in satisfactory condition. West wing is newer and in good condition.

Interior Doors

Interior doors are in good working order. No issues noted. Fire doors operated properly, closing fully and latching. Hardware and locks worked correctly, door finishes are in good shape. Recommend preventive work order quarterly to check doors for issues.

Restrooms

Toilets, faucets and urinals all operated correctly. Restrooms were clean and well maintained. Toiletries were stocked and trash cans were emptied. No graffiti was observed.

Housekeeping

Classrooms and offices were clean and well maintained. Toiletries were replenished and trash cans were emptied. Vents looked clean and have evidence of dusting. Hazardous chemicals were stored properly.

Electrical Distribution

Electrical panels in the hallway need to be locked from the general public. Main boiler room has storage in front of the main breaker box and needs removed. 3 foot rule for all electrical panels should be observed at all times. Open j-boxes in the electrical room on the west side and on the pre-K building also on the west side of the playground there is some high voltage cable sticking out of a concrete slab possibly for a light pole that was removed. Recommend closing all electrical boxes throughout and taking care of the high voltage cable sticking out of the ground.

Lighting

General lighting throughout the facility was operational with no issues. Multiple exit lights were observed non-operational. Recommend PM plan for exit light repair or replacement.

Fire Protection Systems

Fire alarm panel was in normal operating condition with no troubles or alarms present. Kitchen hood and fire extinguishers were up to date on their respective inspections. All but a couple of exit lights worked correctly. Classrooms have an exterior exit but there is no exit light above egress doors. Recommend installing illuminated exit lights at all points of egress. No sprinkler system was installed.

Equipment Rooms

Equipment rooms are well kept, no storage issues. Equipment is clean and accessible. Recommend monthly preventive work order to check all equipment rooms, sweep, and assure no storage.

Heating/Cooling/Ventilation

Window mounted AC units are leaking and look to have been leaking since 2013 prior FMAR. Recommend servicing leaking AC units. Two ventilation units are making loud noises and need repaired before further damage occurs. One vent is broken and needs repaired.

Air Filters

Old dirty air filters are being reused and new dates are being marked on the filter. If contractors are being contracted to replace, the district needs to quality control their contractors better. Dirty air filters cause poor indoor air quality and cause extra strain on the unit. Recommend replacing filters and writing the proper installation date on them. 2013 FMAR reflects the same issues with the air filters and is a major issue that needs addressed within the district.

Kitchen Equipment/Refrig

Refrigerator coils were dirty and in need a good cleaning. Kitchen equipment is in satisfactory condition. Kitchen hood fan and lights operated correctly. No issues were noted.

Plumbing/Water Heaters

Water fountains, faucets, sinks and all toilets operated correctly with no issues. Water heaters appeared to be in satisfactory condition.

Facility Maintenance Assessment Report

2013 GRANTS

088104 MILAN ELEMENTARY

Combined Id 1:
Schools Id 2:

FMAR_Date: 6/11/2013 Weather:

PSFA Reps:

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-2.83	1.5	-21.23
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	8	-2.83	1.5	-33.96
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-2.83	0	-14.15
	Entry/Exterior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-1.89	0	-13.23
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Interior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	4	-1.89	1.5	-11.34
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-2.83	3.5	-29.71
	Lighting	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Fire Protection Systems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-0.95	0	-9.50
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	-2.83	1.5	-8.49
	Heating/Cooling/Ventilation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-0.95	0	-9.50
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
	Plumbing/Water Heaters	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-0.95	0	-5.70
FIMS Qtr: 2 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.50
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85
Total Performance Deficiencies:		-285.46		Total Score:		714.54		Overall Rating:		71.45%			

Comments Section

Roadway/Parking

Observed very minor cracking in parking lot and roadway asphalt DSCN7879. Observed weeds around curbs and medians DSCN7878, DSCN7880, DSCN8043. Fire lane is clearly designated; red paint on curbs is slightly faded DSCN7872, DSCN7887. Parking lot striping is visible and handicap spaces are designated DSCN8001.

Site Utilities

Site utilities are secure and clear of debris DSCN8016, DSCN8015, DSCN8014, DSCN7963. Utility poles are fenced and secured; observed debris and weeds inside fenced area DSCN8035, DSCN7933. Utilities are fenced near playground area; observed weeds inside fenced area DSCN7760.

Playgrounds/Athletic Fields

Pinch/entrapment hazard on slide DSCN7771, DSCN7770. Sand impact surface is spilling over barriers in several places DSCN7868, DSCN7858, DSCN7815, DSCN7803 and needs to be cleaned up. Sand barrier is disconnected at one play area causing a tripping hazard DSCN7774. Observed major water ponding due to sprinklers DSCN7862. Playground fencing is operational and secure DSCN7847, DSCN7761. Observed minimal weed control in several play areas DSCN7842, DSCN7815, DSCN7719, DSCN7773. Basketball court surface is adequate; some nets are missing or damaged DSCN7810. Athletic fields are mostly dirt DSCN7792. Asphalt track around grass is deteriorating DSCN7790.

Site Drainage

Roof drainage is effective and drains into grates on sidewalk and roadways DSCN7931, DSCN7915, DSCN7919. Observed debris around roof drains; grates are in place DSCN7997. Found drainage pipe with sharp edges near play area and causing a trip hazard DSCN7787. Observed broken splash block sitting on drain grate DSCN7827. Major ponding is occurring on grass DSCN7862 and on asphalt DSCN7810.

Sidewalks

Railing is installed on raised areas of sidewalks and at stairs DSCN7938, DSCN7905. One raised area is chained off DSCN7935, DSCN8036. Most sidewalks show no damage DSCN7782, DSCN7789. Sunken/heaving area with trip hazard DSCN7755, DSCN7759. Observed minor cracking in some sidewalks DSCN7886, DSCN7809.

Grounds

Grassy areas are well maintained DSCN7966, DSCN7964, DSCN7967. Grounds are clear of debris DSCN7910. Many areas are not landscaped DSCN7894, DSCN7897. Some vegetation is installed DSCN7895, DSCN7906. Did not observe any graffiti.

Windows/Caulking

Observed no damage to windows; seals show no damage DSCN7834, DSCN7867, DSCN7893. Frames are intact DSCN7558.

Walls/Finishes

Most walls are new CMU in good repair DSCN7820. Stucco is flaking off in lower areas DSCN7796, DSCN7797, DSCN7814, DSCN7802. Stucco shows minor cracking in some areas DSCN7807, DSCN7808, DSCN7827. Found fencing broken away from wall leaving holes in stucco DSCN7740.

Entry/Exterior Doors

Exterior doors operate and seal properly and hardware is intact DSCN7553, DSCN7667, DSCN7701. Noticed very minor damage to some doors and door sweeps DSCN7793, DSCN7747, DSCN7702.

Roof/Flashing/Gutters

Gutters are installed and show no damage DSCN7799, DSCN7800. Roof is approximately 3 years old per maintenance; shows no damage and walk pads are installed DSCN8038, DSCN8039, DSCN8040, DSCN8070. Flashings are secured and there is no damage to parapets DSCN8042. Some roof drains have excess debris DSCN8062. Observed debris around rooftop units DSCN7984, DSCN7983, DSCN7987.

Walls/Floors/Ceilings/Stairs

Stairs have handrails installed; found no loose flooring or damage on stairs DSCN7555, DSCN7579. Floors are clean and polished; found no damage to VCT flooring or carpet DSCN7560, DSCN7564. Some carpet in classrooms showed minor staining but cleaning was taking place at time of assessment DSCN7693. Nearly all ceiling tiles are in place and show no damage DSCN7524, DSCN7521. Walls are clean and baseboards are

present DSCN7611, DSCN7612, DSCN7690. Observed minor damage in some areas of walls DSCN7685 and one hole cut for plumbing access DSCN7679. Observed evidence of water damage to ceiling tiles DSCN7559, DSCN7565, DSCN7604 and one damaged tile DSCN7686.

Interior Doors

Interior doors are square and operate and close properly. Hardware is intact. DSCN7590, DSCN7607, DSCN7638.

Restrooms

Restrooms are clean and toiletries are stocked. Lavatories and water closets are clean and operational DSCN7677, DSCN7681. Partition hardware is functional and doors operate properly DSCN7677, DSCN7678, DSCN7665. Observed opening in wall for plumbing access; recommend installing panel to secure area from students DSCN7679.

Housekeeping

Summer cleaning was taking place at time of assessment; classrooms were rearranged to clean floors and walls DSCN7692, DSCN7693. Some storage areas were cluttered DSCN7730, DSCN7616. Custodial closets are utilized properly but found no MSDS posted DSCN7551.

Electrical Distribution

Electrical panels are labeled and secured DSCN7625, DSCN7530, DSCN7532. Live wiring exposed on incorrectly-installed outdoor fixture DSCN7781 with a (combustible) bird's nest inside. Non-weathertight interior grade outlets being used in outdoor locations DSCN7807. Data closets are secure and organized DSCN7515. Indoor panels are intact and secure DSCN7732.

Lighting

Interior lighting is operational and adequate DSCN7521, DSCN7524, DSCN7527. Found no damage to lenses DSCN7636, DSCN7645, but some installation problems noted elsewhere.

Fire Protection Systems

Fire alarm system is normal DSCN7512. Extinguishers are in accessible locations; serviced recently with yearly inspection tags are complete DSCN7526, DSCN7533, DSCN7597. Exit signs are well lit and operational DSCN75558, DSCN7577. Fire emergency exit plans are posted throughout school and classrooms DSCN7534. Alarms are present throughout the building interior and exterior DSCN7642, DSCN7683, DSCN7800. Inspection tags present on water system DSCN8028.

Equipment Rooms

Electrical and mechanical rooms have some items stored in front of panels and equipment DSCN8018, DSCN8024. Found recycling and maintenance items stored in boiler room DSCN8031, DSCN8027. Dust and debris are present in several equipment rooms DSCN8033, DSCN8032.

Heating/Cooling/Ventilation

Outdoor mechanical areas are fenced and secure but need to be cleared of vegetation and debris DSCN7737, DSCN7738, DSCN7748, DSCN7754. Rooftop units are clean and show no visible damage DSCN8060, DSCN8066. Found one electrical conduits disconnected DSCN7981, DSCN7984. Pressure gauges are present and functional DSCN8026. Observed evidence of nesting in HVAC stand and between duct and building DSCN7745, DSCN7746.

Air Filters

Unable to inspect air filters. No pictures available.

Kitchen Equipment/Refrig

Kitchen area is clean DSCN7944, DSCN7942. Floor drains are installed and clear of debris DSCN7940. Air curtain is installed on kitchen exterior doors DSCN7939. Coolers are operational and seal properly DSCN7944, DSCN7946.

Plumbing/Water Heaters

Older boilers are inoperable and disconnected from system; plumbing is operating on new mechanical room boiler, DSCN8032, DSCN8033, DSCN8024. Hot water available in most areas. Water softener is operational DSCN8030.

Facility Maintenance Assessment Report

2014 GRANTS

088104 MILAN ELEMENTARY

Combined Id 1:
Schools Id 2:

FMAR_Date: 12/1/2014 Weather: Cool winter conditons

PSFA Reps: Jim Hill Tillotson, Larry

District Reps :

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Site Drainage	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	8	-0.95	0	-7.60
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Entry/Exterior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Interior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	4	-1.89	1.5	-11.34
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-1.89	1.5	-8.50
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	5	-1.89	1.5	-14.18
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-2.83	3.5	-99.05
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-2.83	3.5	-19.81
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-1.89	0	-18.90
	Air Filters	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-0.95	0	-4.75
	Kitchen Equipment/Refrig	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-1.89	0	-11.34
FIMS Qtr: 4 Maintenance Management	PM Plan	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	0		0.00
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				7	-1.89		-13.23
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-1.89		-5.67
Total Performance Deficiencies:		-315.58		Total Score:		684.42		Overall Rating:		68.44%			

Comments Section

Roadway/Parking

*Site Road ways and Parking are in normal condition for age of facility.
There is some cracking but not excessive. Striping and signage are in normal condition and clearly visible.
Fire lanes, Handicap parking and crosswalks are plainly marked and clearly visible.
Parking bumpers and curbs in good shape. Ongoing cleaning and maintenance is evident
Results: Satisfactory performance level.*

Site Utilities

*Site Utilities are located in areas where damage is not likely, they are secure locked and physically protected.
The areas are well kept, clean, and free of debris, with appropriate labels. Results are Satisfactory performance level.*

Playgrounds/Athletic Fields

*Areas and equipment are located well away from traffic areas, protected and secure.
Areas are clean, equipment is being maintained.
Some minor issues with one or two plastic borders however most are in very good condition for harsh high desert environment. Results: normal conditions Satisfactory Performance level.*

Site Drainage

*Water from roof is drained and directed away from building.
Over all site drainage systems are well designed and seem to be providing for drainage away from buildings, walk-ways, and asphalt parking areas to fenced drainage pits located on the parameter of the property.
Maintenance - cleaning out of drainage system is evident
Results: Good, Site drainage is effective as the system is well designed and being maintained.*

Sidewalks

*Sidewalks are in new or very good condition, no major cracks, heaving, no trip hazards noted. Spalling and chipping are very minor. Blown dirt and debris is a minor problem. On west of old building there is an area of side walk that is settling causing a small gap at bottom of exterior wall.
Results Satisfactory Performance level.
Recommendations See Exterior Walls, check sidewalk and take corrective actions as needed.*

Grounds

*Ongoing extended drought conditions in high desert environment means any grounds areas that are not Xeriscaped is very difficult to maintain. The overall condition of the grounds of this facility given the drought conditions is very good. The level of effort is commendable. No graffiti or vandalism anywhere on the facility was noted. Trash, and debris are well controlled. Landscaping and external areas are well maintained.
Performance level: Effort and results given the conditions is above average, resulting in good or above average performance level.*

Windows/Caulking

*Exterior windows metal framed with double pained windows, windows throughout are in normal condition for desert environment. No windows were cracked or broken. Unpainted Frames are not corroding. Painted frames are in good condition. Caulking is in good shape.
Results normal conditions, Satisfactory performance Level*

Walls/Finishes

*Walls are block and stucco type and do not have any graffiti.
Older building had stucco walls refinished as part of a project.
Caulking wall seams and wall to ground is in new condition. The wall to sidewalk on old bldg. corner seal is broken, looks like side walk is settling. Results: Satisfactory / average performance level.
Conditions would be above average except for the settling / broke seal.*

Entry/Exterior Doors

*Exterior doors are new, replaced during refurbish. Doors operate properly; they open close and latch as required. Hardware, handles, and locks are new. Tested handicap devices work as designed.
Results: Good performance level.
Recommendation: preventative work order to examine door seals, frames, and caulking.*

Roof/Flashing/Gutters

TPO roof in new condition noted. There are no leak indicators inside of the building. Patching and ongoing maintenance is evident. Major effort over older building. Some debris on the roof causes performance level to be only average. Effective, ongoing maintenance is evident.

Walls/Floors/Ceilings/Stairs

*School has been completely refurbished. Walls are in good shape, with no cracks or splitting. Wall finish are in good shape. Floor tiles are new. No broke or chipped tiles were noted
Results: Satisfactory performance level indicating normal conditions,*

Interior Doors

*All interior doors are in good shape, replaced / installed during 2010 refurbish. No issues noted. Fire doors operated properly, closing fully and latching. All hardware and locks worked correctly. Door finishes are in good shape. Results Good performance level, above average.
Recommend preventative work order quarterly to check doors for issues.*

Restrooms

*Restrooms have been refurbished and were found to be well kept, clean and fully functional. All 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

*Over all the facility is well kept, restrooms, kitchens, offices, meeting rooms and break rooms are clean and orderly. Electrical and mechanical rooms have some storage issues
Cleaners and chemicals are stored properly. Results Satisfactory performance level. With minor performance level due to the storage issues.*

Electrical Distribution

Electrical distribution panels are secured, panel schedules are available, and panels located in corridors are locked. Some panels do not have the required 3 Ft clearance due to improper storage. Performance levels Normal or Satisfactory. With minor deficiency factor due to the panels being blocked in some electrical rooms.

Lighting

*Lighting in the facility is adequate. No lights were noted as not functional.
Emergency lighting had some issues as a couple of tested units did not function, it was noted that some units had RED indicators while others had green.
Illuminated exit lights were working. Exterior seemed to be in good condition as lenses were normal.
Results: Satisfactory performance level with Minor Deficiency factor as not all Emergency light units worked.
Recommend: Test and repair as needed. Check outside lights during night time to assure correct function.*

Fire Protection Systems

*Building fire alarm system is impaired, indicating ground fault along with several other trouble conditions. These trouble conditions are serious indicating possible system outages and loss of function.
The systems seems to have had annual inspection.
Fire extinguishers were up to date on annual certification but were not receiving monthly inspection.
Kitchen portable extinguisher was up to date on annual service but had not received monthly inspection.
Building Sprinkler system had annual certification.
Results: Marginal performance level with Major Deficiency factor due the impaired Fire alarm system and extinguishers not receiving monthly inspections.*

Equipment Rooms

*Equipment and storage room's condition vary greatly. Some rooms are very well kept while others are in terrible condition. The level is from very minor to complete blockage of equipment with fire hazard noted. Performance level is Marginal at best, with Major Deficiency factor due to the rooms with complete blockage and fire hazard.
Recommend dedicated effort to clean up of all rooms,
monthly preventative work order to inspect all rooms, clean up, sweep, and assure no storage.*

Heating/Cooling/Ventilation

Heating and cooling units are new recently installed as part of site refurbishing.

All environmental spaces are comfortable with no issues noted.

Performance level satisfactory.

Air Filters

Air filters had been changed with no issues noted.

Good performance level

Kitchen Equipment/Refrig

Kitchen overall was clean well kept. Equipment appeared almost new and fully functional, freezer vanes were clear. Results Good performance level. No issues noted.

Plumbing/Water Heaters

Plumbing water heaters etc. are new installed

No Issues noted, all equipment seems well kept and fully operational.

SEE equipment rooms section Accessibility issues due to room conditions

Results satisfactory performance level.

Facility Maintenance Assessment Report

2013 GRANTS

088106 MOUNT TAYLOR ELEMENTARY

Combined Id 1:
Schools Id 2:

FMAR_Date: 8/26/2013 Weather: Sunny, Cool, Slightly cloudy

PSFA Reps: Levesque, Troy Shaw, Rod

District Reps: Mark Clark, Facilities L. Tillotson, PSFA Maintenanc

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

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

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Site Utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-2.83	3.5	-49.53
	Playgrounds/Athletic Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-2.83	3.5	-49.53
	Site Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	8	-3.77	3.5	-105.56
	Sidewalks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-1.89	0	-3.78
	Grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-2.83	0	-5.66
Building Exterior	Windows/Calking	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-0.95	0	-2.85
	Walls/Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5	-3.77	3.5	-65.98
	Entry/Exterior Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-3.77	3.5	-131.95
Building Interior	Walls/Floors/Ceilings/Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	-2.83	1.5	-12.74
	Interior Doors	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-1.89	0	-5.67
	Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	3	-3.77	0	-11.31
	Housekeeping	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	-3.77	3.5	-39.58
	Lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Fire Protection Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	10	-3.77	3.5	-131.95
	Equipment Rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	-3.77	3.5	-26.39
	Heating/Cooling/Ventilation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	10	-2.83	0	-28.30
	Air Filters	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	2	-0.95	0	-1.90
	Plumbing/Water Heaters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	6	-2.83	0	-16.98
FIMS Qtr: 3 Maintenance Management	PM Plan	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				10	-0.95		-9.50
	FIMS and Equipment Data	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>				7	-2.83		-19.81
	Staff Development	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-1.89		-9.45
	Maintenance Safety	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	-0.95		-4.75
	Maint. Contractor Oversight	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				5	0		0.00
	Facilities Master Plan (Renewal)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				3	-0.95		-2.85
Total Performance Deficiencies: -774.78 Total Score: 225.22 Overall Rating: 22.52%													