

2019-2020 PSFA Summary of Applicant Campus

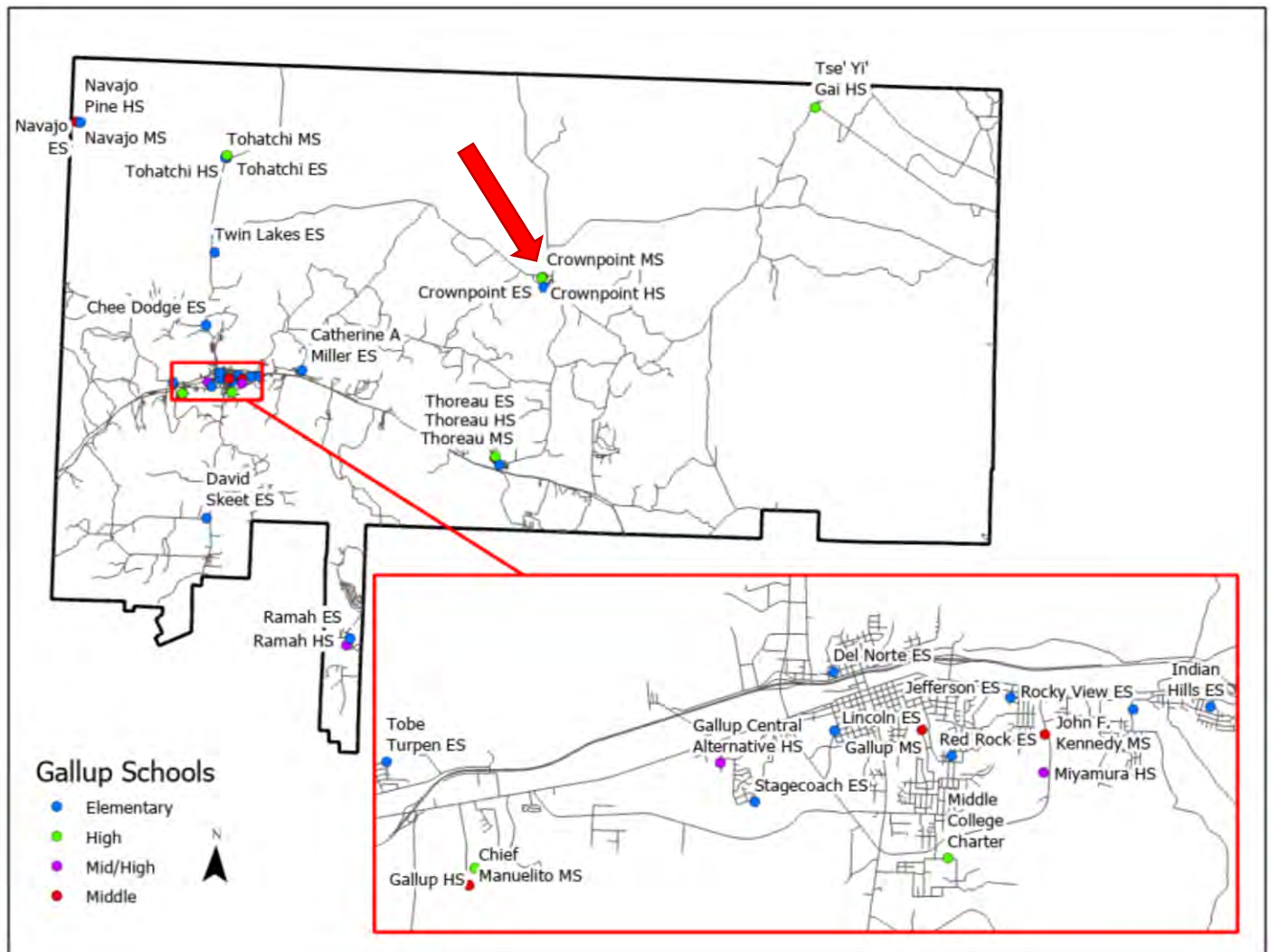
Facility Description

Gallup – Crownpoint Middle School (MS) **Rank: 124** **wNMCI: 35.46%** **FCI: 61.63%**

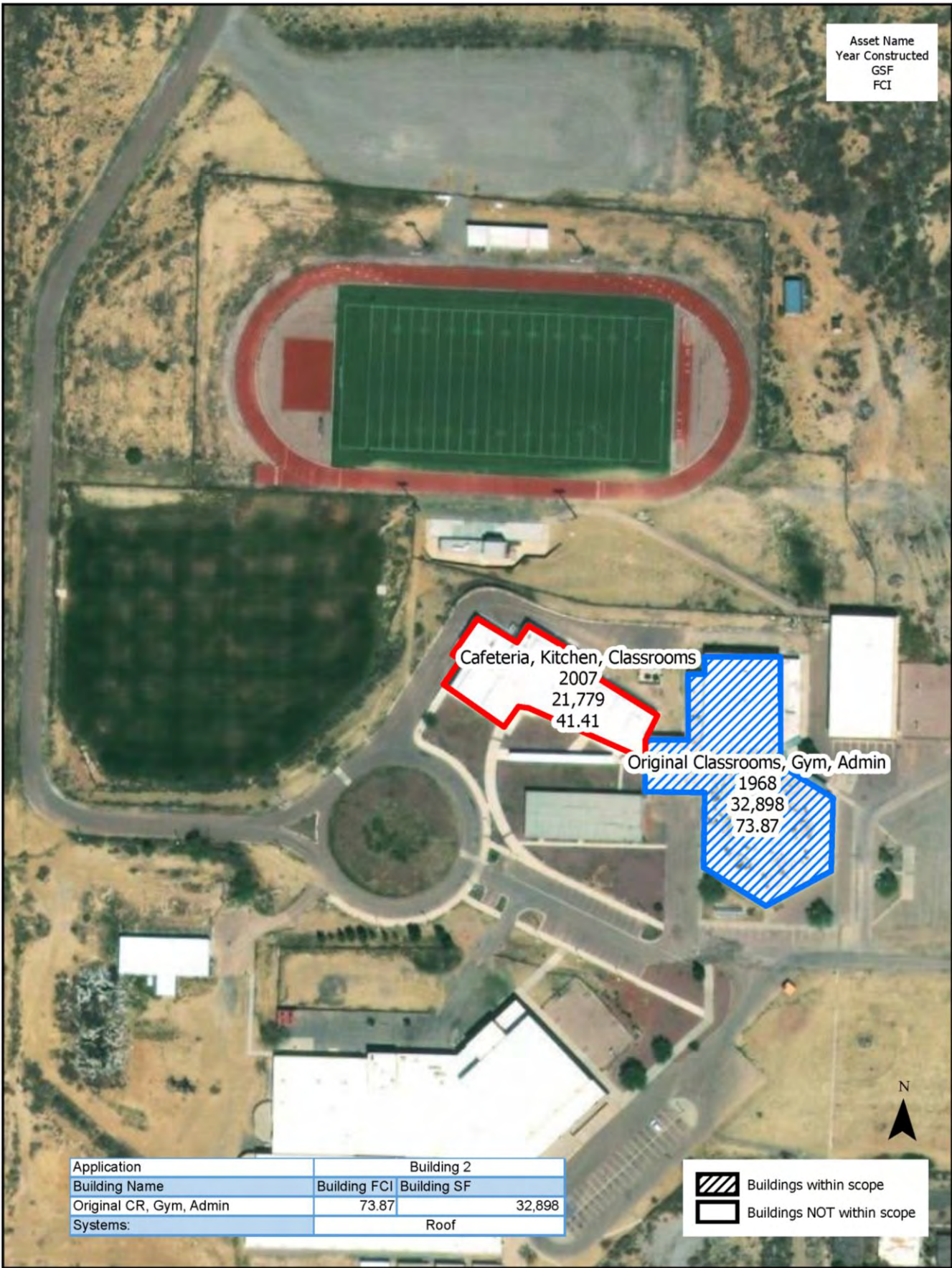
- Original Construction Date: 1968
- Most Recent Addition: 2007
- Total Gross Square Feet: 54,677
 - Permanent Square Feet: 54,677
 - Number of Buildings: 2
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 10.50 Acres

Maps

District-wide School Map



School Site Map



District Request

The District is requesting a systems-based award to replace the roof over the 1968 building for a total of 32,898 GSF, for at \$55.21 per square foot total project cost. The request for roof replacement is for a MACC of \$1,268,000, and a total project cost of \$1,811,429. The existing roof was installed in 1988 and has exceeded its expected life. The roof is leaking in various locations throughout the building.

The District has indicated that it does not have available funds to accommodate the local match for the project and is requesting a partial/full reduction of the local match.

	Total	State Match 80%	Local Match 20%
Estimated Project Cost	\$1,811,429	\$1,449,143	\$362,286
Offset	\$0	\$0	\$0
Adjusted State/Local Match	\$1,811,429	\$1,449,143	\$362,286

Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input type="checkbox"/> Fencing	<input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Heat Generating Systems	<input type="checkbox"/> Fire Sprinkler
<input type="checkbox"/> Parking Lots	<input type="checkbox"/> Exterior Windows	<input type="checkbox"/> Cooling Generating Systems	<input type="checkbox"/> Fire Detection/Alarm
<input type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Air Distribution Systems	
<input type="checkbox"/> Site Lighting	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Exhaust Ventilation System	Other
<input type="checkbox"/> Site Drainage	Building Interior	<input type="checkbox"/> Rooftop Unitary AC	<input type="checkbox"/> Demolition – Free Standing Building
<input type="checkbox"/> Site Utilities (Gas, Electric)	<input type="checkbox"/> Ceiling Finishes	<input type="checkbox"/> HVAC Controls	<input type="checkbox"/> Demolition – Portion of Occupied Building
<input type="checkbox"/> Site Domestic Water Utility	<input type="checkbox"/> Floor Finishes	<input type="checkbox"/> Main Power/Emergency	<input type="checkbox"/> Security
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Foundation/Slab/Structure	<input type="checkbox"/> Lighting/Branch Circuits	
<input type="checkbox"/> Walkways	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Plumbing Fixtures	
	<input type="checkbox"/> Interior Stairs	<input type="checkbox"/> Water Distribution	
	<input type="checkbox"/> Interior Walls (and Partitions)	<input type="checkbox"/> Drain, Waste, and Vent	

Planning Summary

☒ Facilities Master Plan is Current

The Gallup-McKinley County Schools adopted its FMP in 2017, making it current through 2022. In its Priority 1 bundle of projects, the FMP lists systems replacement as a need for Crownpoint MS, which includes roof replacement. As a result, the application calling for roof replacement throughout the campus is consistent with the FMP.

For Crownpoint MS, the 2017-2022 FMP enrollment projection for school year 2023-24 forecasted 177 students. The July 2019 update forecasts 149 students.

The following table shows the existing gross square feet (GSF) of the facility and the allowable GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
149	54,677	32,234	22,443 (over)

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Crownpoint MS	174	310	136	2	41%	52%

A comparison of functional capacity to current enrollment suggests the school has 136 available seats within the building. The school also has a 41% occupancy rate for its classrooms meaning that most of its classrooms are only loaded at half occupancy (i.e. a classroom that can hold 24 students is only loaded with 10 students).

According to the FMP, the school is utilizing its instructional spaces at 52% utilization rate. This figure is below the 70-85% preferred utilization rate for secondary schools. The school has two vacant rooms within the building that have no scheduled activity as well as three other rooms intended to be classrooms but now used for storage or offices. The campus also features a closed 10,093 auxiliary gym.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of August 28, 2019)

- **Status:** Current, updated September 18, 2018 with 2 year historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of 1 of 3 state provided FIMS maintenance resources, Maintenance Direct. They are non-users of the Preventive Maintenance and Utility Direct modules.

- **Maintenance Direct:** Satisfactory use
- **Preventive Maintenance Direct:** Non-user
- **Utility Direct:** Non-user

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: **48.291%, recognizing Poor Performance (12 schools completed)**
- Previous Cycle district average: **55.73%, Poor Performance**
- Applicant School Site:
 - **Crownpoint Middle School (8/2019): 59.829% Poor performance.**
 - **14** Minor Deficiencies in the following categories: Roadway/Parking, Site Utilities, Site Drainage, Grounds, Windows/Caulking, Entry/Exterior Doors, Roof/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Restrooms, Housekeeping, Electrical Distribution, Lighting, Fire Protection Systems
 - **2** Major Deficiencies in the following categories: Equipment Rooms, Air Filters

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to a minimal district average 70% Satisfactory performance rating.
- Begin using the state provided FIMS, Preventive Maintenance Direct and Utility Direct modules to manage maintenance activities and energy management.
- **Note:** The district has gone through recent change in maintenance leadership and progressing their performance with dedicated efforts to improve facility conditions.

Financial Summary

The District's FY18 audit received an Unmodified opinion with 12 total findings.

Photos – Site



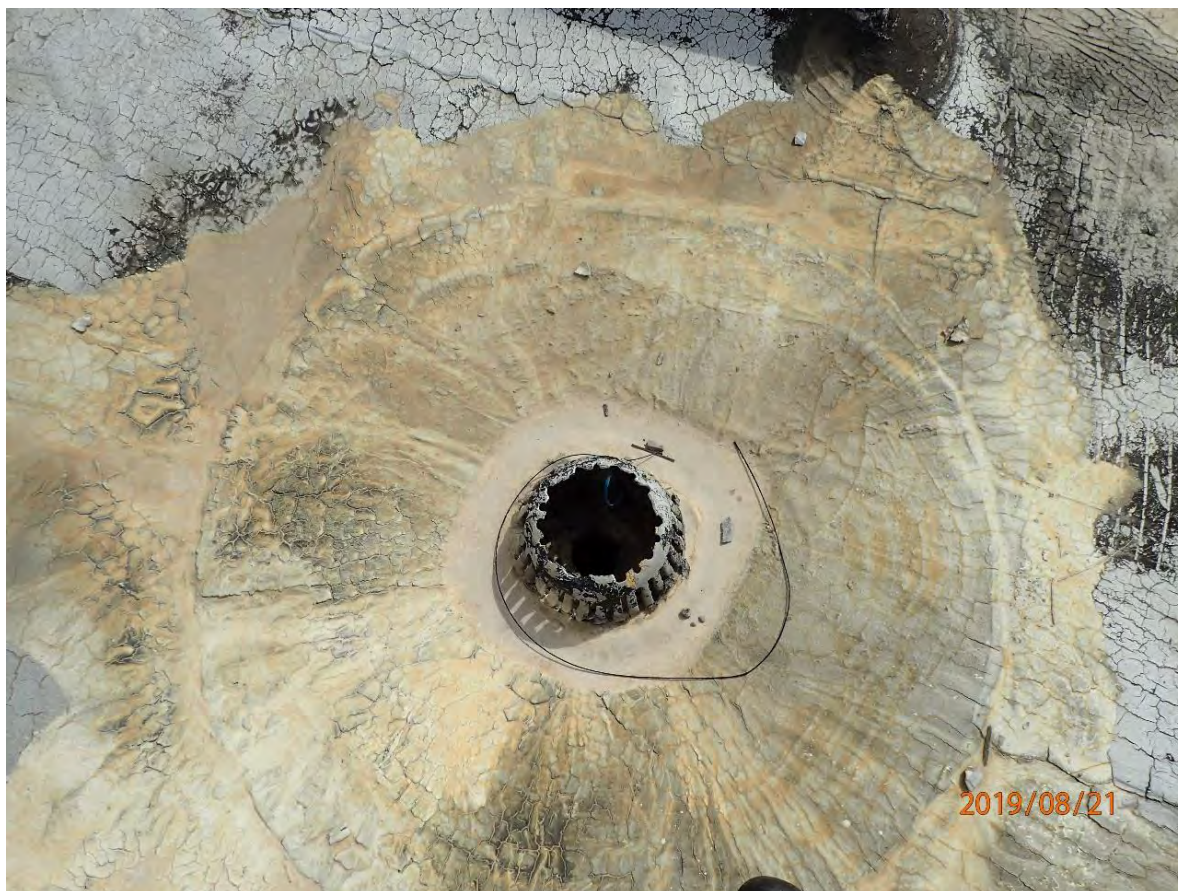
Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos

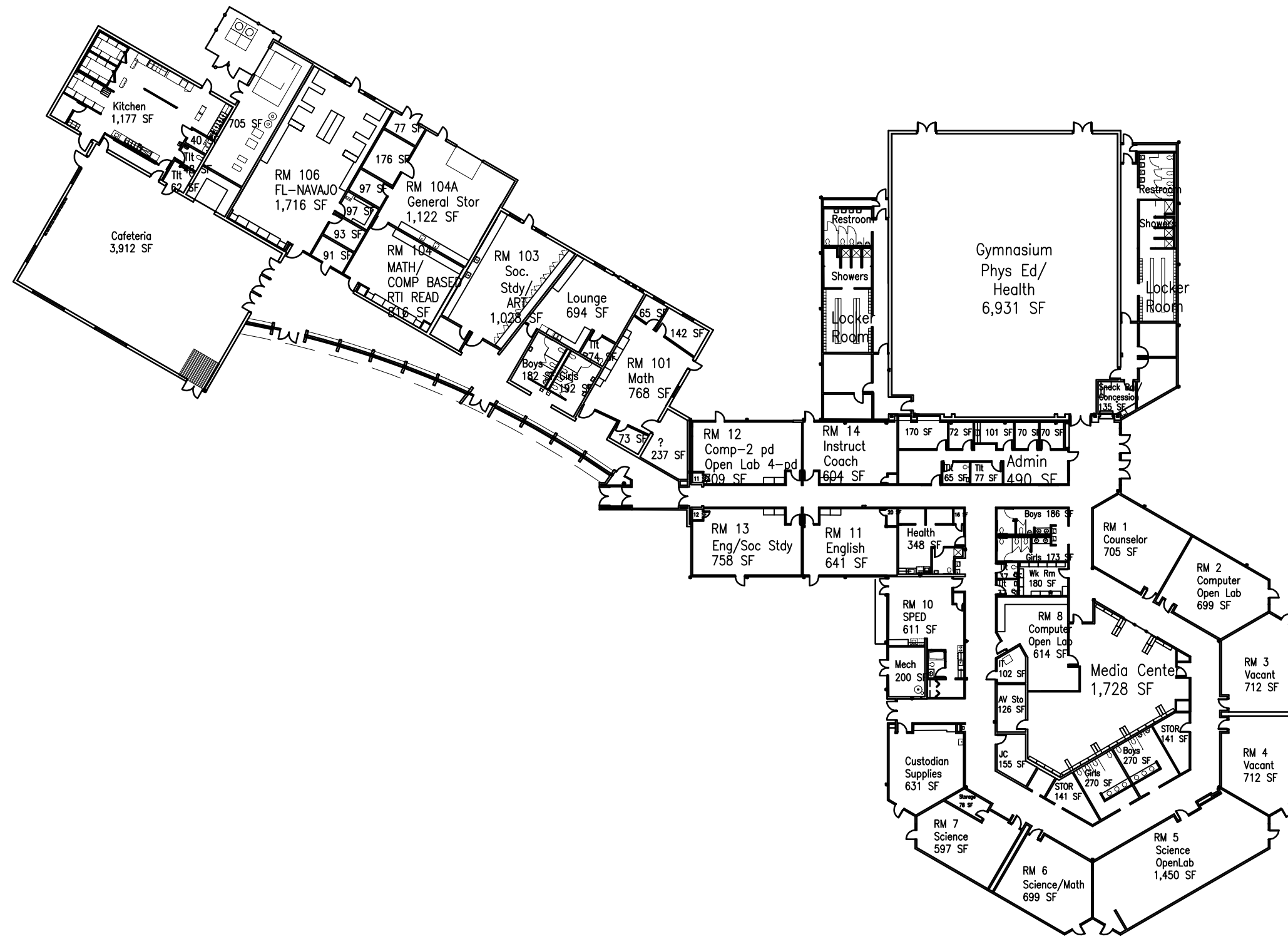




PSFA Staff Recommendation

The district is requesting replacement of the existing roof on the classroom building. PSFA agrees that this roof should be replaced to mitigate additional damage to interior building systems. The Facilities Assessment Database captures the roof over the 1968 building as category 3, mitigate additional damage. PSFA staff recommends a single-phase, systems-based award for the roof, within the limit defined by the maximum allowable gross square feet calculator, as outlined in the table below.

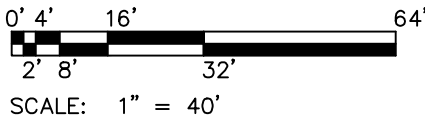
Total Estimated Project Cost	Adjusted Project Cost to Maximum Allowable	Phased Request	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$1,811,429	\$1,775,200	\$1,775,200	20%	80%	\$0	\$355,040	\$1,420,160	\$0	\$0



OLD HS AUX GYM
CLOSED
10,093 GSF

CROWNPOINT MS – EXISTING FLOOR PLAN

PERMANENT BUILDING 50,498 GSF
FOR PLANNING PURPOSES ONLY



2019-2020 PSFA Summary of Applicant Campus

Facility Description

Gallup – Tse Yi Gai High School

Rank: 213

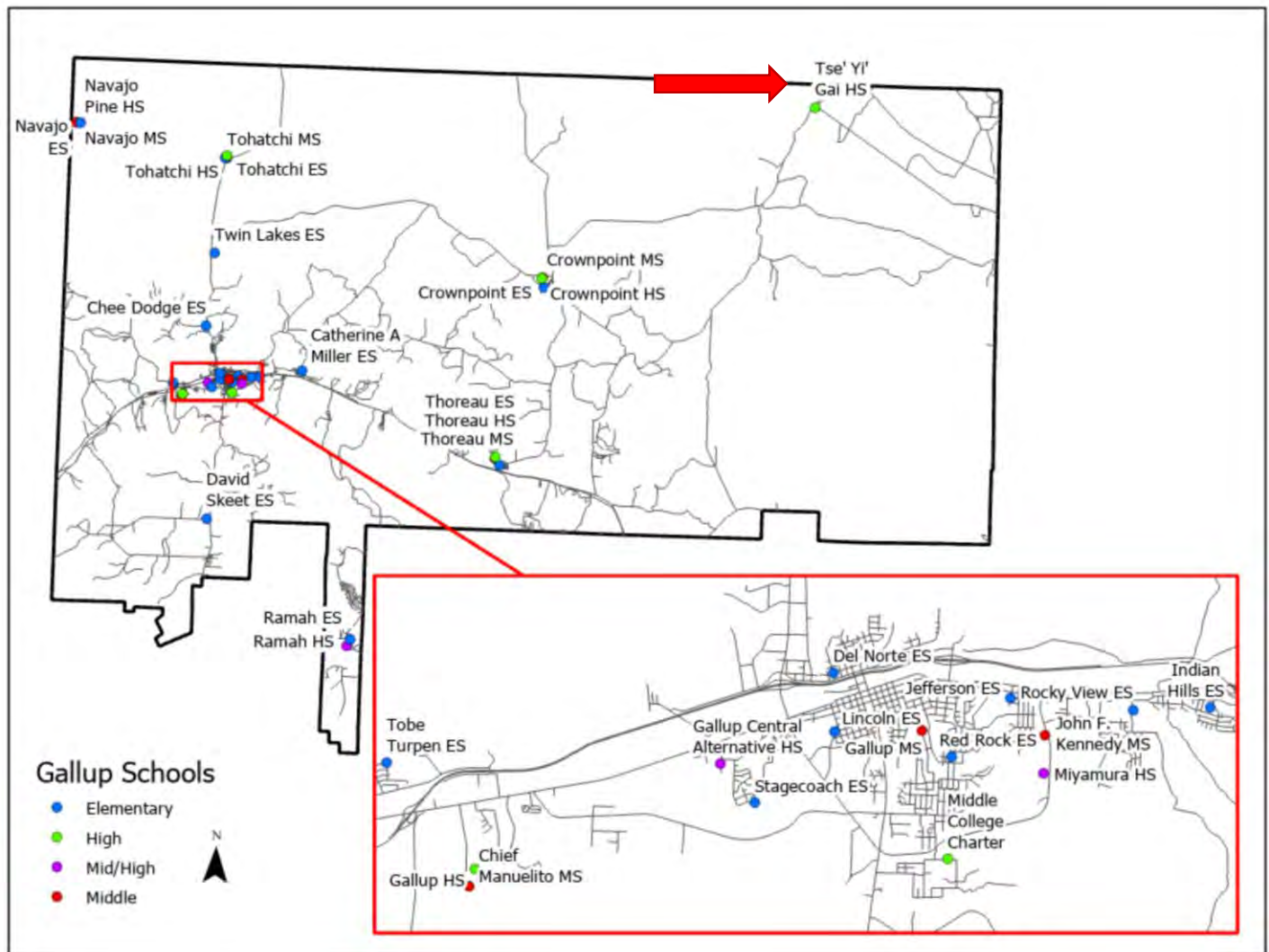
wNMCI: 29.54%

FCI: 45.16%

- Original Construction Date: 2004
- Most Recent Addition: -
- Total Gross Square Feet: 64,384
 - Permanent Square Feet: 64,384
 - Number of Buildings: 1
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 75.00 Acres

Maps

District-wide School Map



School Site Map



District Request

The district is requesting a systems-based award for roof replacement at Tse' Yi' Gai High School. The estimated construction cost is \$819,265, adding soft costs and contingencies increases the total project cost to \$1,170,379. The roof at the high school is leaking in numerous locations throughout the facility and causing additional damage to the facility.

The District has indicated that it does not have available funds to accommodate the local match for the project and is requesting a partial/full reduction of the local match.

	Total	State Match 80%	Local Match 20%
Estimated Project Cost	\$1,170,379	\$936,303	\$234,076
Offset	\$0	\$0	\$0
Adjusted State/Local Match	\$1,170,379	\$936,303	\$234,076

Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input type="checkbox"/> Fencing	<input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Heat Generating Systems	<input type="checkbox"/> Fire Sprinkler
<input type="checkbox"/> Parking Lots	<input type="checkbox"/> Exterior Windows	<input type="checkbox"/> Cooling Generating Systems	<input type="checkbox"/> Fire Detection/Alarm
<input type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Air Distribution Systems	
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<input type="checkbox"/> Site Drainage	Building Interior	<input type="checkbox"/> Rooftop Unitary AC	<input type="checkbox"/> Demolition – Free Standing Building
<input type="checkbox"/> Site Utilities (Gas, Electric)	<input type="checkbox"/> Ceiling Finishes	<input type="checkbox"/> HVAC Controls	<input type="checkbox"/> Demolition – Portion of Occupied Building
<input type="checkbox"/> Site Domestic Water Utility	<input type="checkbox"/> Floor Finishes	<input type="checkbox"/> Main Power/Emergency	<input type="checkbox"/> Security
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Foundation/Slab/Structure	<input type="checkbox"/> Lighting/Branch Circuits	
<input type="checkbox"/> Walkways	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Plumbing Fixtures	
	<input type="checkbox"/> Interior Stairs	<input type="checkbox"/> Water Distribution	
	<input type="checkbox"/> Interior Walls (and Partitions)	<input type="checkbox"/> Drain, Waste, and Vent	

Planning Summary

☒ Facilities Master Plan is Current

The Gallup-McKinley County School's adopted its FMP in 2017, making it current through 2022. In its Priority 1 bundle of projects, the FMP lists systems replacement as a need for Tse Yi Gai High School, which includes roof replacement. As a result, the application calling for roof replacement throughout the campus is consistent with the FMP.

The following table shows the existing gross square feet (GSF) of the facility and the allowable GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
106	64,384	28,913	35,473 over

The July 2019 update forecasts 106 students.

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Tse Yi Gai HS	87	310	136	5	27%	36%

A comparison of functional capacity to current enrollment suggests the school has 263 available seats within the building. The school also has a 27% occupancy rate for its classrooms meaning that most of its classrooms are only loaded at half occupancy (i.e. a classroom that can hold 24 students is only loaded with 6 students).

According to the FMP, the school is utilizing its instructional spaces at 36% utilization rate. This figure is below the 70-85% preferred utilization rate for secondary schools. The school has five vacant rooms within the building, which constitute an entire wing. In addition, there are three rooms with utilization rates below 50%.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of August 28, 2019)

- **Status:** Current, updated September 18, 2018 with 2 year historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of 1 of 3 state provided FIMS maintenance resources, Maintenance Direct. They are non-users of the Preventive Maintenance and Utility Direct modules.

- **Maintenance Direct:** Satisfactory use
- **Preventive Maintenance Direct:** Non-user
- **Utility Direct:** Non-user

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: **48.291%, recognizing Poor Performance (12 schools completed)**
- Previous Cycle district average: **55.73%, Poor Performance**
- Applicant School Site:
 - **Tse'Yi'Gai High School (8/2019): 34.622% Poor performance.**
 - **6** Minor Deficiencies in the following categories: Roadway/Parking, Playground/Athletic Fields, Site Drainage, Sidewalks, Walls/Floors/Ceilings/Stairs, Electrical Distribution
 - **8** Major Deficiencies in the following categories: Windows/Caulking, Entry/Exterior Doors, Roof/Flashing/Gutters, Lighting, Fire Protection Systems, Heating/Ventilation/Air Conditioning, Air Filters, Plumbing/Water Heaters

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to a minimal district average 70% Satisfactory performance rating.
- Begin using the state provided FIMS, Preventive Maintenance Direct and Utility Direct modules to manage maintenance activities and energy management.
- **Note:** The district has gone through recent change in maintenance leadership and progressing their performance with dedicated efforts to improve facility conditions.

Financial Summary

The District's FY18 audit received an Unmodified opinion with 12 total findings.

Photos – Site



Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos





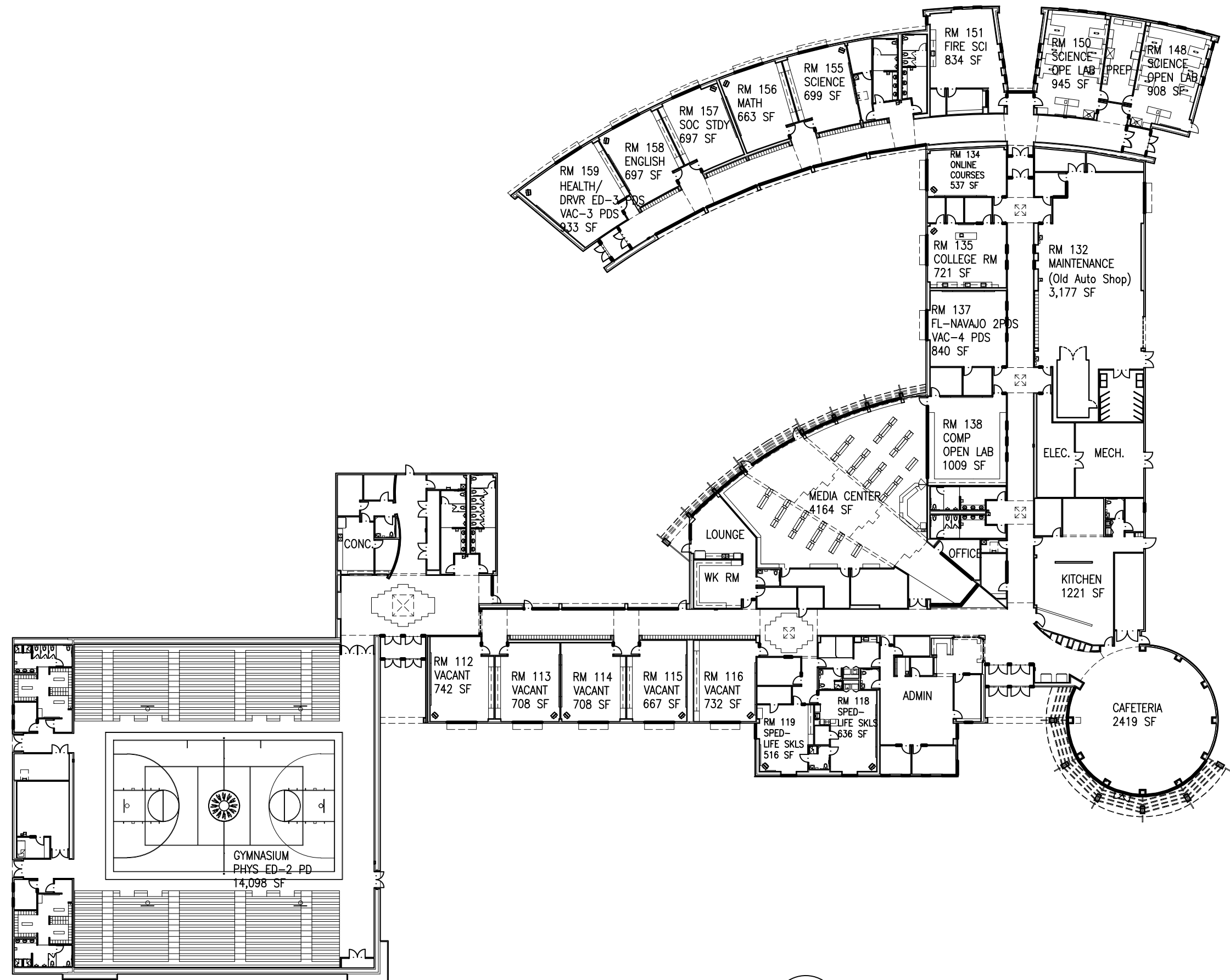


PSFA Staff Recommendation

The District is requesting a systems-based award to reroof the entire facility. Though the roof was installed in 2004, based on recent assessments, PSFA agrees that the roof is degraded, is leaking at numerous locations throughout the facility, and needs to be replaced to prevent additional damage to building systems within the building. Repair to the rooftop Air Handling Units (AHU's), which are listed in the Facilities Assessment database as degraded with potential mission impact, were recommended by staff to be included in the final application. However, the district did not include the repair of the AHU's in the final application.

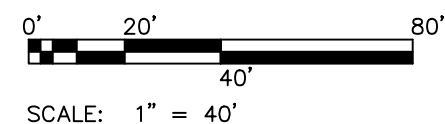
The existing building is 64,384 GSF, while the 5-year enrollment projection of 106 students defines the maximum allowable GSF at 28,913 GSF. PSFA staff recommends a single-phase, systems-based award for the roof, within the limit defined by the maximum allowable gross square feet calculator, as outlined in the table below.

Total Estimated Project Cost	Adjusted Project Cost to Maximum Allowable	Phased Request	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$1,170,379	\$526,671	\$526,671	20%	80%	\$0	\$105,334	\$421,336	\$0	\$0



TSE' YI' GAI 8-12 – EXISTING FLOOR PLAN

PERMANENT BUILDING 63,898 GSF
FOR PLANNING PURPOSES ONLY





GALLUP-McKINLEY COUNTY SCHOOLS

640 South Boardman
Gallup, NM 87301

Public School Capital Outlay Council

2019-20 Systems Based Funding Requests

September 9, 2019
2:45 p.m.



Overview of the District

Gallup-McKinley County Schools (GMCS) is the largest district by land area in the state of New Mexico. The district includes all of McKinley County in west central New Mexico. The district encompasses the city of Gallup and a large area of the Navajo Nation, serving over 90 distinct communities. GMCS operates schools in seven communities and has Memorandums of Understanding to transport students across district boundaries to GMCS schools.

The district programs serve 11,621 students from preschool through grade 12, including programs for students through age 22 to graduate and learn life skills. GMCS offers a full day preschool and pre-K program. The preschool program is a federally funded program (through IDEA) to provide services to children with identified developmental delays starting at age 3. The students have an individualized education program (IEP), allowing facilities to receive state funding. The pre-K program provides preschool education to children starting at age 4 and is funded by a state grant.

The learning system of Gallup-McKinley County Schools is founded on the sound principle that every child can learn and succeed, and the system must meet the needs of all children by recognizing that student success for every child is the fundamental goal.

District Vision

Excellence in educating our students to become self-reliant, productive citizens in a multicultural society.

District Mission

Preparing our students for success. We empower and develop our students through improving academic knowledge. Promoting essential skills and positive character traits, providing safe and healthy learning environments and creating strong partnerships among parents, colleges and the business community.

Strategic Goals for Excellence

The Strategic Goals represent the four most critical priorities for positive change and improvements in the District over the next 3 years. Each goal statement gives general direction and focus to our work.

Goal #1: Increase Student Success

Strengthen academic performance and student engagement

Goal #2: Create Career pathways

Connect student learning to their career goals

Goal #3: Empower our Team

Develop and support employees to grow professional within the District

Goal #4: Strengthen Partnerships

Expand community partnerships to support and educate our students

District Bonding for TY20

Bonding Capacity: \$50,747,379.90
 Outstanding Debt: \$47,245,000.00
 Bonding Capacity: \$3,502,369.90
 Percent Bonded: 93.1%

The County has notified us that District Valuation will be going down by over \$44.9 million dollars due to a legal suit from the Navajo Nation regarding grazing land valuation. The District has carried debt for decades and with the debt we are currently carrying, we will likely only be able to bond \$12 million dollars instead of \$25 million we were previously able to bond on our next voter request. The District has a current debt mill levy of \$8.317, the state-wide average in the last published data reference book was \$5.388.

Current Principal & Interest Outstanding 06/30/2019

GO Bonds	Principal	Interest	Total
2010A	\$1,675,000	\$204,614.45	\$1,879,614.45
2010B	\$4,400,000	\$830,897.41	\$5,230,897.41
2011-A	\$4,390,000	\$763,800.00	\$5,153,800.00
2011-B	\$1,195,000	\$36,525.000	\$1,231,525.00
2013	\$5,900,000	\$968,312.50	\$6,868,312.50
2014	\$4,725,000	\$619,875.00	\$5,344,875.00
2016	\$6,415,000	\$828,043.75	\$7,243,043.75
2017-A	\$6,200,000	\$645,893.47	\$6,845,893.47
2017-B	\$5,655,000	\$131,455.00	\$5,786,455.00
2018	\$6,500,000	\$1,037,912.50	\$7,537,912.50
Revenue Bonds			
2010A	\$4,745,000	\$439,225.50	\$5,184,225.50
2010B	\$7,660,000	\$709,759.00	\$8,369,759.00
Total	\$59,460,000	\$7,216,313.58	\$59,138,401.08

Projected Bond Sale 2020 - \$5,750,000

- Will be utilized for the Replacement of Red Rock Elementary (bond will not cover current projected required match)

Projected Bond Sale 2021 - \$5,850,000

- Projected project will be Tohatchi High School (bond will not cover current projected required match)

Preventive Maintenance Plan

The Gallup-McKinley County School District's Preventive Maintenance Plan is a living document that is updated regularly as target goals are met, inventories of equipment change or staff changes occur. The PM Plan identifies how the district will operate its maintenance & operations program and is aimed at preventing premature equipment failures thereby providing reliable equipment service and safe and reliable environments.

The Gallup-McKinley County School Board voted to approve the updated 2019-20 Annual Preventive Maintenance Plan at their August 26, 2019 school board meeting. With an effective preventive maintenance plan, the district will be able to properly utilize its available resources in providing and developing the best possible facilities and maintain financial responsibility for its students and staff.

The Gallup-McKinley County Schools Maintenance Department has had a significant leadership change over the last year. With this leadership change comes a commitment to work with the state to improve FMAR scores. With the help of the state this department is beginning an extensive change in expectations that will improve efficiency and productivity.

Facilities and Master Plan Status

The district has over 2.5 million square feet of permanent facilities, and over 82,000 square feet of portable facilities in school and administrative facilities on about 745 acres. School sites comprise 2.4 million square feet in permanent buildings and 70,000 square feet in portable buildings on 717 acres. The district has land leases with the Navajo Nation for schools located in Navajo, Crownpoint, Tohatchi, Twin Lakes, Tse'Yi'Gai, and Thoreau.

Since the last Facilities Master Plan, the district has implemented a capital program to replace older elementary schools in partnership with the state PSCOC. This program has included the consolidation of schools in the Gallup area. Washington ES and Juan de Oñate ES were consolidated into Del Norte ES. The district sold Juan de Oñate ES building and has demolish Washington ES to complete the Del Norte ES campus. The new Lincoln ES opened in March of this year; the district completed the consolidate Roosevelt ES into the new Lincoln ES at the beginning of this school year. A boundary adjustment was approved in 2014 to consolidate these schools. The district worked with ARC to redo the boundaries to balance Gallup elementary school enrollments.

Past PSCOC Projects and project Status

Thoreau Elementary School

Construction Started: 02/28/2019
Substantial completion: 05/23/2020
Estimated Cost:
Projected Cost: \$18,100,238.84
Projected Cost Savings: Undetermined

Lincoln Elementary School

Construction Start: 09/21/2017
Substantial completion: 12/28/2019
Estimated Cost: \$23,732,634.11
Projected Cost: \$21,62,583.47
Projected Cost Savings: \$2,477,055.18

Del Norte Elementary School

Construction Start: 08/31/2015
Substantial completion: 03/21/2017
Estimated Cost: \$22,615,477.00
Projected Cost: \$20,151,087.28
Projected Cost Savings: \$2,464,389.72

Jefferson Elementary School

Construction Start: 03/03/2015
Substantial completion: 05/17/2016
Estimated Cost: \$22,044,379.46
Projected Cost: \$20,964,000.20
Projected Cost Savings: \$1,080,379.26

Ramah Elementary School

Construction Start: 06/01/2015
Substantial completion: 12/06/2016
Estimated Cost: \$13,257,133.00
Projected Cost: \$12,000,840.98
Projected Cost Savings: \$1,351,940.02

Catherine A. Miller Elementary School

Construction Start: 04/23/2014
Substantial completion: 12/15/2015
Estimated Cost: \$18,294,961.00
Projected Cost: \$17,683,687.94
Projected Cost Savings: \$611,273.06

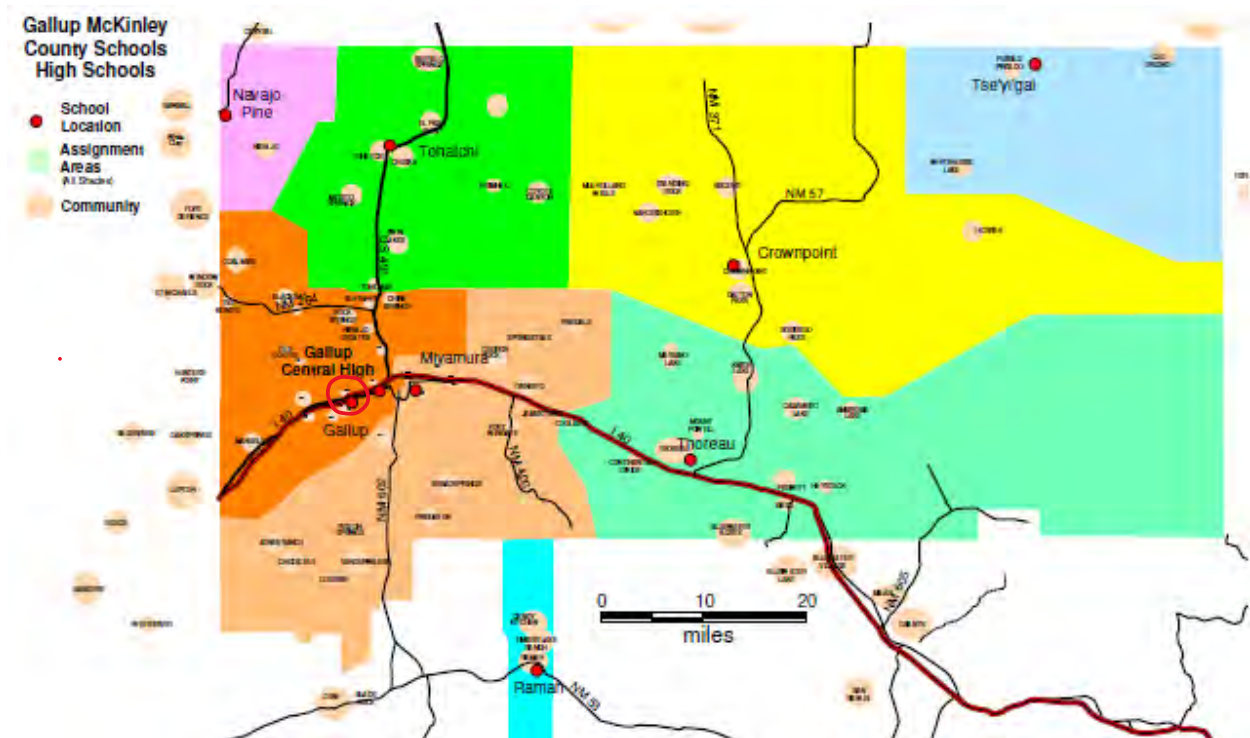
Crownpoint Elementary School

Construction Start: 08/11/2011
Substantial completion: 04/09/2013
Estimated Cost: \$17,312,685.09
Projected Cost: \$16,115,670.96
Projected Cost Savings: \$1,197,014.13

Thoreau Middle School

Construction Start: 04/05/2013
Substantial completion: 2014
Estimated Cost: \$12,342,709.20
Projected Cost: \$11,202,346.56
Projected Cost Savings: \$1,140,362.62

Project Location within the District (Gallup High School)



Gallup High School is on Rico Street at the west end of the city of Gallup. The School sits on a 63-acre site. Gallup High School was built in 1998 with additions in 2000. While not an old facility, the building systems are failing. This includes the foundation, HVAC, plumbing, drainage, parking and walkways. In 2016, the district was required to invest over \$2 million in structural and drainage repair at the gym lobby and hopes to avoid ongoing costly structural repairs to the facility. The school includes 9th to 12th grade students with an approximate staff of 95.

Facility wNMCI rank: 29
Facility wNMCI: 46.29%
Facility FCI: 57.96
Facility FMAR: 38.5

Improvements Needed

Parking and Paving Improvements – Staff and Student Parking and Main Entry

Parking lots and driving surfaces are heavily worn, have deep ruts and potholes, and striping is faded. Areas of student parking are graveled.

Parking and Paving Improvements – Rear Parking

Parking lots and driving surfaces are heavily worn, have deep ruts and potholes, and striping is faded.

Parking and Paving Improvements – Gymnasium and Auditorium parking

Parking lots and driving surfaces are heavily worn, have deep ruts and potholes, and striping is faded.

Project Description

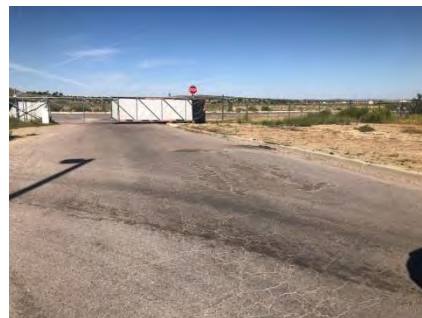
Mill Parking Lot and recoat with new 2" topcoat. Re-strip the parking lots and driving surfaces

Walkway Improvements

Concrete and asphalt paving are uneven and heaved making travel difficult. Walkways on the site are not all continuous.

Project Description

Replace concrete walkways where needed.



Gallup High School Map



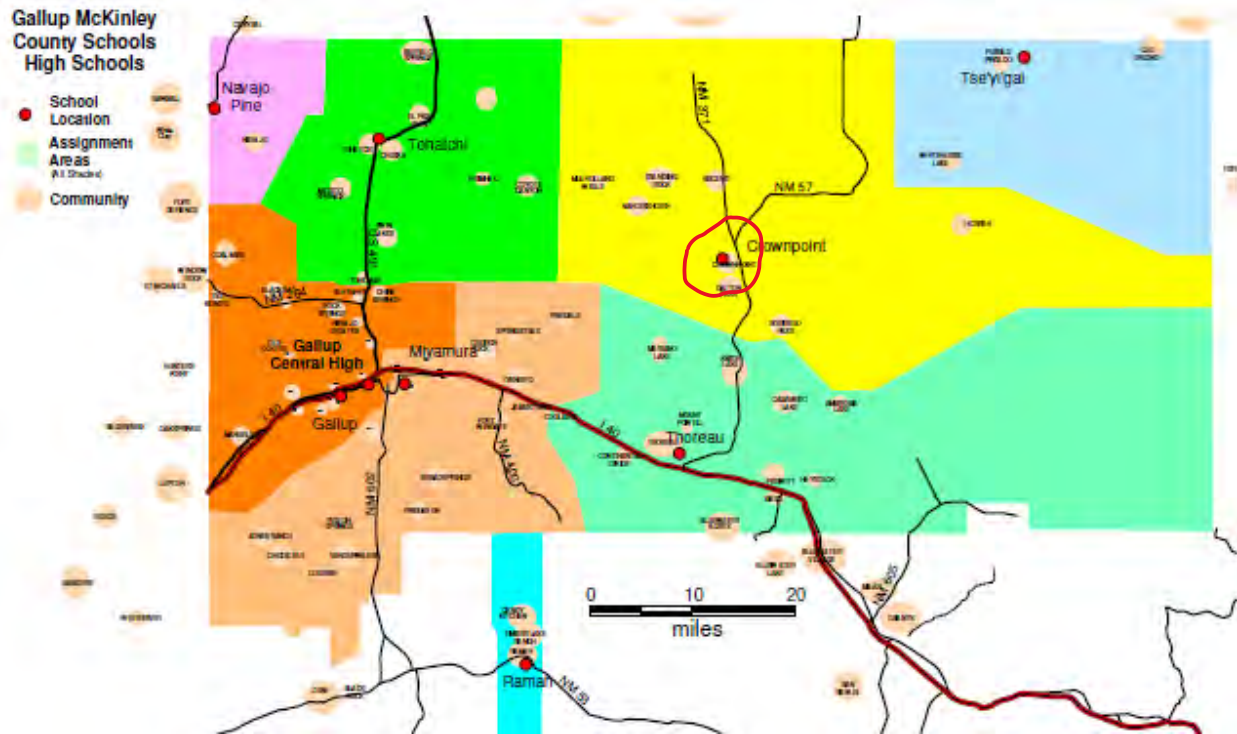
PSFA Feedback

Galup-McKinley County School District adopted its FMP in 2017, making it current through 2022. The FMP lists the parking lot improvements among the school's most important needs. As a result, the application calling for parking lot improvement is consistent with the FMP.

The FMP describes the parking lots serving the entire GHS campus as rough with several large holes, deep ruts, and drainage problems. The striping is also faded making it difficult for students and staff to park efficiently.

- ❖ GMCS intends to use this building for students for the next 5 to 10 years.
- ❖ Proposed schedule is the completion of project by August 1, 2020.

Project Location within the District (Crownpoint Mid School)



Crownpoint Middle School is located at #1 Eagle Drive in Crownpoint NM. The school sits on a semi-rural site, which is shared with Crownpoint High School. The school consists of three buildings. An older, hexagonal classroom wing surrounds a central library and holds classrooms and a renovated administration area and concession stand. Crownpoint Mid School was built in 1967 with a remodel and new wing constructed in 2007. The school includes 6th thru 8th grade students with a staff of approximately 25 staff members.

Facility wNMCI ranked	124
Facility NMCI:	35.46
Facility FCI:	61.63
Facility FMAR:	41.08

Improvements Needed

Gallup-McKinley County School District had J3, a roofing company and consulting firm, inspect Crownpoint Middle School. They determined to conduct immediate repairs to Roofs A, B, C D, E, and F. All roofs should be repaired for immediate leaks. These six roof sections should be prioritized for re-roofing in 2019.

Project Description

Roof replacement through-out the building



Crownpoint Middle School Map



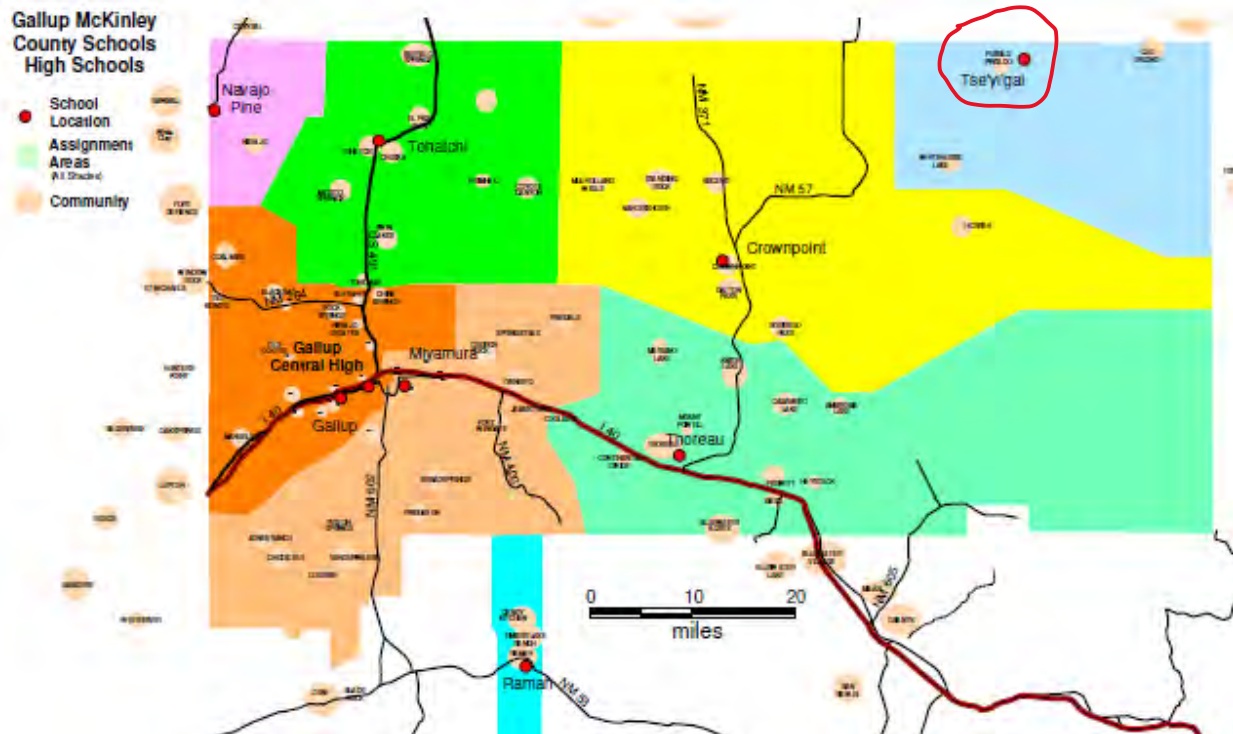
PSFA Feedback

Gallup-McKinley County School District adopted its FMP in 2017, making it current through 2022. The FMP list systems replacements as a need for Crownpoint Middle School, which includes roof replacement. As a result, the application calling for roof replacement throughout is consistent with the FMP.

The FMP describes the roof as past its useful lifecycle. Alligating and cracking are evident and numerous tar patches cover the decaying surfaces.

- ❖ GMCS intends to use this building for students for the next 10 years.
- ❖ Proposed schedule is the completion of project by August 1, 2020.

Project Location within the District (Tse'Yi'Gai High School)



Tse'Yi'Gai High School is located on Counselor Rd. in Pueblo Pintado, NM. The school sits on a rectangular site. The north edge of the site follows the curved road of Indian Route 46. The school campus includes the school, a bus barn, a campus well, two propane tanks, ten duplex teacheages, a football field and basketball courts. Tse' Yi' Gai High School was built in 2004. The school includes 9th to 12th grade students with a staff of approximately 18 staff members.

Facility wNMCI ranked	213
Facility NMCI:	29.54
Facility FCI:	45.16
Facility FMAR:	67.21

Improvements Needed

This school has a modified bitumen cap sheet roof in failure mode. The roof was installed in 2003-2004 and is approximately 15 years old. Additionally, there are issues with the related stucco interface and with building sealants adjacent to the roof. This site is approximately 71,000 sq ft of roof and an additional 10,000 sq ft of related parapet roof flashings

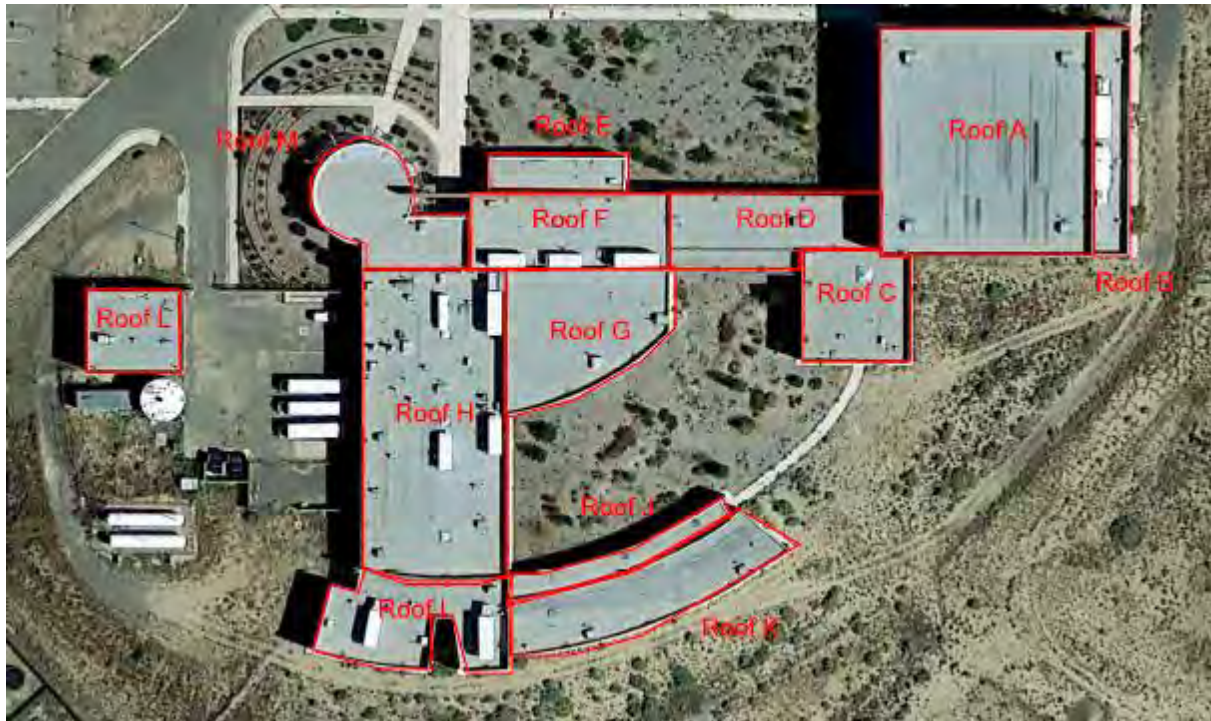
- J3 Systems would propose to re-roof this site with the following Scope of Work
 - Prepare existing roofs for a recover
 - Conduct an infrared scan of existing roof
 - Replace wet/damaged insulation as needed
 - Included in our costing is up to 7500 BF of replacement insulation. Any additional insulation above 7500 BF would be an additive cost @ \$0.95 per BF
 - Cut blisters and defects as needed
 - Remove existing metal counterflashing at stucco stops
 - Dispose of all debris and trash in a lawful manner
 - Install a High Density polyiso recover board
 - Install tapered crickets at existing curbs greater than 3 ft to ensure drainage at these locations
 - Install an 80 mil TPO for the field of the roof using the plate bonded induction welded installation method
 - Sheath over existing wall flashings with ½" OSB and flash walls, curbs, pipes
 - Install TPO walk pads at service side of HVAC units. Roof hatches and at cross over points of the parapet walls
 - Install new metal counter-flashings at stucco stop with wind clips
 - Install new TPO clad scuppers at existing scupper locations
 - Inspect parapets for stucco damage and repair as needed
 - Install new sealants at stucco joints above roof elevation as needed for watertight seals for the roof
 - Provide a manufacturer's 20 Year Material and Labor warranty for work conducted

Project Description

Roof replacement through-out the building



Tse' Yi' Gai High School Map



PSFA Feedback

Gallup-McKinley County School District adopted its FMP in 2017, making it current through 2022. In its Priority 1 bundle of projects, the FMP lists systems replacements as a need for Tse' Yi' Gai High School, which includes roof replacement. As a result, the application calling for roof replacement throughout the campus is consistent with the FMP.

The FMP states that the modified bitumen roofing material protects the flat roof and wraps up the parapet wall to a roof flashing transition to a stucco wall parapet finish. The roofing membrane is failing with multiple wrinkles, cracked seams and blisters of various sizes. The roof leaks above the science Lab.

- ❖ GMCS intends to use this building for students for the next 20 years.
- ❖ Proposed schedule is the completion of project by August 1, 2020.

District Financial Summary

Gallup-McKinley County School District lacks the resources to complete the requested projects and ask that PSCOC waive the district participation on these projects. The district has continued to be intentional in the use of our resources, including the consolidation of schools inside the city of Gallup. However, the outstanding maintenance and capital needs continue to far exceed the resources the district has available. (See Statement of Financial Position)



PSCOC REQUEST FOR CAPITAL FUNDING 2019-2020 FULL APPLICATION

School District	Gallup McKinley County Schools	Contact Person:	Timothy Bond
Address 1:	640 South Boardman Avenue		
Address 2:	PO Box 1318		
City:	Gallup	State:	NM
		Zip:	87301
		Phone:	505-721-1018

Funding Match	District Offsets
District Match	\$ 56,720
State Match	

		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Gallup High Parking Lot Mill and recoat	\$ 5,043,970	\$ -	\$ 1,008,794	\$ 56,720	\$ 1,065,514	\$ 4,035,176	\$ 3,978,456
2	Crownpoint Middle School Re-roof	\$ 1,611,429	\$ -	\$ 362,286	\$ -	\$ 362,286	\$ 1,449,143	\$ 1,449,143
3	Tse Yi Gai High School Reroof	\$ 1,170,379	\$ -	\$ 234,076	\$ -	\$ 234,076	\$ 936,303	\$ 936,303
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 8,025,777	\$ -	\$ 1,605,155	\$ 56,720	\$ 1,661,875	\$ 6,420,622	\$ 6,363,902

I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:

Name of Signatory --
 for: Superintendent of School District
 Date 8/2/19

Name of Signatory --
 School Board President
 Date August 2, 2019

Full Application - Small Project (Systems-Based)

Priority 1

Gallup High Parking Lot Mill and recoat

Facility wNMCI Rank: 29
 Facility wNMCI: 46.29
 Facility FCI: 57.96
 Facility FMAR: 38.15

SITE		
Area	Alteration Level	Estimated Cost
Fencing		
Parking Lots		\$ 1,637,549
Playground Equipment		
Site Lighting		
Site Drainage		
Site Utilities (Gas, Electric)		
Site Domestic Water Utility		
Landscaping		
Walkways		\$ 1,893,230
Site Subtotal		\$ 3,530,779
Security	Security Systems - Please Describe*:	
Site Security Subtotal		\$ -
Total		\$ 3,530,779

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	3,530,779
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	1,513,191
Total Estimated Project Cost	\$	5,043,970

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1			
FAD Building Name:		43055	
Building FCI:		46.29	
Year Built:		1998	
Existing Building SqFt (FAD):		142,139	
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		142,139	
Area	Alteration Level	Estimated Cost	
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
	Building Exterior Subtotal		
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
		Building Interior Subtotal	
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
		Building Equipment and Systems Subtotal	
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
		Demolition Subtotal	
Security	Security Systems - Please Describe*:		
		Security Subtotal	
Total		\$ -	

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2			
FAD Building Name:		43055	
Building FCI:		46.29	
Year Built:		2000	
Existing Building SqFt (FAD):		117,172	
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		117,172	
Area	Alteration Level	Estimated Cost	
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
	Building Exterior Subtotal		
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
		Building Interior Subtotal	
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
		Building Equipment and Systems Subtotal	
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
		Demolition Subtotal	
Security	Security Systems - Please Describe*:		
		Security Subtotal	
Total		\$ -	

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Full Application - Small Project (Systems-Based)

Priority 2

Crownpoint Middle School Re-roof

Facility wNMCI Rank: 124
 Facility wNMCI: 35.46
 Facility FCI: 61.63
 Facility FMAR: 41.08

SITE			
	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Drainage		
	Site Utilities (Gas, Electric)		
	Site Domestic Water Utility		
	Landscaping		
	Walkways		
	Site Subtotal	\$	-
Security	Security Systems - Please Describe*:		
	Site Security Subtotal	\$	-
Total		\$	-

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	1,268,000
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	543,429
Total Estimated Project Cost	\$	1,811,429

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1				
FAD Building Name:		43088		
Building FCI:		61.63		
Year Built:		2007		
Existing Building SqFt (FAD):		21,779		
SqFt of Proposed Project:				
Proposed Demolition SqFt of this Building:				
Net Building SqFt of After Project:		21,779		
	Area	Alteration Level	Estimated Cost	
Building Exterior	Exterior Walls			
	Exterior Windows			
	Exterior Doors			
	Roof			
	Building Exterior Subtotal	\$	-	
Building Interior	Ceiling Finishes			
	Floor Finishes			
	Wall Finishes			
	Foundation/Slab/Structure			
	Interior Doors			
	Interior Stairs			
	Interior Walls (and Partitions)			
	Building Interior Subtotal	\$	-	
Building Equipment and Systems	Heat Generating Systems			
	Cooling Generating Systems			
	Air Distribution Systems			
	Exhaust Ventilation System			
	Rooftop Unitary AC - Cooling w/Gas Heat			
	HVAC Controls			
	Fire Sprinkler			
	Main Power/Emergency			
	Lighting/Branch Circuits			
	Plumbing Fixtures			
	Water Distribution			
	Drain, Waste, and Vent			
	Fire Detection/Alarm			
	Building Equipment and Systems Subtotal	\$	-	
Demo	Demolition of Free Standing Building			
	Demolition of Portion of Occupied Building			
	Demolition Subtotal	\$	-	
Security	Security Systems - Please Describe*:			
	Security Subtotal	\$	-	
Total		\$	-	

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2				
FAD Building Name:		43088		
Building FCI:		61.63		
Year Built:		1958		
Existing Building SqFt (FAD):		32,898		
SqFt of Proposed Project:				
Proposed Demolition SqFt of this Building:		0		
Net Building SqFt of After Project:		32,898		
	Area	Alteration Level	Estimated Cost	
Building Exterior	Exterior Walls			
	Exterior Windows			
	Exterior Doors			
	Roof		\$	1,268,000
	Building Exterior Subtotal	\$	1,268,000	
Building Interior	Ceiling Finishes			
	Floor Finishes			
	Wall Finishes			
	Foundation/Slab/Structure			
	Interior Doors			
	Interior Stairs			
	Interior Walls (and Partitions)			
	Building Interior Subtotal	\$	-	
Building Equipment and Systems	Heat Generating Systems			
	Cooling Generating Systems			
	Air Distribution Systems			
	Exhaust Ventilation System			
	Rooftop Unitary AC - Cooling w/Gas Heat			
	HVAC Controls			
	Fire Sprinkler			
	Main Power/Emergency			
	Lighting/Branch Circuits			
	Plumbing Fixtures			
	Water Distribution			
	Drain, Waste, and Vent			
	Fire Detection/Alarm			
	Building Equipment and Systems Subtotal	\$	-	
Demo	Demolition of Free Standing Building			
	Demolition of Portion of Occupied Building			
	Demolition Subtotal	\$	-	
Security	Security Systems - Please Describe*:			
	Security Subtotal	\$	-	
Total		\$	1,268,000	

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Full Application - Small Project (Systems-Based)

Priority 3

Tse Yi Gai High School Reroof

Facility wNMCI Rank: 213
Facility wNMCI: 29.54
Facility FCI: 45.16
Facility FMAR: 67.21

SITE			
	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Drainage		
	Site Utilities (Gas, Electric)		
	Site Domestic Water Utility		
	Landscaping		
	Walkways		
	Site Subtotal	\$	-
Security	Security Systems - Please Describe*:		
	Site Security Subtotal	\$	-
Total		\$	-

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	819,265
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	351,114
Total Estimated Project Cost	\$	1,170,379

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1			
FAD Building Name:		43089	
Building FCI:		45.16	
Year Built:		2004	
Existing Building SqFt (FAD):		64,384	
SqFt of Proposed Project:		64,384	
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		64,384	
	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		\$ 819,265
	Building Exterior Subtotal	\$	819,265
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal		\$	-
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
Building Equipment and Systems Subtotal		\$	-
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
Demolition Subtotal		\$	-
Security	Security Systems - Please Describe*:		
Security Subtotal		\$	-
Total		\$	819,265

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2			
FAD Building Name:			
Building FCI:			
Year Built:			
Existing Building SqFt (FAD):			
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:			
	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
	Building Exterior Subtotal	\$	-
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal		\$	-
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
Building Equipment and Systems Subtotal		\$	-
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
Demolition Subtotal		\$	-
Security	Security Systems - Please Describe*:		
Security Subtotal		\$	-
Total		\$	-

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Gallup Parking lot Assessment

With the New Facilities Master Plan Gallup High School is scheduled for replacement no sooner than ten to fifteen years. Gallup McKinley County Schools would like to have the entire parking lot considered for major repair / replacement. The district has also opted to request funding to remove and replace several of the sidewalks that are damage from there years of use.

The district has walked the entire parking lot and all the building sidewalks, curbs and gutters performing an assessment on the existing surfaces. The surface of the asphalt is at or past its useful life. Patching potholes or performing a seal coat will not extend the life of the existing system. Our assessment is we need to mill or remove what is left of the existing asphalt system, salvage the base course, prep, regrade and recompact base course and install a new asphaltic coat. In several areas next to the asphalt the curb and gutter has failed along with existing sidewalk failure. Pour drainage has led to some sidewalks heaving and made egress doors inoperable. The assessment is these areas of sidewalk, curb and gutter need removed, drainage addressed through sloping exterior surface away from building and installing of trench drains as needed to get water away from the building and installation of new gutters at the interface of the sidewalk.



Crownpoint Middle School

Roof Assessment

This school has a modified bitumen cap sheet roof in failure mode. The installation timeframe for this roof is not known, but from existing materials and installation techniques, the roof is estimated to be approximately 25 years old. There are significant drainage issues with both the roof areas and drainage off of the roof. This site is approximately 55,000 sq ft for the areas to be addressed.

- Roof decks vary from tectum, to lightweight concrete over a metal pan, to light-gauge metal roofs that were recovered
- There is significant penetrations, and other technical issues related to the roof that will need to be addressed
- J3 Systems would propose to re-roof this site with the following Scope of Work
 - Prepare existing roofs for a re-roof
 - Remove all roofs down to existing decks and dispose of materials in a lawful manner
 - On gym roof (highest roof) overhaul existing roof and coat
 - Raise HVAC curbs, pipes and other penetrations as needed to accommodate tapered system
 - The high voltage conduit that runs across the main roof is excluded from this Scope of Work
 - Install a tapered insulation for required drainage and for additional thermal
 - Install a High Density polyiso recover board
 - Install tapered crickets at existing curbs greater than 3 ft to ensure drainage at these locations
 - As an alternate, we may elect to pour a cellular lightweight concrete tapered system if more effective
 - Install an 80 mil TPO for the field of the roof using an adhered application
 - Sheath over existing wall flashings with ½" OSB and flash walls, curbs, pipes
 - Install TPO walk pads at service side of HVAC units. Roof hatches and at cross over points of the parapet walls
 - Install new metal counter-flashings
 - Install new TPO clad scuppers at existing scupper locations
 - Install new gutter and downspouts
 - Provide a manufacturer's 20 Year Material and Labor warranty for work conducted

Costing for this project would be \$1,268,000.00 + applicable NM GRT for the site



Crownpoint MS : (see attached drawings for reference)

Roof recommendations:

Short term:

M&R team for two weeks to conduct repairs and coatings to Roofs A & D. Conduct immediate repairs only to Roofs B, C and F.

Gym roof (Roof A) and Roof D are in good shape. They need attention to perimeter and details and should be repaired, prepped and then coated with a fibered aluminum coating at a rate of 2 gallons per sq for extension of their life cycle. Based upon existing conditions, these 2 roof areas should perform for another 5-7 years.

Roofs B, C & F should be repaired for immediate leaks only. These three roof sections should be prioritized for re-roofing in 2019

Roof E was stated as being part of high school and not to be included in this inspection go-around. Roof was not physically checked, but visual indicates that the roof requires significant M&R if not a re-roof.

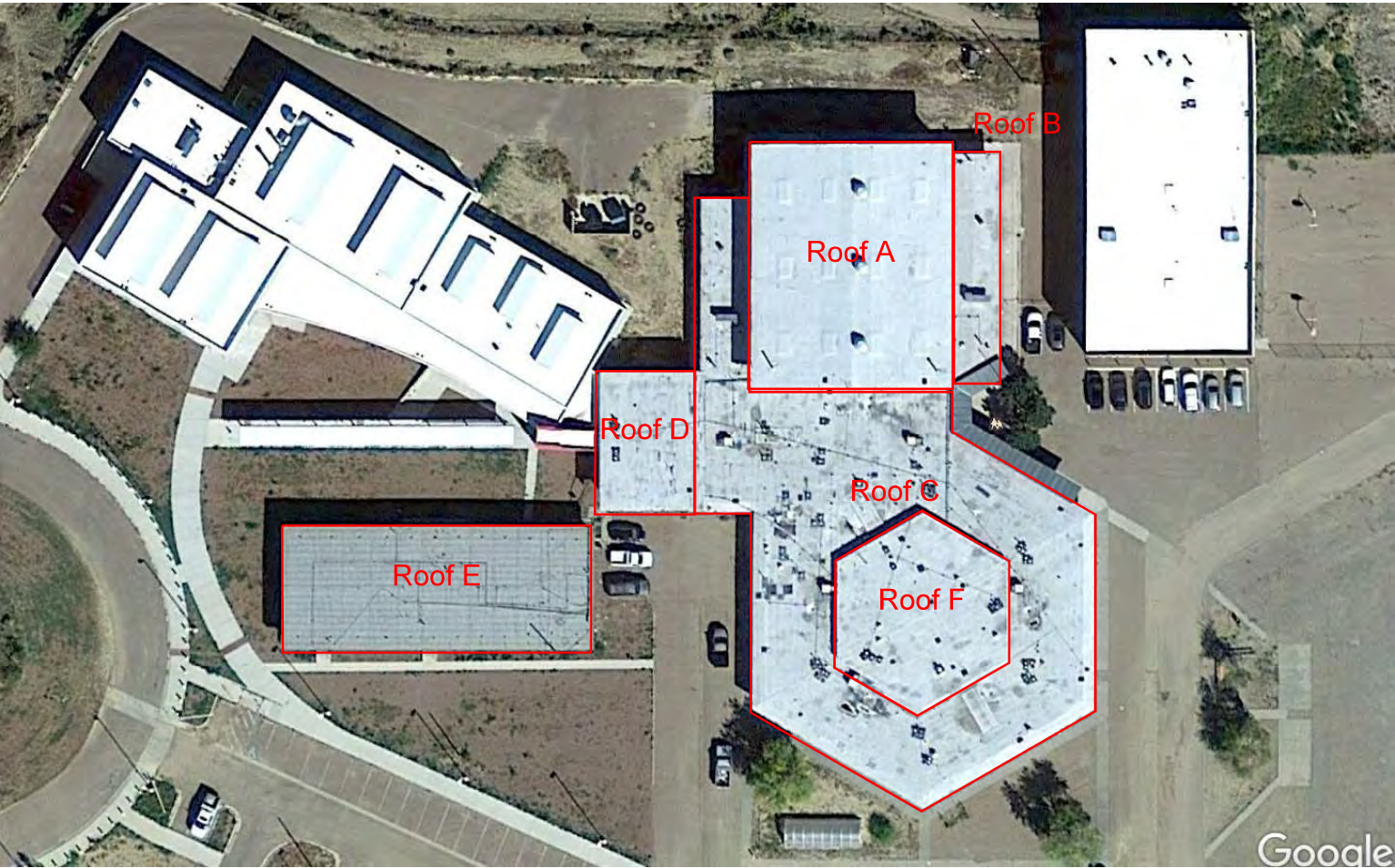
Balance of roofs should be scheduled for re-roofing before 2025

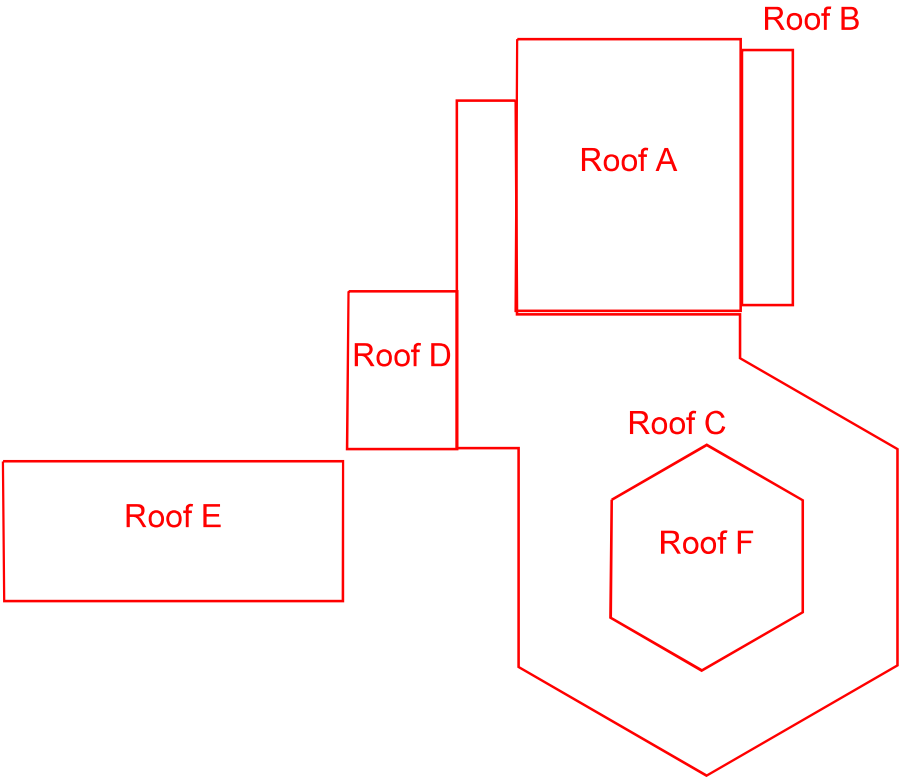
Budget for M&R and coating : \$44,850 + NM GRT

Budget for re-roofing roof sections B, C and F will require a full tear off to the deck, installation of tapered insulation for proper drainage, new guttering at perimeter of roof C and deck patching. Work should include remedial work at curbs, with architectural stamped drawings, PSFA and CID approvals as a turn key project.

Roofs B,C and F are costed at: \$640,000 + NM GRT

We did not core these roofs and the budgets are based upon existing conditions, with deck type and slope verified visually as part of the inspection.





Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_092854583

Site visit 12-20-18

1



IMG_20181220_093018243

2

Gym roof from interior, This is a tectum deck and need to be protected and kept dry, due to deck and to wood floor
Wood framing is from skylights that were removed and roof capped



IMG_20181220_094057706

Main roof of school
Torch down APP and saturated. Deck is LWC deck

3



IMG_20181220_094058930

4

Additional views of main roof.
Lack of drainage and drains not effective. Roof will need new drainage strategy and drains

Crownpoint MS



IMG_20181220_094100349

Main roof view of existing conditions

5



IMG_20181220_094107979

Typical flashings details at various penetrations, Most are open or deteriorated

6



IMG_20181220_094109139_TOP

Note staining of cap sheet from ponding water.

7



IMG_20181220_094111107

Additional view of main roof

8

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_094159108

9

Past repairs using various products.. Cap sheet roofs need to be repaired with asphaltic products and not coatings and silicones



IMG_20181220_094213146

10

Additional main roof view



IMG_20181220_094252405_HDR

11

Additional main roof view



IMG_20181220_094335918

12

Additional main roof view

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_094412479

13

Walls and flashing heights are adequate overall, and no major mechanical or other remedial work should be necessary



IMG_20181220_094413707

14

Additional main roof view



IMG_20181220_094444654

15

Silicone or similar used to try to stop ongoing leaks
May need to flood test drains for loose fittings



IMG_20181220_094506701

16

Typical pitch pocket that has caved and shrunk leaving pipe wide open

Crownpoint MS



IMG_20181220_094521986

17

Old curb location that was capped and roofed over. This should be removed when re-roofed and patched back with deck and fill to prevent future ponding at this location



IMG_20181220_094603399

18

Additional view of capped curb



IMG_20181220_094708529

19

Alligatoring and mud cracking from sheet movement and ponding.. Split in roof



IMG_20181220_094725639

20

Additional main roof view



IMG_20181220_094746892

21

Additional main roof view. We suspect drains were installed after roofing and in an attempt to address ponding water due to lack of slope



IMG_20181220_094749596

22

Edge has no gutter or other for drainage control



IMG_20181220_095006394_TOP

23



IMG_20181220_095008256

24

Gym roof. Overall good condition, should be overhauled, prepped and re-coated

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095009349

Gym roof

25



IMG_20181220_095010469

Gym roof

26



IMG_20181220_095011810

Gym roof

27



IMG_20181220_095044723

Gym roof with capped skylight

28

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095046830

29

Gym roof has very good slope which is why it is performing properly



IMG_20181220_095248088

30

patch on gym roof to be repaired properly



IMG_20181220_095240539

31

Vetns on gym roof



IMG_20181220_095238855_HDR

32

Vent on gym roof. Reported to be abandoned. if correct then it should be removed or capped

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095212145
penetrations on gym roof. In good shape

33



IMG_20181220_095158086
Looking down towards mid roof section

34



IMG_20181220_095218417
Looking down onto main roof

35



IMG_20181220_095219841
Looking down onto main roof

36

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095219841_TOP

37

Looking down onto main roof with arrows showing drains on main roof They are in the wrong place and not sufficient for roof areas



IMG_20181220_095221186

38

Main roof



IMG_20181220_095222533

39

Main roof



IMG_20181220_095222533_TOP

40

Main roof

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095224420

41

Main roof. High roof section is supposed to drain onto main roof



IMG_20181220_095257076

42

Main roof



IMG_20181220_095302001

43

Gym roof has drip edge and final shot of main roof



IMG_20181220_095750604

44

Mid roof section

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095747807

45

penetrations on mid roof area. This roof can be repaired and coated



IMG_20181220_095753276

46

Penetrations need to be properly flashed and coated



IMG_20181220_095754265

47

additional mid roof section



IMG_20181220_095805819

48

View of Aux building for High School. Roof is in very poor condition, We did not walk this roof

Facility Photo Album

Album Name: Site Inspection (12-20-18)

Crownpoint MS



IMG_20181220_095807531

49

Aux building roof



IMG_20181220_095808937

50

Aux bulding roof. Cap sheet wrinkled and ponding at laps



IMG_20181220_095810446

51

Aux building roof



IMG_20181220_095810446_TOP

52

Final shot of Aux Building roof

Crownpoint MS



IMG_20181220_100256606

53

Deck at main roof. Deck type indicates that roof is a LWC pour over steel pan



IMG_20181220_100301695

54

Additional view of main roof deck



Tse Yi Gai High School: Roof Assessment

This school has a modified bitumen cap sheet roof in failure mode. The roof was installed in 2003-2004 and is approximately 15 years old. Additionally, there are issues with the related stucco interface and with building sealants adjacent to the roof. This site is approximately 71,000 sq ft of roof and an additional 10,000 sq ft of related parapet roof flashings

- J3 Systems would propose to re-roof this site with the following Scope of Work
 - Prepare existing roofs for a recover
 - Conduct an infrared scan of existing roof
 - Replace wet/damaged insulation as needed
 - Included in our costing is up to 7500 BF of replacement insulation. Any additional insulation above 7500 BF would be an additive cost @ \$0.95 per BF
 - Cut blisters and defects as needed
 - Remove existing metal counterflashing at stucco stops
 - Dispose of all debris and trash in a lawful manner
 - Install a High Density polyiso recover board
 - Install tapered crickets at existing curbs greater than 3 ft to ensure drainage at these locations
 - Install an 80 mil TPO for the field of the roof using the plate bonded induction welded installation method
 - Sheath over existing wall flashings with ½" OSB and flash walls, curbs, pipes
 - Install TPO walk pads at service side of HVAC units. Roof hatches and at cross over points of the parapet walls
 - Install new metal counter-flashings at stucco stop with wind clips
 - Install new TPO clad scuppers at existing scupper locations
 - Inspect parapets for stucco damage and repair as needed
 - Install new sealants at stucco joints above roof elevation as needed for watertight seals for the roof
 - Provide a manufacturer's 20 Year Material and Labor warranty for work conducted

Costing for this project would be \$819,265.00 + applicable NM GRT for the site



Tse Yi Gia HS : (see attached drawings for reference)

Roof recommendations:

Short term:

This roof is a granulated cap sheet roof that is in failure mode.

- *We are currently working with Grants Schools on a similar roof at Laguna Acoma that was built at the same time as this site (2003-2004) and suspect that either the roofing contractor installed roof with asphalt that was too cool and/or manufacturer defects are causing some of the issues.*
- *In general permanent or long term repairs to this roof will be ineffective. As one area is repaired the adjacent roof will blister up due to lack of adhesion and tension/movement of the roof assembly. This becomes a virtual “whack a mole” issue for GMCS*

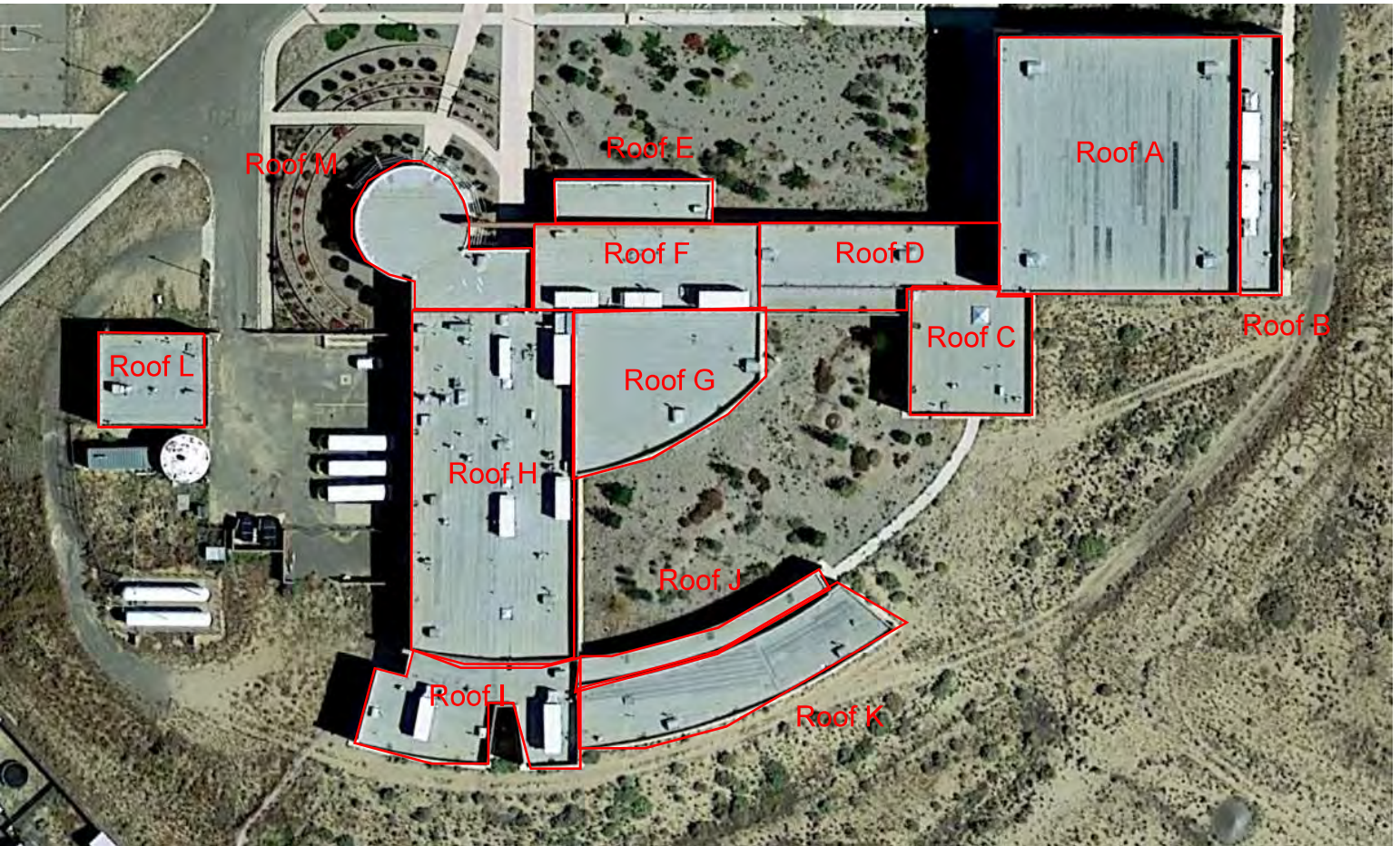
Our recommendation for this site is to address all immediate leaks and place this site on a twice annual inspection and repair of new problems.

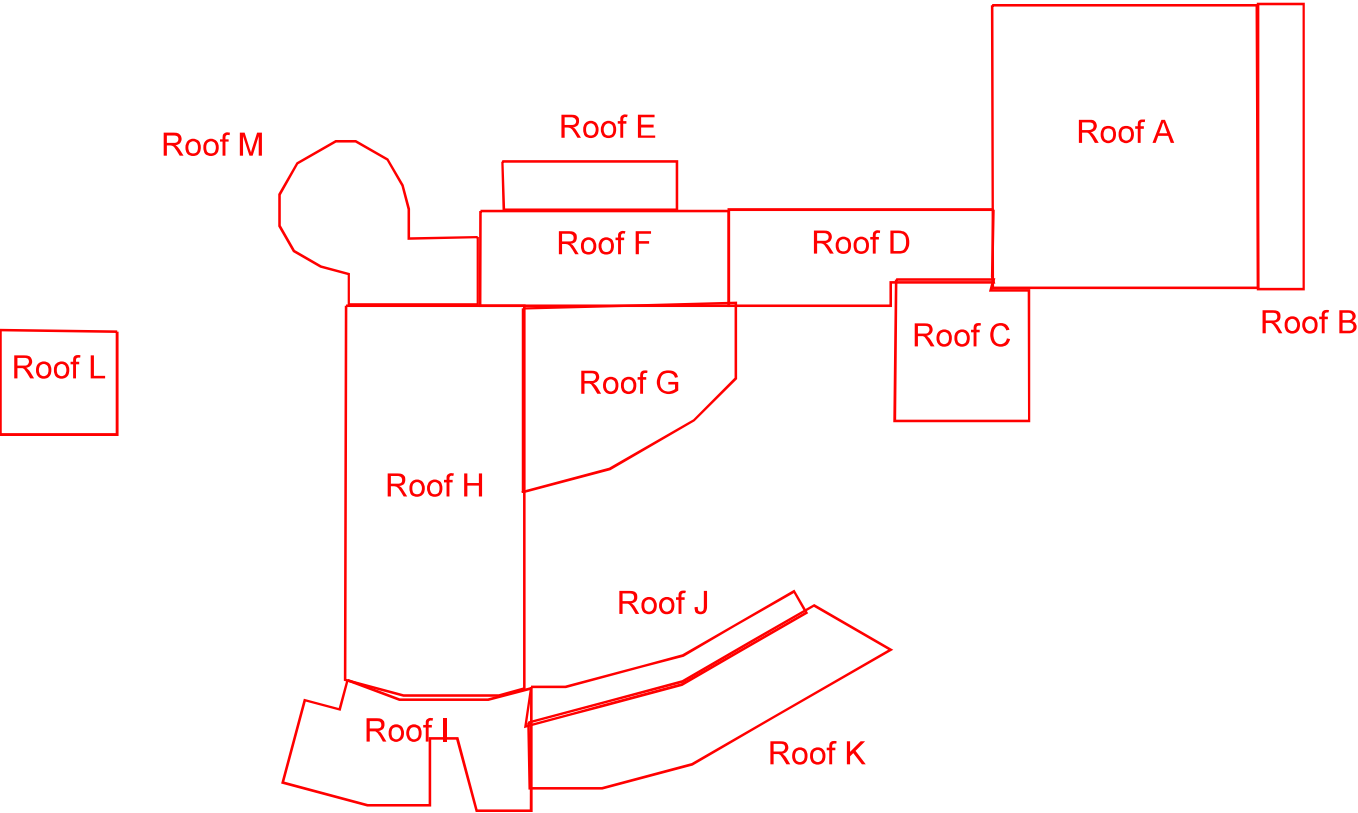
- Inspect and mark all open seams, voids and failing flashings and repair with mastic and 3-coursing
- Mark all larger blisters that are still sealed to monitor for future issues
- Seal all pitch pans, penetrations and flashings as needed to maintain a watertight roof
- Coat existing repairs that are watertight with aluminum coatings to minimize heat build up and associated roof movement on dark areas of the roof
- Coat gym roof at cap sheet showing granule loss to minimize heat build up and future blistering in these areas
- Inspect all drains and walls and repair as needed to ensure watertight conditions

Note that repairs to this site will not be permanent. Repairs will be to preserve the existing roof assembly and the insulation (which is above deck) and create the opportunity to re-roof over the existing roof. Failure to preserve this roof will increase the cost to re-roof by 60% or more due to the need to tear-off to deck, replace insulation, etc.

Budget for M&R: \$36,400 + NM GRT

Twice Annual follow up for inspection and additional repairs : \$18,000 + Nm GRT





Tse Yi Gai HS



IMG_20181220_105939944_TOP
Site visit 12-20-18

1



IMG_20181220_105657798
View of school

2



IMG_20181220_105713090
3
Staining/ efflorescence on bottom of architectural feature indicates moisture. May simply be water running off of side or that stucco on top has cracks that need to be sealed. Feature was not accessed

3



IMG_20181220_110553627
4
Access to roof area
Metal deck with cap sheet roofs. Roofs are in difficult condition

4

Tse Yi Gai HS



IMG_20181220_110603180

5

Blisters in cap sheet forming at laps and causing laps to open up



IMG_20181220_110609019

6

View of access roof
Note numerous past repairs at seams and penetrations.



IMG_20181220_110630064

7

Blisters in field of roof



IMG_20181220_110659433

8

View of roof. Note staining of field from ridging and blisters along seams



IMG_20181220_110700984

View of roof

9



IMG_20181220_110741235

Mid roof with significant blistering of field and numerous open laps

10



IMG_20181220_110751889

Scale of blisters with probe for reference.

11



IMG_20181220_110814715

Blister at "T" seams causing open laps

12

Tse Yi Gai HS



IMG_20181220_110829503

13

View of field with open laps at large blisters



IMG_20181220_110831304

14

View of field



IMG_20181220_110846577

15

Blisters at seam popping open



IMG_20181220_111035445

16

View of additional roof sections
Note extensive repairs in drain areas. Also not staining of cap sheet from ponding water

Tse Yi Gai HS



IMG_20181220_111037115

17

View of roofs



IMG_20181220_111038424

18

View of roofs



IMG_20181220_111129570

19

View of roofs. Ponding caused by lack of crickets coupled with ridging of cap sheet holding water back at seams



IMG_20181220_111603016

20

View of roof. Note staining on high side of each seam due to ridging and blistering

Tse Yi Gai HS



IMG_20181220_111621569

21

Past repairs at drains.



IMG_20181220_111622963

22

Extensive voids at drains due to cap sheet movement and repairs are ineffective



IMG_20181220_111631970

23

Wall flashings pulling loose and open from cap sheet movement



IMG_20181220_111633519

24

Additional view of issue

Tse Yi Gai HS



IMG_20181220_111709198

View of field of roof

25



IMG_20181220_111743741

Blistering in field and staining from ridging on roof

26



IMG_20181220_111745415

Note extent of staining across the field of the roof

27



IMG_20181220_111747059

View of roof

28

Tse Yi Gai HS



IMG_20181220_111753129

29

View of roof



IMG_20181220_111918786

30

Minor stucco damage to be repaired. We noted that overall the stucco is in good to very good shape



IMG_20181220_111923791

31

Close up of previous photo./ Corner of roof by access to gym roof



IMG_20181220_112118887

32

Open seams in roof

Tse Yi Gai HS



IMG_20181220_112136898

field of roof

33



IMG_20181220_112301357

Gym roof section

34



IMG_20181220_112306265_HDR

View of roofs from gym

35



IMG_20181220_112308006

View of roofs from gym

36

Facility Photo Album

Album Name: Site Visit 12-2018

Tse Yi Gai HS



IMG_20181220_112309172

view of roofs from gym

37



IMG_20181220_112310700

view of roofs from gym

38



IMG_20181220_112328732

Blistering on gym roof

39



IMG_20181220_112332424

Note discoloration of gym roof from granule loss

40



IMG_20181220_112348961
Additional photo of granule loss

41



IMG_20181220_112350120
Additional photo of granule loss

42



IMG_20181220_112513067
granule loss

43



IMG_20181220_112359689
Gym roof blisters

44

Tse Yi Gai HS



IMG_20181220_112404999
view of gym roof

45



IMG_20181220_112436468
"T" seam blisters at gym roof

46



IMG_20181220_112459305_HDR
View of gym roof

47



IMG_20181220_112502025
view of gym roof

48

Tse Yi Gai HS



IMG_20181220_112504078_HDR
view of gym roof

49



IMG_20181220_113753841
Previous repairs and patches on gym roof

50



IMG_20181220_113756756
New blisters and ridging adjacent to past repairs

51



IMG_20181220_113759175
Laps popping open at new blister

52



IMG_20181220_113813493

53

Curved roof section at main entrance to site
Some of the roof had new cap sheet installed recently. Note staining on new roof area from ponding water



IMG_20181220_113815890

54

Additional view of roof area



IMG_20181220_113830077

55

Newer cap sheet area was loose and beginning to blister



IMG_20181220_113836456

56

recent repairs with coating at edges (?)
New blisters developing adjacent to repairs

Tse Yi Gai HS



IMG_20181220_113838244

57

New blisters forming next to repaired areas



IMG_20181220_113848000

58

New blister has already opened up



IMG_20181220_114756894

59

Deck for site at gym. All insulation is above deck



IMG_20181220_114759405

60

No conduit or other hazards were noted

Portales

District: Portales Municipal Schools

Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Brown Early Childhood Center	Systems-based	\$4,344,223	\$2,997,514	\$1,346,709
	Total	\$4,344,223	\$2,997,514	\$1,346,709

Brown Early Childhood Center

- The District is requesting comprehensive systems replacement in the existing 19,079 GSF main (1948) building. Staff supports the District's request.
- This project will be supplemented by the existing pre-kindergarten classroom facilities award made in FY18.
- Several systems throughout this building are beyond their expected life, or are in a degraded condition.
- Reconfiguration of the spaces in conjunction with the systems replacement will allow better utilization and housing of students in permanent buildings.

2019-2020 PSFA Summary of Applicant Campus

Facility Description

Portales – Brown Early Childhood Center

Rank: 246

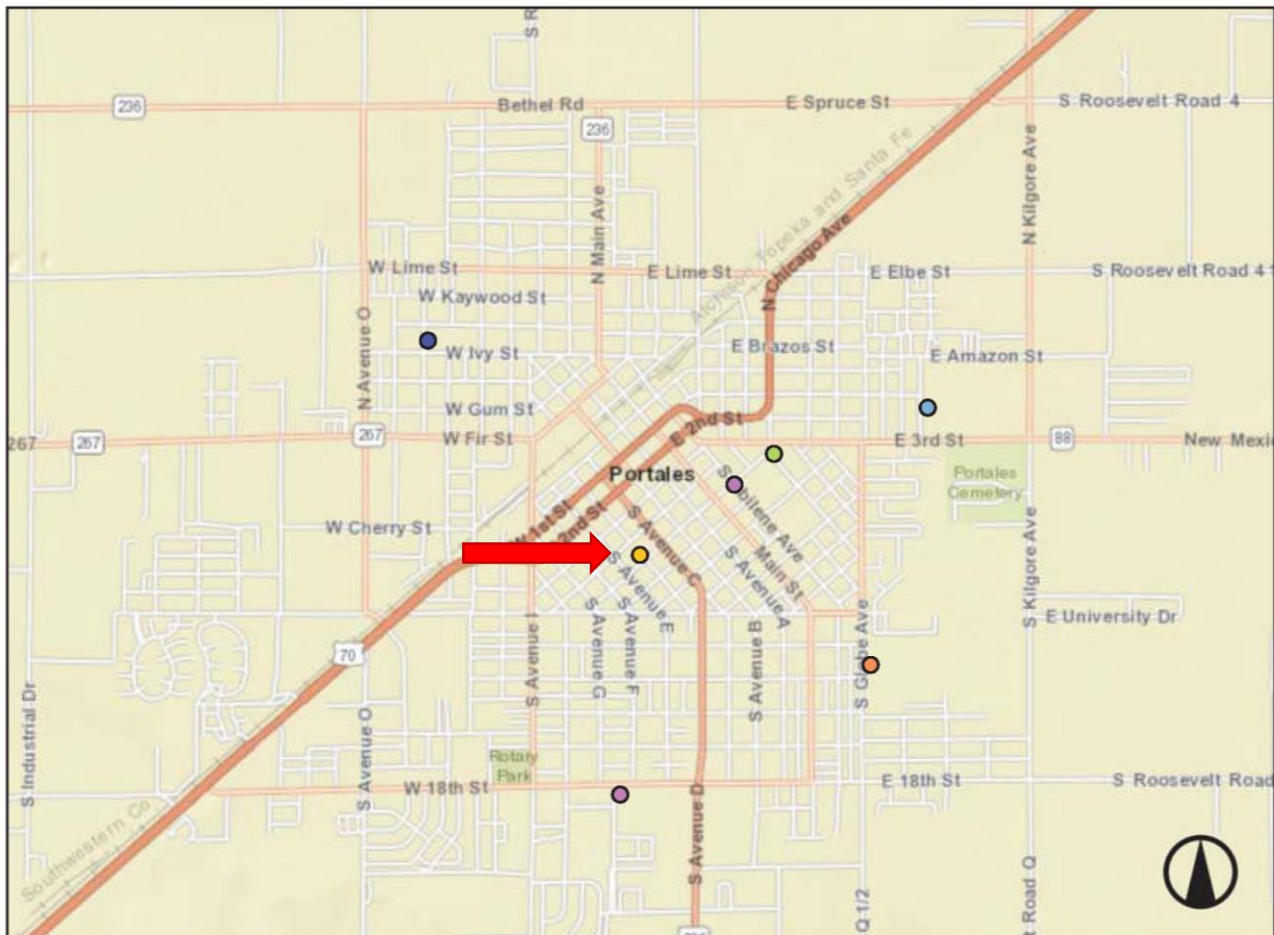
wNMCI: 27.84%

FCI: 53.34%

- Original Construction Date: 1948
- Most Recent Addition: 2005
- Total Gross Square Feet: 55,181
 - Permanent Square Feet: 46,781
 - Number of Buildings: 4
 - Portable Square Feet: 8,400
 - Number of Portables: 5
- Site Size: 3.00 Acres

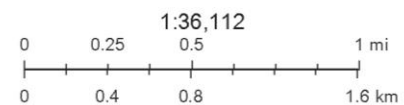
Maps

District-wide School Map

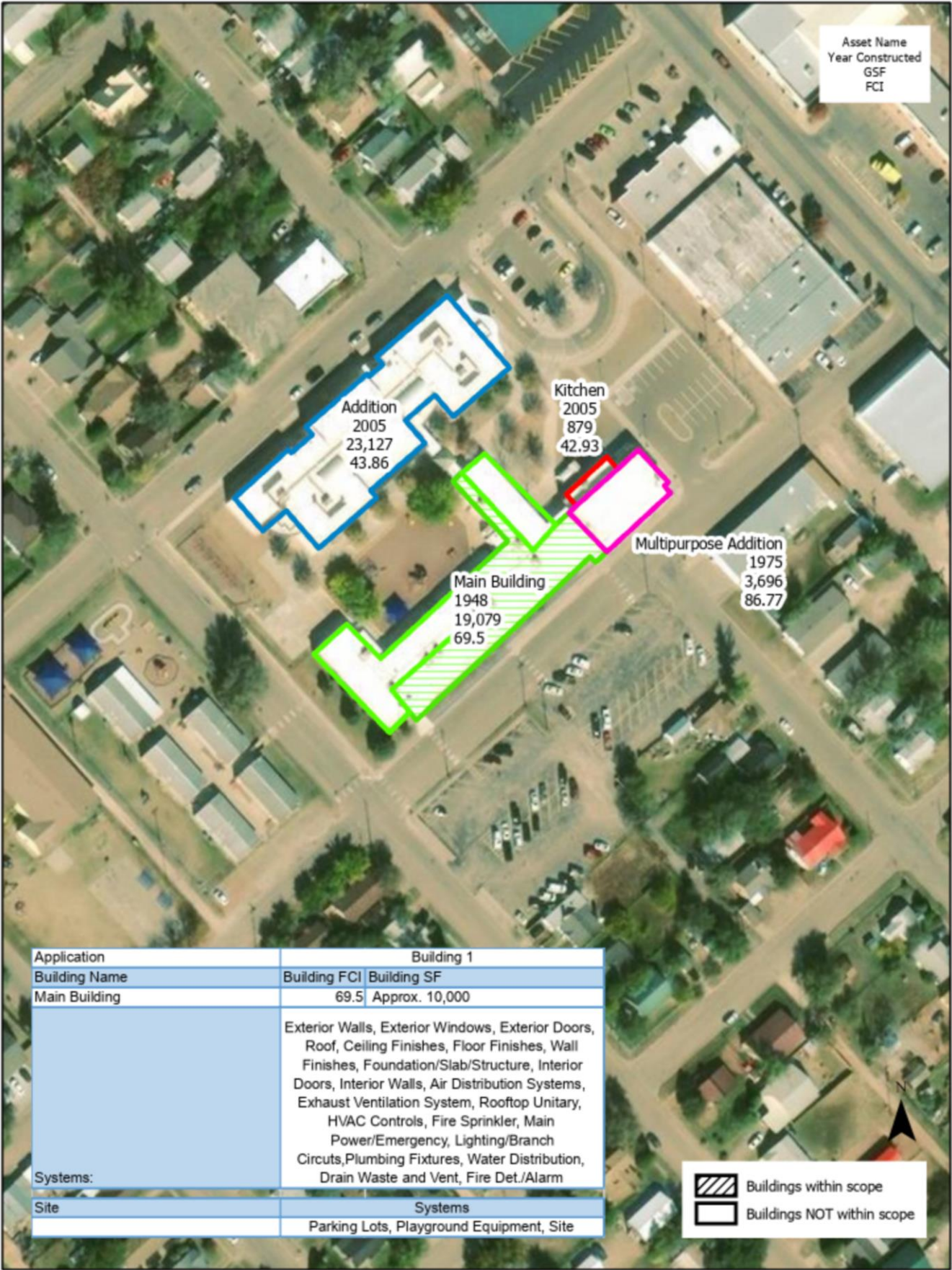


Schools

- Brown ECC
- Portales Jr. HS
- James ES
- Portales HS
- Lindsey-Steiner ES
- Portales Central Office
- Valencia ES



School Site Map



District Request

The District is requesting a systems-based award to complete comprehensive systems replacement in the existing 19,079 GSF main (1948) building. Several systems throughout this building are beyond their expected life, or are in a degraded condition. Additionally, reconfiguration of the spaces in conjunction with the systems replacement will allow better utilization and housing of students in permanent buildings.

The District has indicated that it has available funds to accommodate the local match for this project.

	Total	State Match 69%	Local Match 31%
Estimated Project Cost	\$4,344,223	\$2,997,514	\$1,346,709
Offset	\$0	\$0	\$0
Adjusted State/Local Match	\$4,344,223	\$2,997,514	\$1,346,709

This project will be supplemented by the existing pre-kindergarten classroom facilities award made in FY18 as follows:

	Total	State Match 74%	Local Match 26%
Planning, design, and construction to renovate 9 existing classrooms and to provide 9 new restrooms	\$2,254,857	\$1,665,294	\$589,563

Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Exterior Walls	<input type="checkbox"/> Heat Generating Systems	<input checked="" type="checkbox"/> Fire Sprinkler
<input checked="" type="checkbox"/> Parking Lots	<input checked="" type="checkbox"/> Exterior Windows	<input type="checkbox"/> Cooling Generating Systems	<input checked="" type="checkbox"/> Fire Detection/Alarm
<input checked="" type="checkbox"/> Playground Equip.	<input checked="" type="checkbox"/> Exterior Doors	<input checked="" type="checkbox"/> Air Distribution Systems	
<input checked="" type="checkbox"/> Site Lighting	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Exhaust Ventilation System	Other
<input checked="" type="checkbox"/> Site Drainage	Building Interior	<input checked="" type="checkbox"/> Rooftop Unitary AC	<input type="checkbox"/> Demolition – Free Standing Building
<input checked="" type="checkbox"/> Site Utilities (Gas, Electric)	<input checked="" type="checkbox"/> Ceiling Finishes	<input checked="" type="checkbox"/> HVAC Controls	
<input checked="" type="checkbox"/> Site Domestic Water Utility	<input checked="" type="checkbox"/> Floor Finishes	<input checked="" type="checkbox"/> Main Power/Emergency	<input checked="" type="checkbox"/> Demolition – Portion of
<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Foundation/Slab/Structure	<input checked="" type="checkbox"/> Lighting/Branch Circuits	Occupied Building
<input checked="" type="checkbox"/> Walkways	<input checked="" type="checkbox"/> Interior Doors	<input checked="" type="checkbox"/> Plumbing Fixtures	<input checked="" type="checkbox"/> Security
	<input type="checkbox"/> Interior Stairs	<input checked="" type="checkbox"/> Water Distribution	
	<input checked="" type="checkbox"/> Interior Walls (and Partitions)	<input checked="" type="checkbox"/> Drain, Waste, and Vent	

Planning Summary

☒ Facilities Master Plan is Current

The district adopted its facilities master plan in in early 2019, making it good through the end of 2023. Renovation and full systems renewal of Brown Early Childhood Center is the district's 2nd ranked project.

The following table shows the existing gross square feet (GSF) of the facility and the allowable GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
284	55,181	39,133	16,048 over

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Brown ECC	365	302	-63	0	100%	100%

According to the FMP, BECC School's functional capacity totals 302 and a 2018-19 enrollment of 365, meaning the facility is overcapacity by 63 seats. The school utilizes portables to make up the difference. The classroom occupancy rate of 100% and the fact that the FMP does not identify vacant classrooms confirms this fact.

The FMP also shows the school is utilizing its instructional spaces at 100% utilization rate. This figure is within the 90-100% preferred utilization rate for elementary schools.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of August 28, 2019)

- ☐ **Status:** Current, updated December 11, 2018. The district plan is rated Outstanding and due for annual update on January 11, 2020 to maintain historical ratings.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of all 3 State provided FIMS Maintenance resources.

- ☐ **Maintenance Direct:** Satisfactory use
- ☐ **Preventive Maintenance Direct:** Satisfactory use
- ☐ **Utility Direct:** Satisfactory use

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: 75.55%, recognizing Satisfactory Performance (2 schools completed)
- Previous Cycle district average: 64.22%, Marginal Performance
- Applicant School Site:
 - **Brown Early Childhood Center (8/2019): 80.223% Good performance.**
 - 2 Minor Deficiencies in the following categories: Roadway/Parking, Walls/Finishes
 - 0 Major Deficiencies

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 80-85% district average performance rating.

Financial Summary

The District's FY18 audit received an Unmodified opinion with 0 findings.

Photos – Site



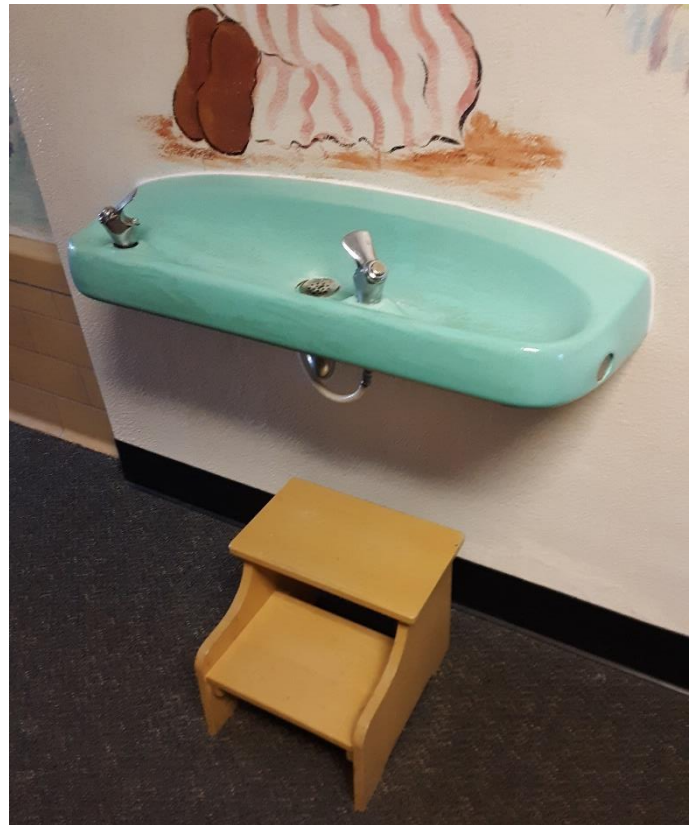
Photos – Building Exterior





Photos – Building Interior





Photos – Other Relevant Photos

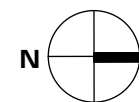


PSFA Staff Recommendation

Staff supports the District's request for a systems-based award to complete a comprehensive systems replacement to renovate the 1948 building, as noted in the District's application. This award, supplemented by the existing pre-kindergarten classroom facilities award, will reset the life of the overall facility, accommodating the educational adequacy of the projected enrollment of the school to correct deficiencies in these systems. Funding for these systems will be limited to the maximum allowable gross square foot based on the projected enrollment.

Based upon the system types identified in the district's application, a two phase award is recommended. The district may return to the PSCOC for out-of-cycle funding for construction as follows:

Total Estimated Project Cost	Adjusted Project Cost to Maximum Allowable	Phased Request	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$4,344,223	\$4,344,223	\$434,422	31%	69%	\$0	\$134,671	\$299,751	\$1,212,038	\$2,697,762



BROWN EARLY CHILDHOOD CENTER

$$1'' = 40'-0''$$

OVERALL FLOOR PLAN

GROSS SQ. FT.	
BUILDING TYPE	Area
	879 SF
PERMANENT	46,684 SF
PORTABLE	8,400 SF
	55,963 SF

Board of Education
 Inez Rodriguez President
 Dr. Alan W. Garrett Vice President
 Randy Rankin Secretary
 Rod Savage Member
 Antonio R. Sanchez, Jr. Member

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 Portales, NM 88130
 Phone: 575.356.7000 Fax: 575.356.4377
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Administration
 Johnnie S. Cain Superintendent
 Henry Montano Asst. Supt. of Instruction
 Rick Segovia Dir. of Federal Programs
 Cheryl Aguilar Dir. of Special Student Services
 Sarah Stubbs Dir. of Finance
 Shauna Smith Dir. of Student Nutrition
 Nat Gomez Dir. of Maintenance

Brown Early Childhood Center Original Wing Remodel Pre-K and Pre-School Wing

Previous Successful PSCOC Awards

Since 2005 Portales Municipal Schools have successfully completed two projects with PSCOC awards.

2005:	Classroom Addition to Brown Early Childhood Center.
	PSCOC: \$2,659,062.00 District: \$47,511.00
2007:	Construction of Lindsey/Steiner Elementary School.
	PSCOC: \$12,434,781.00 District: \$3,577,187.00
	plus above adequacy: \$1,328,196.00
2012:	Facility Master Plan.
	PSCOC: \$43,765.00 District: \$9,607.00
2018:	Facility Master Plan.
	PSCOC: \$52,243.00 District: \$18,391.00
2018:	Pre-K Classroom Remodel Award (project in progress).
	PSCOC: \$1,665,294.00 District: \$589,563.00

The total PSCOC/PSFA awards since 2005 equal \$15,745,000.00. Total PSCOC awards including dates prior to 2005 include DCP Awards in the amount of \$505,798.00 and DCP Roof Awards in the amount of \$1,662,759.00 for total awards of \$19,023,802.00.

Since 2007 the community has supported the issuance of \$23,400,000.00 in bond sales. The last bond election was held in 2017 for a total amount of \$7,500,000.00 and was funded over a four year period. The last \$2,000,000.00 of bonds will be sold in April of 2020. The District anticipates the next general obligation bond election will be held in 2021.

Proceeds from the past two bond elections were financed through a partnership with the New Mexico Finance Authority that has allowed for lower interest rates and the ability to allow tax rates to decrease for District residents. Projects funded by GO bonds, SB-9, and PSCOC/PSFA are shown in the chart on the next page. Over the past years, as the chart demonstrates, due to great community support, Portales Municipal Schools has completed several major projects without PSCOC assistance.

Year	School	Project	Funding Source
2005	Brown ECC	Classroom Addition	GOB & PSCOC/PSFA
2005	Brown ECC	1948 Roof Replacement	GOB
2005	Portales HS	Addition & 1994 Bldg Roof Replacement	GOB
2007	Lindsey/Steiner ES	New School Construction	GOB & PSCOC/PSFA
2008	Portales HS	Main Building & Gym Room Replacement	GOB
2008	Valencia ES	Main Building Roof Replacement	GOB
2012	District	Facility Master Plan	SB-9 & PSCOC/PSFA
2014	Portales HS	Locker Room, Restrooms, Renovation & Painting	GOB
2017	Portales HS	Major Remodel of the Family and Consumer Science Classroom and Kitchen	GOB
2017	Valencia ES	Major Upgrade of HVAC System	GOB
2018	Portales HS	System Upgrades to the AG Shop	GOB & SB-9
2018	Portales HS	Bleacher Replacement at Gym	GOB
2018	Portales HS	Upgrades to Gym Floor	GOB & SB-9
2018	District Wide	Upgrade All School's Interior Lighting to LED	GOB
2018	Portales JHS	Cafeteria/Kitchen Renovation	GOB
2018	James ES	Main Parking Lot and Sidewalks Renovation	GOB & SB-9
2018	District	Facility Master Plan	SB-9 & PSCOC/PSFA

The District's Preventive Maintenance Plan was update on December 11, 2018 and is current. It was rated "Outstanding" by PSFA.

General Building Information

Portales Municipal School District (PMSD) is unique in that only a couple of other Districts in the state are configured as Grade Level Schools. Grade level schools are schools that house one to two grades in each school building. In Portales there are six of these schools:

Brown Early Childhood Center (BECC): Pre-K, Pre-School, and Kindergarten

James Elementary School: 1st and 2nd grades

Valencia Elementary School: 3rd and 4th grades

Lindsey-Steiner Elementary School: 5th and 6th grades

Portales Junior High School: 7th and 8th grades

Portales High School: 9th to 12th grades.

Due to this configuration, PMSD is much like the smaller rural schools in that students grow up together through their school careers. All students in each school have the same access to the same materials and other supports so there is no discrepancy of needs at each grade level.

Brown Early Childhood Center is located in the center of Portales. The original building is the oldest school building in the district having been constructed in 1948. In 2005 an additional freestanding wing of classrooms was constructed on the campus to the west of the 1948 building and was not connected to the original building. Kindergarten students were moved into this new

building, and the original building became the location for administrative staff, ancillary staff, the library, music room, and computer lab. New Mexico Pre-K students and Pre-school (3 year old) students were and are housed, along with some ancillary staff, in five (5) portable building across South Ave. E to the south.

Beginning the 2014 – 2015 school year, PMSD first received funding for NM Pre-K for 60 students. The NM Pre-K funding award for the 2019-2020 school year is for 101 students. As of 8/22/19 the NM Pre-K enrollment was 96 students with 20 students on the waiting list. Five students with IEPs will enroll in September. The Pre-School enrollment on that date was 45 three year old students.

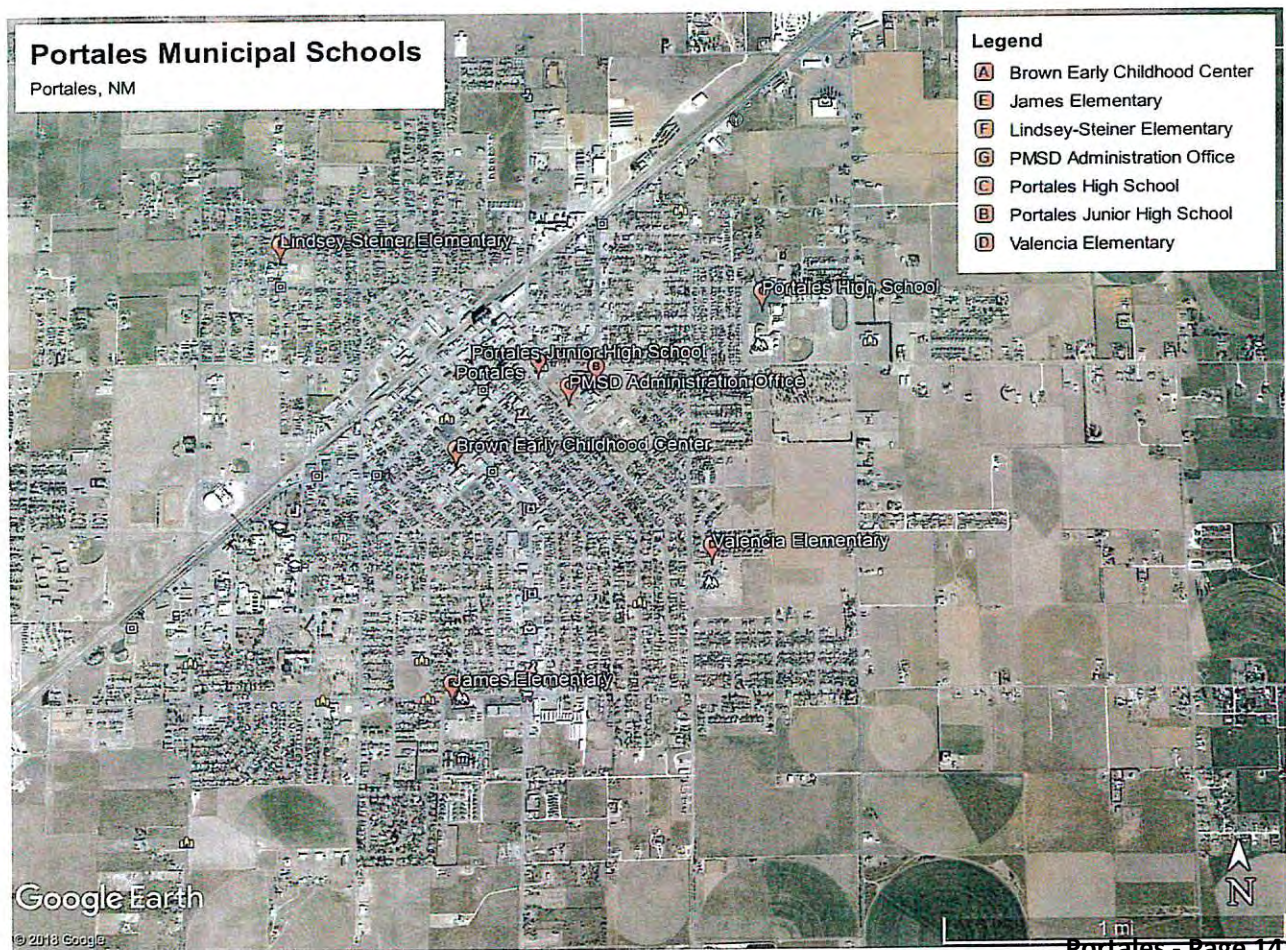
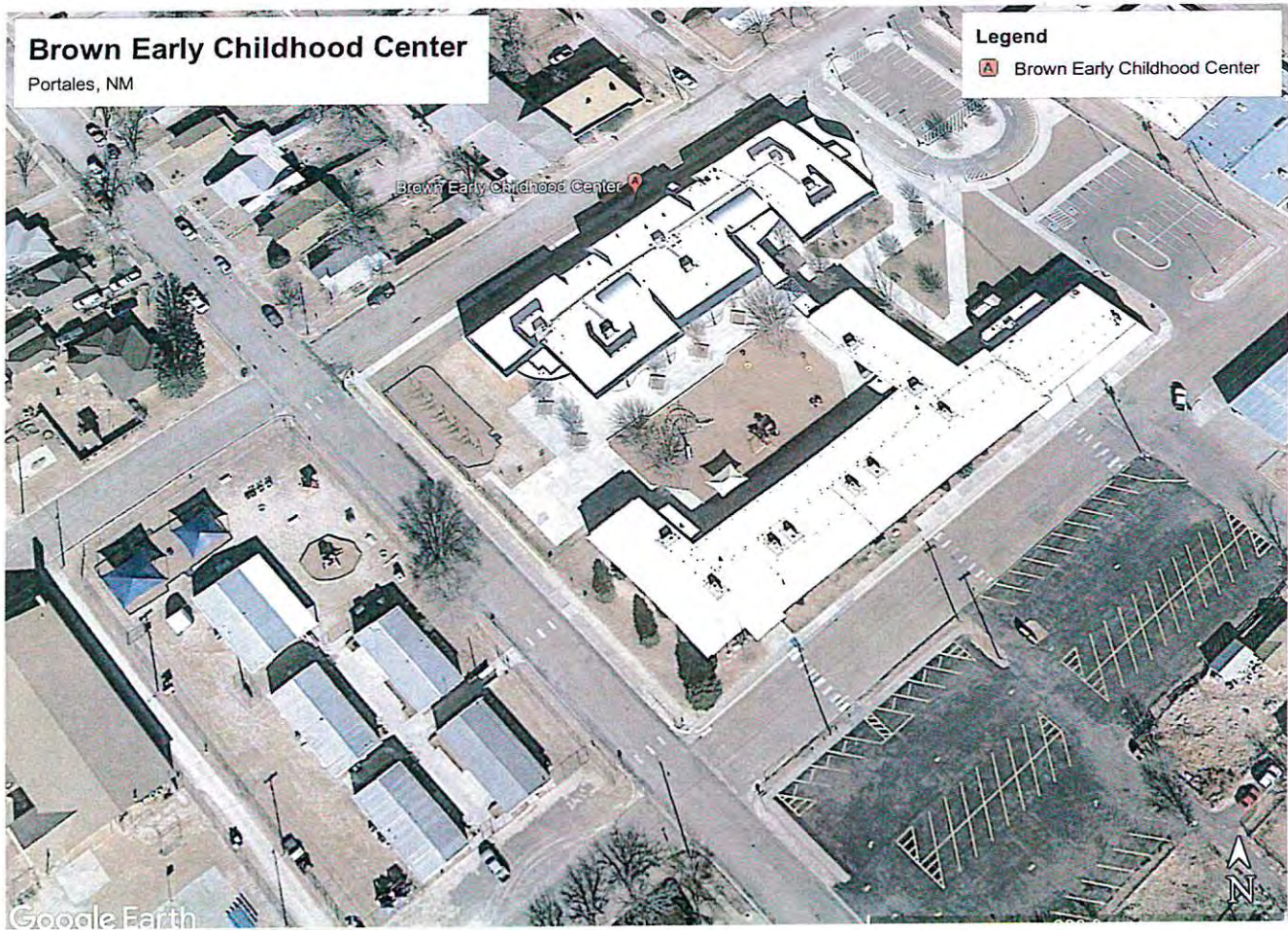
With approval of this application and Pre-K capital funding, all of the inadequate systems can be brought up to date and within code requirements. All students can be brought into the main building, and with eleven classrooms remodeled to adequacy, BECC will be in compliance with Pre-K and Pre-School standards. BECC will be able to house all students even presuming the probability that Pre-K will soon become a universal right for all four (4) year old students on a one-half day attendance requirement.

Building Information

NMCI Ranking:	239	
Original Construction:	1948	
Total Square Footage:	55,962	
Original Building:	24,435	(Includes additions 1975, 1990, & 2005)
Original Building:	19,861	(Does not include multipurpose room and kitchen)
New Wing:	23,127	(2005)
Portables:	8,400	(5 @ 1,680 ea.)
Post Renovation sf:	56,227	(Includes removing one communal restroom and adding one communal restroom to allow renovation of library.)
2018/19 End of Year Enrollment:		
Kindergarten:	221	
Pre-School 3 yr. olds:	51	
NM Pre-K:	100	
	372	
2019/20 Enrollment (8/22/19)		
Kindergarten:	191	
Pre-School 3 yr. olds:	45	
NM Pre-K:	101	
	337	

Financing Summary

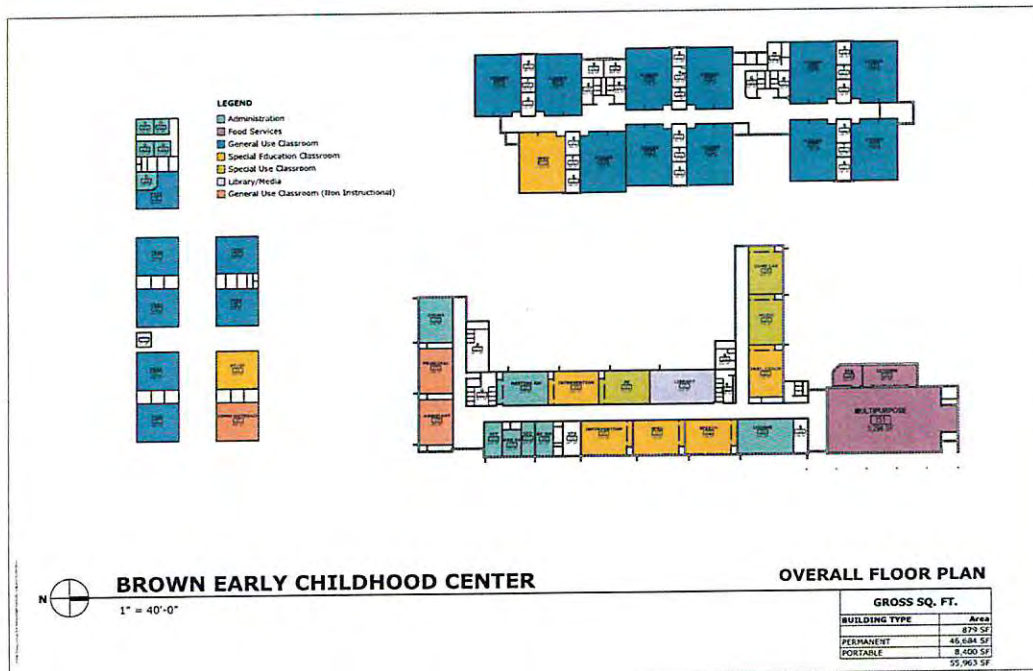
PSCOC Share this project:	\$2,997,514.00
District Share this project:	\$1,346,709.00
	\$4,344,223.00
Pre-K PSCOC Share:	\$1,665,294.00
Pre-K District Share:	\$ 589,563.00
	\$2,254,857.00



Current Layout

SECTION
4.1

Site/School Details

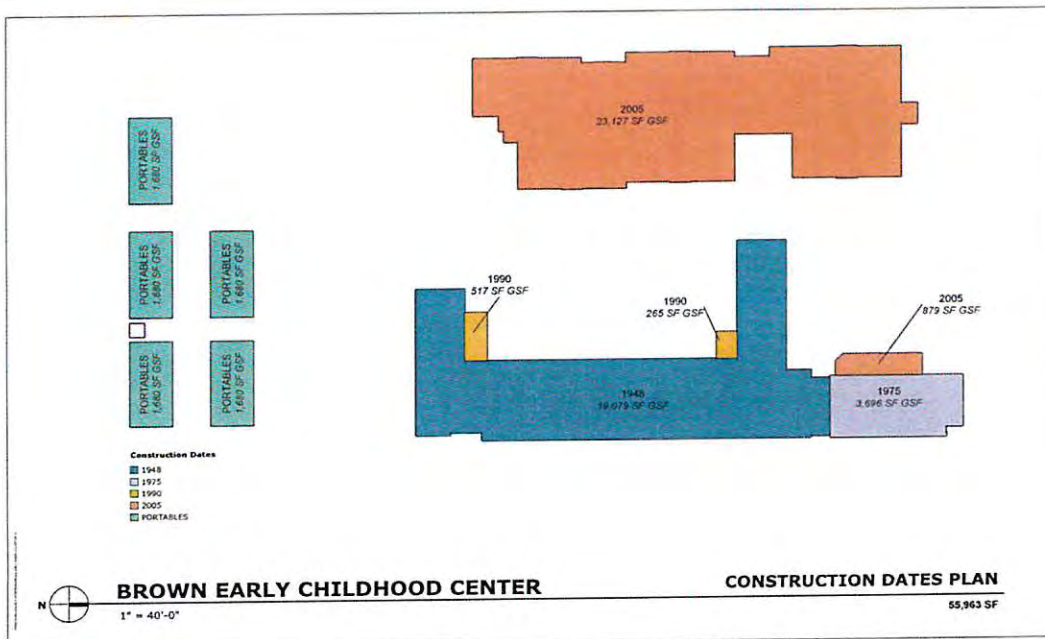


Portales Municipal School District-5-Year Facilities Master Plan

Sec. 41.BECC.14

SECTION
4.1

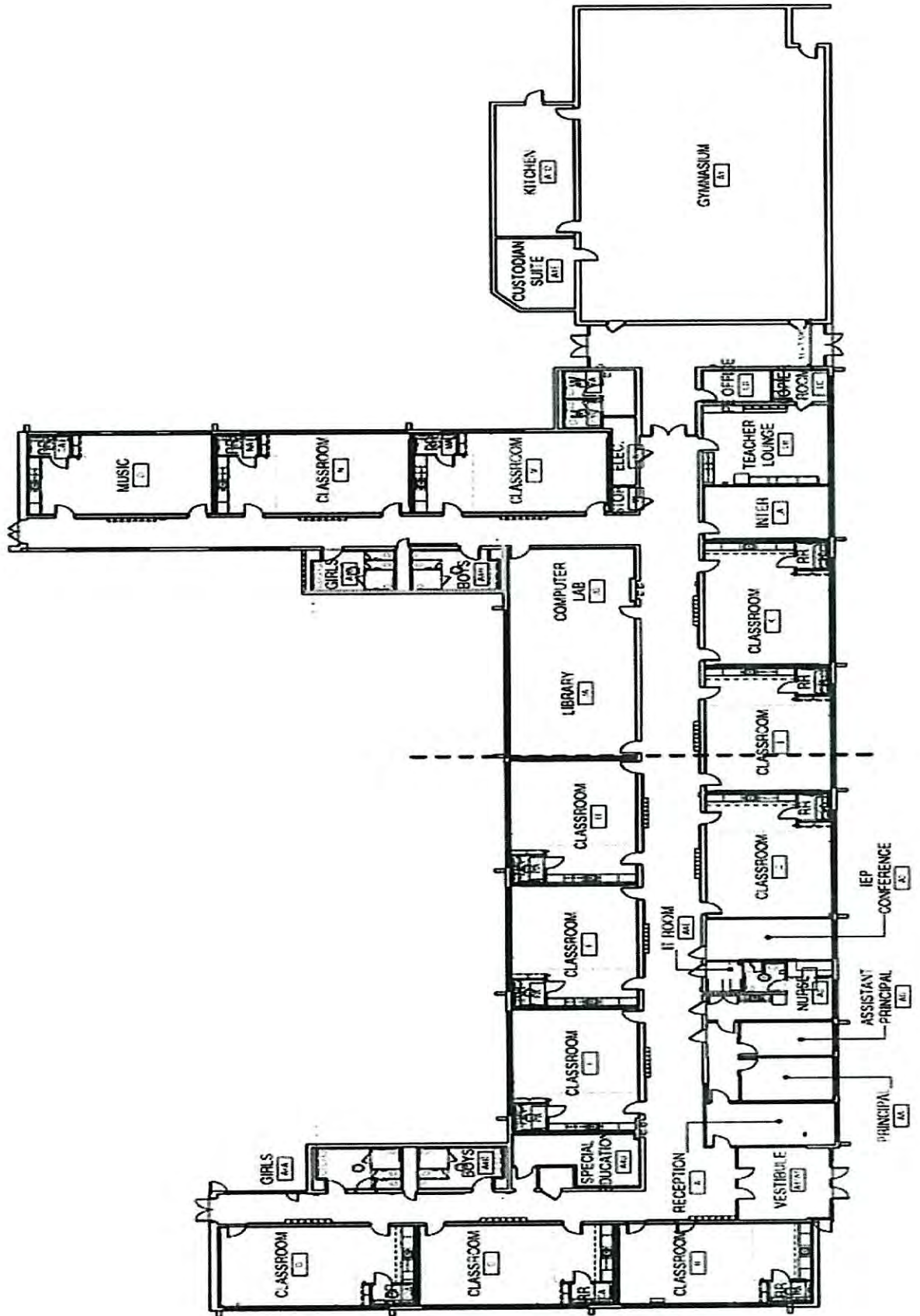
Site/School Details



Portales Municipal School District-5-Year Facilities Master Plan
GS Architecture - 2019

Sec. 41.BECC.12

Proposed Building Layout



Project Description

Brown Early Childhood Center was originally constructed in 1948. A multi-purpose room was added in 1975 with a small kitchen and mechanical room added to the multi-purpose room in 2005. The roof was also replaced in 2005. A new freestanding Kindergarten wing was constructed in 2008 on the BECC Campus. The original wing and multi-purpose room comprise approximately 24,436 square feet of space.

The original wing of BECC does not meet NM Pre-K and Pre-School adequacy standards. To meet standards each classroom needs to have individual restroom facilities, hand washing sinks, and access to drinking water. The current classrooms in BECC do not have these amenities. The fact that these young students are across the street from the main building in portable buildings is also a safety concern for the District. PMSD did receive PSCOC funding for school security and those funds will be used for additional fencing and barriers that cross the street for added security; however, the District believes better security can be accomplished with these students in the main building with the transfer of ancillary staff and services to the portable buildings.

In September, 2018 PMSD applied to PSCOC for Pre-K capital funding. The District received a total award of \$2,254,757.00 with the State's share of \$1,665,294.00 and the District share of \$589,563.00. At that time the District intended to remodel nine (9) classrooms to meet Pre-K adequacy standards and provide up to an additional \$800,000.00 above the original District match to remodel the remaining classrooms and administrative offices for a total project cost of approximately \$3,000,000.00. During the design phase, due to inadequate systems including electrical, mechanical, plumbing, and safety, it was discovered that the original estimated costs of \$3,000,000.00 was not adequate to complete the work to allow for a fully functional and safe environment that would prevent the need for further remodeling in the coming years.

Interior and Exterior Building Conditions

The building is in good condition and after 71 years shows minor signs of settlement. Exterior and interior walls are sound and show no signs of cracking or separation. The structural system uses concrete walls, brick veneer, and steel structures. Due to the sturdy construction and condition of the building at this time, the District anticipates with the requested renovations, this building can be modernized to meet today's technological demands and remain in use for an additional 30 years or more.

The windows were removed at some point many years ago and replaced with an insulated metal panel glazing system. The insulated metal panel glazing system is antiquated and does not provide adequate insulation and many of the seal/gaskets are leaking. The solid panels do not allow for natural lighting or views of the surroundings. Part of this project will be to replace these window systems with modern, energy efficient windows that will allow for more natural lighting and better heating and cooling efficiency.

The exterior walls are load bearing concrete walls. They have been plastered and painted several times over the years. The existing plaster on the walls and overhangs is in need of patching and

repair, and in many areas it has begun to degrade and should be removed and replaced. The gutters and metal trim around the building are in need of new paint.

At least three (3) exterior doors are original or close to it, and need to be replaced for increased security and functionality.

The roof was replaced with TPO membrane, polyisocyanurate insulation averaging an R30 insulation value and the wood deck is still in good condition. However, the original ceiling that is connected to the bottom chord of the existing steel bar joists should be removed as it is a fire hazard and to allow for the installation of a new fire suppression system and new duct work that might be required for HVAC.

The interior corridor walls have been well maintained over the years. They are constructed of exposed brick and glazed block. The hallway walls will remain this way in order to maintain the historic look of the building. The interior classroom walls; however, are hollow clay block finished with plaster applied directly to the block. Because of this construction, all electrical components including electrical boxes, light switches, and conduits are surface mounted and exposed. Therefore, each interior wall would be furred to allow for insulation along the exterior walls and new concealed electrical and data wiring and receptacles on the interior walls. Furring the walls will also allow for additional electrical and data outlets to meet the technological needs of students in the 21st Century.

Interior spaces throughout the facility were designed to meet the programmatic requirements of 1948 and no longer meet the needs of modern teaching requirements and workspace. By reconfiguring portions of the building, the District can provide office and teaching space to more of its current staff and better utilize the existing square footage.

The original building has a wooden roof held by steel joists. Codes at the time of construction did not require a fire suppression system. However, with this renovation, fire suppression will be required throughout the building. As stated previously, to assist with fire suppression and remove some fire hazard, the original ceiling will be removed throughout. A new ceiling will be installed at no more than ten foot above the floor. This will provide for better heating and cooling loads, create better light levels, and conceal general building systems.

Finally, asbestos abatement will be dealt with in this project. PMSD contracted Quantem Laboratories to complete an asbestos analysis report. The analysis did locate asbestos in different areas of the building mainly in the mastic, some floor tiles, and pink stucco. The asbestos abatement must be dealt with early in the project where necessary.









Mechanical

The building is currently served with nine (9) packaged rooftop units with DX cooling and gas heating that was installed in 2001. These units are 18 years old and beyond a life expectancy of 15 years. Each rooftop unit serves multiple classrooms and areas with duct runs located above the corridor's lay-in ceilings. The District will replace each of these units with new, energy efficient units and add additional units to allow for one rooftop unit per classroom and additional units for other work spaces as required by adequacy standards. New duct work will be run to each classroom and other areas as required for efficient operation of the systems.

The current restroom exhaust fans, which are inadequate for their purpose, will be replaced with new efficient exhaust fans that will move the required amount of air.

Electrical

The electrical system throughout the building is mostly original to the 1948 construction and is in need of upgrade for numerous reasons. Adding additional HVAC units will create additional electrical loads for the new mechanical equipment. The addition of receptacles and associated loads will be added to each classroom to meet adequacy needs. The existing distribution equipment was added in 1991 and parts are not readily available, if at all. The existing panels throughout the building do not have capacity for additional circuits. Additional smaller load centers have been added over the years and have been tapped from existing panels. Over time, existing circuits and equipment were added and they now sit on top of other equipment and code violations for clearances are apparent. Original main electrical equipment sits in a closet with other electrical equipment and relocating this equipment to its own room would greatly improve safety and efficiency. Therefore, a total upgrade to the electrical service will be included in this systems upgrade to provide adequate power to all electrical systems and accommodate the additional loads required for HVAC, electrical outlets, lights, and other systems. This will also bring all existing deficiencies to code, PSFA adequacy, and District standard.

At the time this building was constructed, the need for electrical receptacles was not nearly as required as today. Today's classrooms need electrical access for computer stations, charging stations, smartboards, projectors, and other equipment. The District will add the required number of receptacles in each classroom and workspace to accommodate the needs of electronic equipment in today's classroom and school.

The lighting system is currently florescent tube fixtures throughout the building. All lighting will be replaced with more energy efficient LED lighting fixtures. This will provide a much more pleasant lighting and decrease energy costs for the District.



Plumbing

In 1990 two community restroom additions were made to the building. The sanitary sewer piping and fixtures in both of these spaces and others are antiquated and beginning to fail. Although each classroom will include a single restroom, common restrooms are needed prior to lunch, during passing periods, recess, and P.E. to allow for efficient restroom and hand washing time. The fixture count in the common restrooms is well above code requirements. The five current common restrooms will be renovated and downsized to adequacy, allowing for extra space for a SPED classroom and fire suppression riser. All restrooms will be brought into ADA code requirements. An additional 300 square foot restroom will be constructed to allow for the expansion of the library to house the computer lab. The staff restroom will be renovated to include two single use restrooms.

The District contracted Allen's Tri-State Mechanical to locate, clean, and photographically survey the existing sanitary sewer piping conditions. The majority of the drainage, waste, and vent systems are original and have exceeded their anticipated service life. There are multiple line breaks and blockages that were discovered while photographically surveying the existing conditions. Based upon these results, the District will abandon these old waste lines in place and replace with new piping as required. Piping above grade and vent piping will also be removed and replaced.



Technology

The technology needs of today were nonexistent when BECC was constructed. Over time technology has been applied as a patch to the building but has never been integrated into the architecture. Surface mount conduit and data drops are common throughout the facility. The existing data rack is freestanding within a teacher work room and does not have adequate ventilation/cooling. The district will enclose the data rack within its own room with proper ventilation and cooling.

During inspection of the building to create this application, it was discovered that data cabling and low voltage runs have been installed improperly and are not adequately supported and tied back to the structure. These insufficiencies and proper grounding may be reasons that many of the low voltage systems have been susceptible to lightening damage. New data and low voltage runs will be made throughout the facility for proper installation and adequate support.

A majority of the spaces within the building lack adequate data ports and electrical receptacles. Although the facility has WiFi throughout, teachers are limited as to where they can place their computer workstations and other devices because of the limited receptacles and data drops.

Additional data drops will be included in all classrooms and workstations along with additional receptacles as already mentioned in the electrical section.

Site and Sight Lighting

The existing main parking area is located to the east of the original building across 5th street. This parking area is used for staff and parent parking. There are three other smaller parking areas and one is in the center of the bus drop/off pick/up lane. One small parking area east of the portables is not paved. This parking area is mainly used by teachers and ancillary staff and will be paved or chip sealed. The two small lots are in good repair and could use a top seal if the budget allows to help extend their lives. The main parking area is made of chip seal which is approximately 18 years of age and will be replaced with pavement as it has many areas in which existing subgrade is visible and there are numerous potholes that do not last even with infill. This parking area is approximately two feet higher than 5th street and handicap accessibility will be included and upgraded. Sidewalks along this parking lot will need replacement as will some sections of sidewalk around the original building.

Site lighting consists of a single pole with one exterior light. This lighting is not sufficient for the size of the parking lot and new lighting will be added to this parking lot for safety of parents and students during nighttime events.

Additional lighting will be added around the original building for safety and security purposes.

Site drainage will be addressed at multiple locations throughout the campus to ensure adequate runoff and to prevent erosion around the foundation of the building and sidewalks.













Building Timeline

After completely renovating and upgrading the systems in this building, which will affect all parts of the building, the District anticipates that the building will be available for continued usage for at least another 30 years.

Proposed Project Schedule

<u>Design Development:</u>	Over 60% complete. Construction Documents submitted by Dec. 15, 2019
<u>Selection of Contractor:</u>	January 1, 2020 – May 1, 2020
<u>Construction:</u>	June 1, 2020 – May 30, 2021
<u>Final Completion:</u>	June 1, 2021 – August 1, 2021
<u>Project Closeout:</u>	Warranty review Period August 1, 2021 – July 31, 2022

Resettlement Plan

As previously stated, today the original wing of BECC is used mainly for administrative and ancillary space. Ancillary service providers do work with individual and small groups of students daily. Three rooms are currently used for other purposes. The three rooms used daily by entire classes of students is the library, computer lab, and a room used for music.

To ensure that contractors are able to work efficiently and timely and students are safe and have space for continued classroom use, a plan has been created and will be coordinated with the design professional and conveyed to the contractor.

The District will require that the construction be completed in two phases. The first phase will allow for completion of approximately 75% of the building and will require that office and administrative space be moved to what is currently the teacher's lounge and work room. Ancillary staff will be moved to office space already available in the portable buildings and some who currently have office space will be moved into classrooms with students to provide their services. The library, computer lab, and music room will remain open during this phase. Upon completion of phase one, administrative and office staff will move to the newly completed area of the school as would the library, music room, and computer lab. The final section will then be completed.

PSFA Site Visit Report

PSFA representatives completed a site visit of BECC on June 20, 2019 and submitted a report dated June 24, 2019. The report accurately reflects that the District's Facility Master Plan includes this project as a priority project. This project is listed as 2D for priority. The PMSD School Board chose to pursue this project due to the prior commitment with the Pre-K funding awarded by PSCOC and want to see this project completed fully before moving forward with other major projects. This is a #2 priority project because the District has consistently recognized Life, Health, Safety, Security, Code, and ADA projects as a top priority along with Maintenance and Preventive Maintenance and ever changing Technology.

The report also accurately describes that BECC was over capacity by 63 seats in the 2018-2019 school year. Although not mentioned in this report, as of August 27, 2019 the enrollment at BECC was 330 students which is 28 students over the functional capacity of 302. By September, 5 students with new Special Education IEP's will be enrolled in the NM Pre-K program bringing that enrollment number to 101 students which is capacity for BECC's Pre-K program. Five additional students have been identified by Child Find as eligible for the Pre-School 3 year old program and will be enrolled prior to September 30. This will bring the total enrollment to 340 students. Of those 340 students, 190 are kindergarten students and are all housed in the Kindergarten wing of BECC. The remaining NM Pre-K and Pre-School 3 year old students are served in the five (portables) across 5th Street from the school. As previously mentioned, no classrooms in the Old Wing are in use for self-contained classrooms. This systems based project will allow the District to utilize eleven (11) classrooms, as compared to seven (7) now in use in the portable units. This will provide the additional space requirements needed to prevent these students from being in classrooms that are over capacity.

Finally, the report mentions the cost of the project. Because this project will be running concurrently with the Pre-K grant this committee generously awarded the District, the District anticipates costs savings to both the Pre-K award as well as this award. Electrical costs, fire suppression costs, technology costs, and mechanical costs are captured in both estimates. When the two projects begin some of those costs will be captured within the other project which will eliminate some of the cost associated with both projects.

Regardless, the District needs more safe space for the Pre-K and Pre-School programs. Since the District and PSFA made the decision in 2005 to build a stand-alone facility for Kindergarten on the campus, that limits options for expansion of the Pre-K and Kindergarten campus. A new facility is estimated by PSFA at about \$6.1 million. However, this would require demolition of the old facility and would require displacement of students and ancillary staff. The District has no other location to provide these required and needed services for these students. Building a new school at another location is not financially responsible as that would require closing a 15 year old building or staffing two separate buildings.

Currently there is a push to create universal Pre-K for all four year old students in the state. This has been one of the priorities over the past several years and this year's legislative session made it more apparent that this will continue to be a high priority. With the creation of a new Early Childhood Department and appointment of a new Secretary to head that department, this trend will more than likely continue and become a reality in the very near future. With the renovation of the old wing of BECC, Portales will be in an early position to take on this task and will have the capacity to locate all half day Pre-K and Pre-School students that will enroll. Since the District does plan to use this building for at least the next 30 years, the reuse of a historical school building that will be updated to today's standards and adequacies is a sound investment for the State and for Portales.

Current Enrollment (to include qualified 3& 4 year old IEP students):

3 year olds – 49 NM Pre-K – 101 Kindergarten – 190 Total – 340

The charts below detail past enrollment since 2007 and enrollment projections to 2024. The projected enrollment numbers were calculated by Greer-Stafford Architects who completed the current Facility Master Plan. These calculations were created using birth rate statistics for Roosevelt County. Please keep in mind that these calculations do not take into account mobility and students who are brought to Portales when their parents are stationed at Cannon Air Force Base in Clovis. Due to Cannon's mission, the trend over the past several years is that these parents are younger and bring children of elementary school age. Information obtained from the Roosevelt County Chamber of Commerce indicates there is a reasonable expectation that Cannon soon will develop an additional mission that could bring in 500 service members and their families.

Brown Early Childhood Center Enrollment History													
Grade Level	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Pre-K	84	66	85	110	125	81	62	62	110	126	124	143	151
Kinder	226	225	224	242	262	256	238	229	245	201	178	192	221
TOTAL	310	291	309	352	387	337	300	291	355	327	302	335	372

*Pre-K includes both 3 and 4 year old students. In 2014-15 NM Pre- K students were included.

Brown Early Childhood Center Enrollment Projections						
Grade Level	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	133	113	120	108	105	102
Kinder	230	242	202	210	185	182
TOTAL	363	355	322	318	290	284

District Financial Summary

The District's 2018 Financial Audit was submitted on time. There were no findings. The 2019 fiscal audit will begin in September, 2019.

The District will use GO Bonds to fund its share of the project. In 2017, voters approved a \$7.5 million GO bond payable over four (4) years. The District has on hand available funds to meet its \$1,346,709.00 match for this project and the \$589,563.00 match for the Pre-K award and is ready to proceed as soon as possible. Below is a chart showing the District's financial standing as of 8/15/19.

	2018-2019	2019-2020	
<u>Operational Budget</u>	\$ 24,063,521.00	\$ 26,839,149.00	
Actual Expenditures	\$ 22,075,613.42	\$ 24,440,767.60	Est. Exp as of 8-15-19
Ending Cash Balance	\$ 1,992,266.07	\$ 2,398,351.40	Est. Ending Cash
Actual Cash Percentage of Budget	8.28%	8.94%	
<u>SB-9 Budget</u>	\$ 1,909,492.00	\$ 1,713,616.00	
Actual Expenditures	\$ 768,537.66		
Ending Cash Balance	\$ 1,142,222.28		
Actual Cash Percentage of Budget	59.82%		
<u>GO Bond Budget</u>	\$ 5,088,994.00	\$ 2,494,549.00	
	\$ 2,479,640.10		
	\$ 2,614,814.90		
	51.38%		

At this point the District wishes to reiterate that it is ready to begin this project quickly upon approval by PSCOC. The District's matching funds are available at this time without the need of a new bond election. Due to available funding, the District does not need, nor is it requesting a reduction to its share amount. The design phase for this project is beyond 60 percent complete with Construction Document submittal to PSFA anticipated no later than December 15, 2019.

Thank you for your valuable time. PMSD appreciates your consideration of this project.

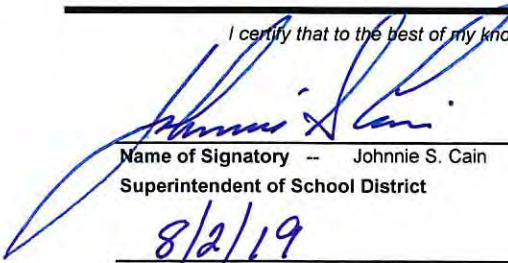


PSCOC REQUEST FOR CAPITAL FUNDING
2019-2020 FULL APPLICATION

School District	<input type="text" value="Portales"/>	Contact Person:	<input type="text" value="Johnnie S. Cain"/>	
Address 1:	<input type="text" value="501 S. Abilene"/>			
Address 2:	<input type="text"/>			
City:	<input type="text" value="Portales"/>	State:	<input type="text" value="NM"/>	Zip: <input type="text" value="88130"/>
		Phone:	<input type="text" value="575-356-7000"/>	
Funding Match		District Offsets		
District Match	<input type="text" value="31%"/>	<input type="text" value="\$ -"/>		
State Match	<input type="text" value="69%"/>			

		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Brown Early Childhood Center	\$ 4,344,223	\$ -	\$ 1,346,709	\$ -	\$ 1,346,709	\$ 2,997,514	\$ 2,997,514
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 4,344,223	\$ -	\$ 1,346,709	\$ -	\$ 1,346,709	\$ 2,997,514	\$ 2,997,514

I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:


Name of Signatory -- Johnnie S. Cain
Superintendent of School District

8/2/19
Date


Name of Signatory -- Inez Rodriguez
School Board President

8-2-19
Date

Full Application - Small Project (Systems-Based)

Priority 1

Brown Early Childhood Center

Facility wNMCI Rank: 239

Facility wNMCI: 28.19

Facility FCI: 61.12

Facility FMAR: 70.04

SITE			
Area		Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		\$ 355,000
	Playground Equipment		\$ 30,000
	Site Lighting		\$ 125,000
	Site Drainage		\$ 50,000
	Site Utilities (Gas, Electric)		\$ 17,700
	Site Domestic Water Utility		\$ 40,000
	Landscaping		\$ 15,000
	Walkways		\$ 27,500
	Site Subtotal		\$ 660,200
Security	Security Systems - <i>Please Describe*</i> :		
	Site Security Subtotal		\$ -
Total			\$ 660,200

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	3,040,956
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	1,303,267
Total Estimated Project Cost	\$	4,344,223

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1			
FAD Building Name:		Brown Early Childhood Center	
Building FCI:		61.12	
Year Built:		1948	
Existing Building SqFt (FAD):		24,175	
SqFt of Proposed Project:		25,575	
Proposed Demolition SqFt of this Building:		0	
Net Building SqFt of After Project:		24,175	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		\$ 280,000
	Exterior Windows		\$ 225,000
	Exterior Doors		\$ 30,000
	Roof		\$ 35,000
	Building Exterior Subtotal		\$ 570,000
Building Interior	Ceiling Finishes		\$ 93,939
	Floor Finishes		\$ 97,500
	Wall Finishes		\$ 94,440
	Foundation/Slab/Structure		\$ 30,000
	Interior Doors		\$ 81,958
	Interior Stairs		
	Interior Walls (and Partitions)		\$ 135,000
	Building Interior Subtotal		\$ 532,837
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		\$ 189,610
	Exhaust Ventilation System		\$ 3,950
	Rooftop Unitary AC - Cooling w/Gas Heat		\$ 112,806
	HVAC Controls		\$ 31,500
	Fire Sprinkler		\$ 119,050
	Main Power/Emergency		\$ 120,812
	Lighting/Branch Circuits		\$ 166,500
	Plumbing Fixtures		\$ 203,212
	Water Distribution		\$ 40,000
	Drain, Waste, and Vent		\$ 62,000
	Fire Detection/Alarm		\$ 34,050
Building Equipment and Systems Subtotal			\$ 1,083,490
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		\$ 159,429
	Demolition Subtotal		\$ 159,429
Security	Security Systems - Please Describe*:		\$ 35,000
	Security Subtotal		\$ 35,000
Total		\$	2,380,756

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2			
FAD Building Name:		Justin Burks	
Year Built:			
Existing Building SqFt (FAD):			
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:			
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
	Building Exterior Subtotal		\$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
	Building Interior Subtotal		\$ -
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
Building Equipment and Systems Subtotal			\$ -
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - Please Describe*:		
	Security Subtotal		\$ -
Total		\$	-

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BROWN EARLY CHILDHOOD CENTER PORTALES, NEW MEXICO

Facility Assessment



Portales Municipal Schools, July 2019



Brown Early Childhood Center Main Entry

I. EXECUTIVE SUMMARY

The purpose of this assessment is to provide an evaluation/observation of the following; existing building & roof envelope, interior finishes, mechanical/plumbing equipment and systems, electrical power and lighting systems, and life safety systems such as fire alarm. The information in this assessment is based on site observations, and discussions with maintenance staff. No testing of systems or equipment was performed.

The Brown Early Childhood Center (ECC) was originally constructed in 1948. A gymnasium and kitchen addition were added to the northeast end of the building in 1965. In 2006 a roof improvement project was completed. A new freestanding Kindergarten wing constructed in 2008 on the Brown ECC Campus. It is unknown if there have been additional improvements to the school. The building is a single storey facility with an approximate square footage of 24,175. The following sections of this report detail the conditions found by visual inspection on site as well as feedback provided by District personnel. Evaluations were made based on the best available information. Diagram 1.0 on the following page shows the extents of the Brown Early Childhood Campus.



Diagram 1.0 - Brown Early Childhood Center Campus Boundary

II. SITE & SITE LIGHTING

The existing Brown ECC exterior parking areas is a chip seal parking area. The parking area is near the end of its life cycle and there are areas that show the existing subgrade due to water intrusion and paving de-composing.

These parking areas need resurfacing, new curbing, and striping. These areas are and will remain the main Parent and Staff parking areas. The parking lot is original with the exception of chip seal work that is approximately 15-18 years old. Due to the elevation of this parking area, handicap accessibility is a definite need. The parking lot is approximately two feet higher than 5th street.



Existing Curb Cut



Elevated Parking Lot



Exposed Subgrade in Existing Parking



Existing Single Pole and Exterior Light

The site lighting consists of a single pole with one exterior light. This is serviced by Xcel energy and the District currently pays for the pole and lighting on a monthly basis. It sits in the far southwest corner of the parking area. The lighting is inadequate for this size of parking area. It is anticipated that new will be required.

Site drainage needs to be addressed at multiple locations on the Brown ECC campus. A few key locations include a proposed bathroom addition that will be added at the north area of the original wing. In addition portions of the existing concrete hardscape will need to be analyzed depending on the scope of any new work.

Currently the Pre-K playground is located on the south side of "S Avenue E" with the portable campus that houses the Pre-K program. The renovated Pre-K classrooms will be located on the north side of "S Avenue E". This will require student to cross the road to get to the existing playground. It is the Districts desire to relocate the Brown ECC Pre-K playground to be adjacent to the existing Kindergarten playground. An additional benefit would be that both the Kindergarten and Pre-K teachers could watch all the students at once providing additional eyes on the playground. This relocation would require some modifications to the existing hardscaping and landscaping.

III. BUILDING & ROOF ENVELOPE

The original 1948 structure is in good condition for the age of the facility and can serve the community for many more years to come. The exterior walls are constructed out of load bearing concrete walls and insulated metal panel glazing system. The concrete walls are not insulated and have been plastered/painted multiple times over the years. The existing plaster/painting on the walls and overhangs is in need of patching and repair and in many areas it has begun to degrade and should be removed and replaced. The insulated metal panel glazing system is antiquated and does not provide adequate insulation and many of the seals/gaskets are leaking. The solid panels do not let in natural light or allow views to the surroundings. It is anticipated that the existing metal panel glazing system will be replaced. The gutter and metal trim around the building are in need of being repainted.

Many of the exterior doors throughout the facility are original and should be replaced for improved security and functionality.



Typical Exterior Wall Construction



Damaged Plaster

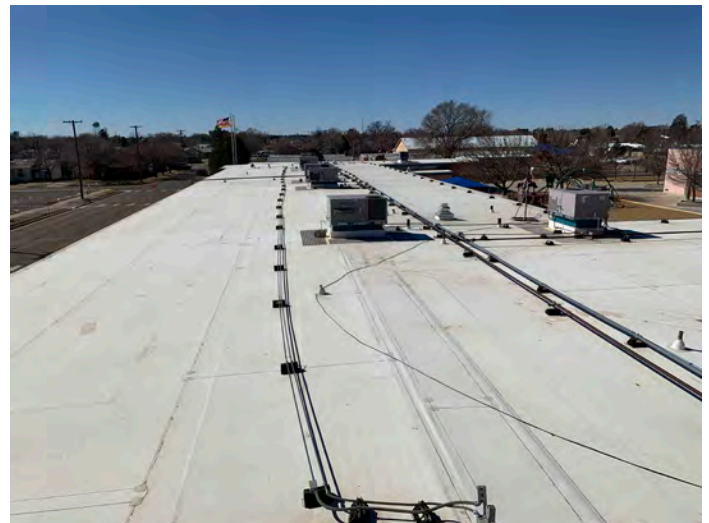


Typical Metal Wall Panel Construction

The roof structure is comprised of steel bar joists that rest on the exterior load bearing walls and interior load bearing brick walls that form the corridor. The roof deck is constructed of solid 1" thick wood boards. The roof structure forms a large overhang around the perimeter of the building. In 2006, the roof was replaced with a TPO membrane, polyisocyanurate insulation averaging an R30, and a 1" recovery board on top of the wood deck which is still in good condition and halfway through its expected life. Attached to the bottom chord of the existing steel bar joists is the original ceiling that should be removed if any work is performed in the ceiling cavity.



Typical Roof Construction

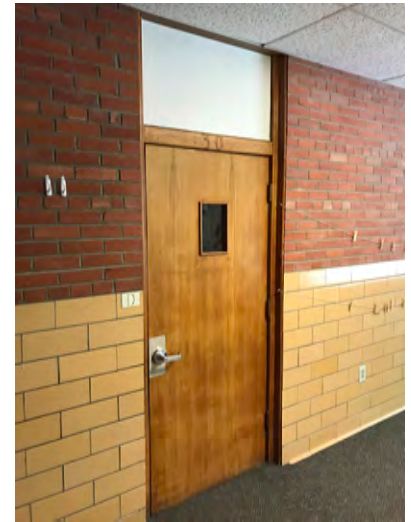


2006 TPO Roof Replacement
Portales - Page 42

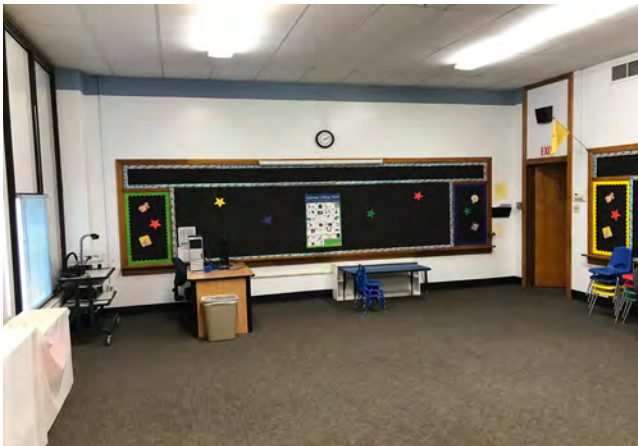
IV. INTERIOR CONDITIONS & FINISHES

The interior of the 1948 building is well maintained and is in good condition for its age. Durable materials such as exposed brick and glazed block have held up well over time. Many of the interior demising walls are constructed of hollow clay block with a plaster finish. A majority of the interior doors are the original wood doors and frames. The original frames had a transom that was infilled with a solid panel at some point in time. The doors are in fair condition but should be replaced to extend the longevity of the school. Some of the hardware is not ADA compliant and should be replaced along with the doors and frames.

The ceilings throughout the school are primarily lay-in ceiling tiles located at various heights. It is anticipated the ceilings throughout the facility will need to be removed to allow for the installation of a new fire suppression system and make any necessary modifications to existing and new mechanical systems. The existing lay-in ceilings in the classrooms are currently located at 11'-4" above finish floor. To help with heating and cooling loads, light levels, and the concealment of general building systems it's the District's wishes that the new ceiling be reinstalled at a more appropriate ceiling height.



Typical Classroom Door and Hallway Finishes



Typical Classroom

The District has had much of the facility sampled for asbestos and it is present in many of the existing flooring mastics throughout the facility. Rolled carpet has been applied directly to the flooring containing asbestos. The flooring should be removed and abated to allow for the installation of a more durable, easily maintained, and appropriate flooring materials such as carpet tiles and rubber flooring.

The wall finishes in the existing rooms is a durable plaster directly applied to masonry. For this reason all electrical components including electrical boxes, light switches and conduits are surface mounted and exposed. The current surface is not tackable and doesn't promote the easy sharing of ideas. It is anticipated that new wall furring be provided to allow for insulation along the exterior walls and new concealed electrical and data work on the interior walls.



Typical Metal Panel Wall System

The 1948 wing of Brown Early Childhood Center currently has five common restrooms and three individual restrooms. The fixture count for the facility is well above code requirements. The restroom finishes are in relatively good condition but the existing piping is old and degraded and will need to be replaced if the facility is to be occupied for the foreseeable future. In general the restrooms should be renovated and reconfigured for higher utilization

Interior spaces throughout the facility were designed to meet the programmatic requirements of 1948 and no longer meet the needs of modern teaching requirements. By reconfiguring small portions of the building, the District can provide office/teaching space to many more of its current staff and better utilize the existing square footage. This may include adding approximately 300 to 400 square foot of new building to house the reconfigured common restrooms and relocate the existing computer lab to be adjacent to the existing library.



Portales - Page 43
Typical Restroom Finishes

V. MECHANICAL

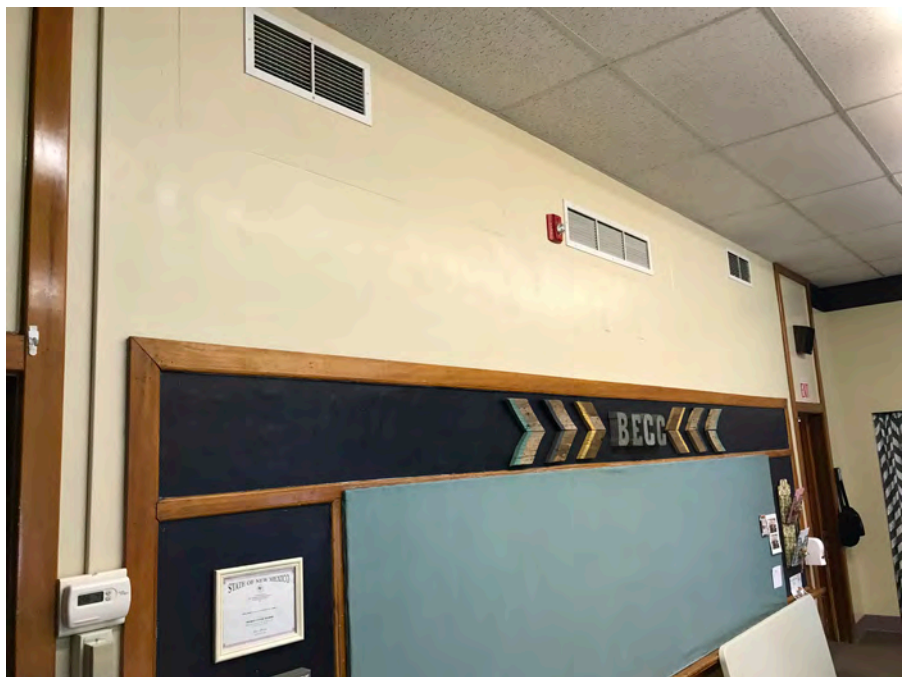
A site visit and walk-through was performed on May 2, 2019 with Brown ECC maintenance personnel. To the degree possible, locations and conditions of the existing mechanical system as well as building shell, interior finishes and other components of the property were observed. The Facility Condition Index (FCI) Condition Scale used is as follow:

- Excellent. Only normal scheduled maintenance is required
- Good. Some minor repairs needed; functions okay
- Fair. More minor repairs required; mostly functional
- Poor. Significant repairs required; system not fully functional for building use; does not meet all codes
- Critical/Bad (Very Poor). Major repair or replacement required to restore function; system unsafe
- Absent. A system that does not exist in a facility

The original 1948 Brown ECC is currently served by nine (9) packaged rooftop unit with DX cooling and gas heating. Each unit was installed in 2001 and are over 18 years old, exceeding their expected life-cycle of 15 years. However, the units are operational and in good working condition. Two of the existing RTU's are located within ten feet of the roof's edge and are in code violation of OSHA regulation without a railing.



Typical Existing Roof Top Unit



Typical Classroom Sidewall Supply and Return

Each roof top unit currently serves multiple classrooms within the building and duct runs are located above the corridors lay-in ceilings. Classrooms are served by sidewall supply and return distribution at approximately 10-11 feet above finish floor.

The gymnasium addition is served by two (2) packaged rooftop units with DX cooling and gas heating. All HVAC systems are operational and in good working condition. The supply and return air distribution system is ductwork located above the corridor ceiling to each zone sidewall air distribution. No new work is anticipated in the gymnasium.

Toilet exhaust fans are present, but ventilation is generally inadequate.

Anticipated Mechanical Modifications:

The mechanical HVAC system for Brown ECC should be replaced. The existing units are over 18 years old and reaching the end of their expected life cycle. To achieve better heating, cooling and ventilation, its recommended new high SEER / high efficiency packaged rooftop air handling units (RTU) with variable speed compressors and electronically commutated motor (ECM) fan motors, a full outside air dry bulb



Existing Gymnasium



Existing Restroom Ventilation

economizer "free cooling", a direct expansion (DX) cooling coil, and a natural gas fired furnace heating section be provided. Each RTU will provide heating, cooling, and provide minimum outside air ventilation during occupied times as required by ASHRAE 62.1 2007 for the number of occupants in each space. When outdoor ambient conditions are favorable, the use of outside air for cooling via the economizer will be utilized for energy reduction.

Each RTU will be provided with a wifi enabled programmable thermostat in place of a DDC option.

It is anticipated the existing TPO roofing will need to be patched and repaired with the addition or removal of any RTU's. Any new rooftop units may need additional structural support and shall be coordinated with the roofing structure, insulation system, and membrane cover. There may be additional operational savings by improving the building envelope including wall insulation and glazing system

If new MDF, IDF, and Electrical rooms (with transformer only) are provided, they will be served by a dedicated HVAC split DX system.

All restrooms are exhausted at a rate of two cubic feet per minute per ft² or 16 air changes per hour per ASHRAE. A dedicated exhaust and/or purge exhaust system will be provided for each art classroom, special education, and nurse/cot area.

VI. PLUMBING

Plumbing Fixtures

Plumbing fixtures located throughout the facility are generally original, typically in poor condition, and non-compliant with water use regulations. Barrier-free compliance is a concern for all fixtures.

Sanitary Sewer

Allens Tri-State Mechanical was hired to locate, clean, and photographically survey the existing sanitary sewer piping conditions. Diagram 2 & 3 show their findings. The majority of the drainage, waste, and vent systems are original and have exceeded their anticipated service life. There were multiple line breaks and blockages that were discovered while photographically surveying the existing conditions. It is recommended that portions of the buried piping be abandoned in place and replaced as required. It is anticipated that portions of the waste piping above grade and vent piping will also be removed and replaced with new as required given the age of the system.

The photographic surveys can be viewed using the following link.

https://drive.google.com/open?id=17a2Lf7tmvntZGOgzTbf_AqEHvpDI0IT

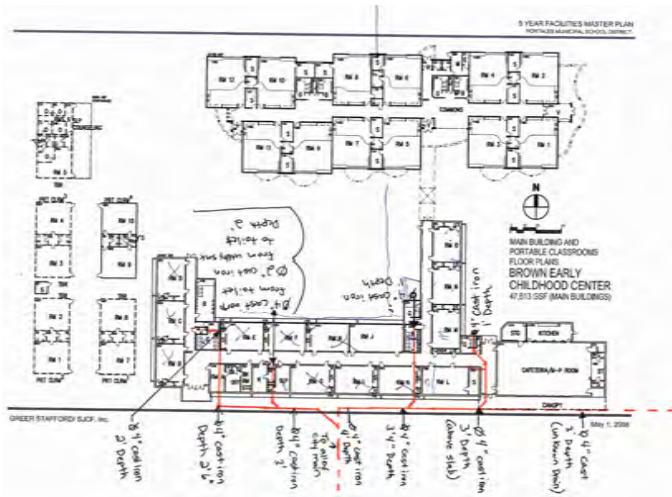


Diagram 2 - Existing Sanitary Sewer

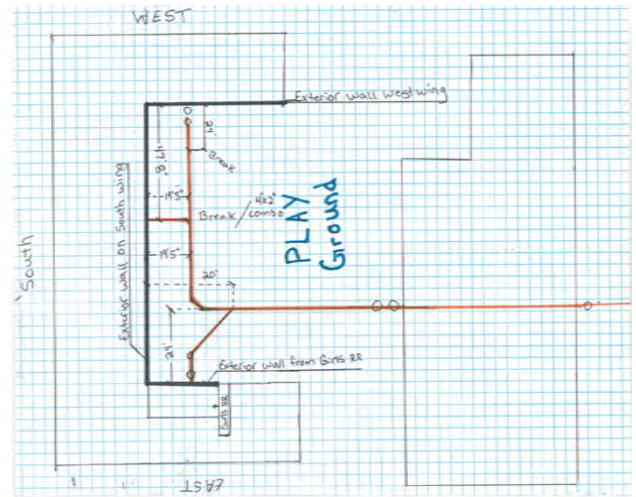


Diagram 3 - Existing Sanitary Sewer

Roof Drainage

The roofs are drained via exterior gutters and downspouts and they will remain in service.

Domestic Water

Domestic water originates at a main in West 5th Street. A meter is located on the south side of the facility and is fed from a main in West 5th Street. Even if the number of plumbing fixtures is increased for future renovations as compared to the current fixture count the water consumption of each new fixture will be significantly less than is currently the case. As such it is anticipated that the line size will not need to increase to adequately serve any future renovation.

Domestic water heating is currently provided by multiple water heaters throughout the facility. It is anticipated that the new domestic water heating needs will be analyzed at that time to determine the most cost effective strategy for the District in terms of first cost as well as operational and replacement costs. Consideration will be given to point-of-use electric water heaters, groups of electric or gas water heaters, or a central electric or gas water heater coupled with a recirculation system.

Natural Gas

Natural gas originates at a main located in West 5th Street. A large commercial gas meter is located on the south side of the facility. The meter may need to be replaced with a more appropriately sized unit and the regulator may need to be adjusted or replaced to accommodate the



Existing Natural Gas Meter

revised loads for the anticipated future renovation. The existing rooftop distribution piping is in good condition and will remain unchanged. If new RTU's are added to the facility a new dedicated low pressure main will connect the new rooftop equipment to the meter assembly.

Site Utilities

The exterior domestic water, and natural gas systems are presumed to be in functional condition. As such, no plans are being made to upgrade or replace these services.

Patching and repairing of existing hardscapes and landscape areas is anticipated in conjunction with any new site work.

Due to the extent of work within the district's application, a fire-protection system will be required. This system can be fed from the main in West 5th Street. A 6-inch water main will flow through a reduced pressure backflow preventer located in an exterior heated enclosure. A post indicator valve and fire department inlet connection will also be incorporated into the design.

VII. FIRE PROTECTION

The original 1948 building does not have a fire suppression (fire sprinklers) system. Due to the extent of work within the district's application, a fire-protection system will be required. A new fire sprinkler riser assembly will be located in an acceptable spot within the building with ready access for maintenance and inspection duties. A distribution network will provide fire sprinkler protection to all portions of the facility. The piping network will be sized and configured to extend sprinkler protection into the gymnasium and associated spaces at a future date. If required upright sprinklers will be provided within the ceiling cavity due to the presence of combustible materials.

Fire Alarm System

The existing two buildings on campus each have a different model type for their fire alarm system, however, they are both tied back to the 1948 building's main system in the reception area of the building. One system is a Notifier system recently installed in the latest building added to this campus. The other is a Honeywell System located in the reception is area. Both system report to the Honeywell system.

It is recommended that both systems be Notifier which means replacing the fire alarm control panel.

The fire alarm system on campus is an existing addressable fire alarm system. It should be modified to accept any new devices and possible zones required. The existing system is as follows:

- This system is Class A, supervised, 24-volt DC-powered, multiplexed, addressable fire alarm system.
- Pull stations are/will be provided at egress doors from the building.
- Existing duct smoke detectors, smoke detectors, and audible (horn)/ visible notification appliances will remain as presently installed unless changes to any part of the background dictates a change. Some devices may need to be relocated.
- The existing main Fire Alarm Control Panel (FACP) is battery backed-up. Addition of any new devices will require upgrade of battery size in accordance with NFPA-72.
- The FACP is located in the existing reception area.
- Existing Fire Alarm Terminal Cabinets are located in each building, but if new are required they will be located as necessary in each building to distribute the fire alarm system throughout the each existing building.
- HVAC equipment, and flow and tamper switches, in the building will be interlocked to the fire alarm system in accordance with NFPA standards.
- Existing HVAC equipment that will remain as presently installed, and flow and tamper switches, in the existing buildings on campus will be interlocked to the fire alarm system in accordance with NFPA standards

VIII. ELECTRICAL SYSTEMS

The electrical systems throughout Brown ECC is mostly original to the 1948 construction and needs to be upgraded for numerous reasons. Associated with the ongoing Pre-K classroom renovations, nine new roof top units will be added. There will be additional loads for the new mechanical equipment. As well additional receptacles and associated loads will be added to each classroom to meet PSFA adequacy.

Currently an existing 800A main switchboard is fed from the primary power pole and sits outside of the building and is not in a NEMA 3R enclosure. However, it does sit under an existing canopy. Secondary feeders are routed overhead from the power pole with the transformers across to an existing weather head attached to the building. Then down to Main Switchboard (MSB) for this building. Existing electrical



Brown ECC Existing Primary Power Pole, Secondary Power Pole



Main Switchboard

secondary distribution equipment in this facility is served with 208Y/120V, 3Ph, 4W. Existing Main Switchboard is rated for 800A.

Due to the age of the existing facility, additional issues were discovered during exploration. The existing service and distribution equipment, 400A, 120/240V, 1Ph, 3W, is very old and replacement parts are not easy to find. Existing panels throughout the building do not have capacity for additional circuits. Additional smaller load centers have been added over the years and have been tapped from the existing panels. Existing circuits and equipment sit on top of other equipment and code violation for clearances are apparent. Original main electrical equipment sits in a closet with other electrical equipment and relocating this equipment in its own room would greatly improve safety.

The anticipated new service would be designed for 208Y/120V, 3Ph, 4W throughout the entire building and upgrading old existing 120/240V, 1Ph, 3W electrical equipment. The new main service equipment will be upsized to accommodate all items in listed above and bring up all existing deficiencies to code, PSFA adequacy, and District standards.



Main electrical room with visible code violation

BRANCH CIRCUITS

Any future branch circuits should adhere to the following:

- Individual circuits will be used for general lighting and receptacle loads. NEC device quantities will be adhered to on a branch circuit. Generally, loading on lighting circuits will be limited to 75% or less of the branch breaker rating. A minimum of 20% spare breakers / space will be allowed in all branch circuit panel boards. Minimum wire size for branch circuits is no. 12 AWG copper, except that no. 10 AWG copper will be used on 120 volt circuits longer than 100 feet. An equipment grounding conductor will be run in each branch circuit.
- A minimum of two dedicated 20A circuits will be used in general classrooms.
- Additional dedicated 20A circuits will be used for specialty equipment in room for things such as A/V equipment, projectors, and smartboards and similar equipment.

EMERGENCY LIGHTING

- The facility has existing bug-eyes (frog-eye) type with emergency egress lighting with internal battery for Life Safety purposes.
- There is minimal existing exterior building mounted lighting. It is anticipated that new building mounted lighting will be required to provide emergency egress lighting as required per code.

GROUNDING SYSTEM

- The existing grounding electrode system was not easily verified, but it should consist of a building perimeter ground ring around the existing building, structural steel in each building, ground rod, and cold-water electrodes. All of these electrodes will be joined together at each building's main grounding bar, adjacent to the main electrical service. All feeders and branch circuits should contain insulated, copper, equipment ground conductors.

LIGHTNING PROTECTION

There is not an existing lightning system in place and it is anticipated as not being required for this project. Such a system is optional for these types of buildings and their need is judged based on a risk assessment.

INTERIOR LIGHTING

The majority of interior lighting is surface mounted fluorescent fixtures. These fixtures are an older technology and are no longer considered energy efficient and are nearing the end of their life cycle. Any future new interior lighting should be LED lamps currently utilized by PMSD at other facilities with a standard temperature of 3500 Kelvin and energy saving LED drivers to minimize energy use. Illumination levels should be in accordance with IESNA standards and school requirements. Any new lighting designs will consider ease of maintenance, energy efficiency and suitability for the environment.

IX. Technology

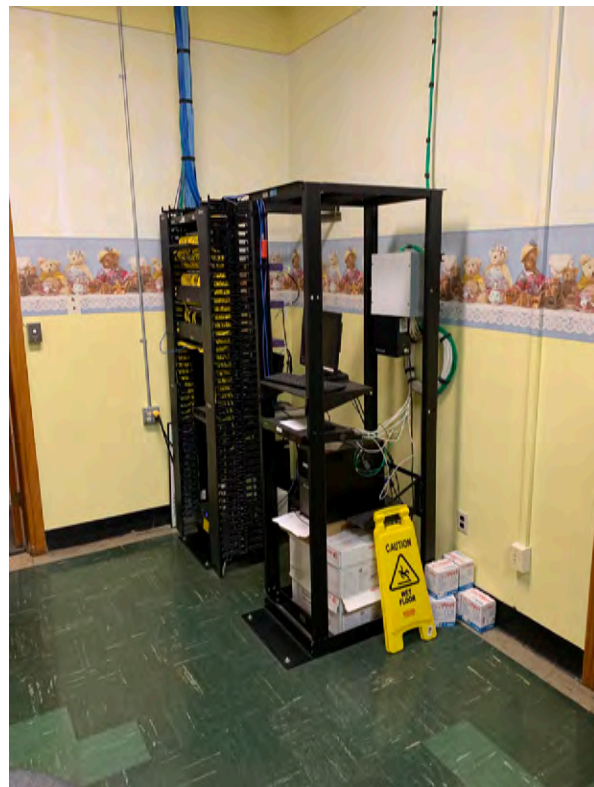
The technology needs of today were nonexistent when Brown ECC was constructed in 1948. Over time technology has been applied as a patch to the building but has never been integrated into the architecture. Surface mount conduit and data drops are common throughout the facility. The existing data rack is freestanding within a teacher work room and does not have adequate ventilation/cooling. The data rack should be enclosed within its own room and that a HVAC split DX system should be installed to properly cool the existing equipment.

It is typical in older facilities that data cabling and low voltage has been installed improperly and is not adequately supported and tied back to structure. When visually inspecting the ceiling plenums this was found to be true. It is anticipated that all of these conditions will need to be corrected for any future renovations.

A majority of the spaces lack adequate data ports and electrical receptacles. The facility has wifi throughout but the teachers are very limited in locating their workstation because of the lack of data drops. The District wishes to add additional data drops in all rooms to allow for greater flexibility in the future.



Existing Intercom



Existing Data Rack

INTERCOM

The existing Rauland intercom system at Brown Early Childhood Center has a faulty SW-25 switch bank with several defective ports. Each port is required to connect each classroom individually. Due to the unit having several defective ports, several classrooms have been connected together to enable announcements to be heard. However, this fix prevents the classrooms that were on the bad ports and now connected to another classroom, from being able to use the call button in that classroom to call the office. The faulty Rauland SW-25 switch bank is end of life and no longer manufactured. The District anticipates replacing this system with any future renovations.

Property Record Card

Roosevelt Assessor

BOARD OF EDUCATION

501 S ABILENE
PORTALES, NM 88130

Account: R009475

Tax Area: 011_NR - PORTALES IN
NON RES

Acres: 0.000

Parcel: 1-000-010-002-01325

Situs Address:

Value Summary

Value By:

Land (1)

Total

Market

\$23,800

\$23,800

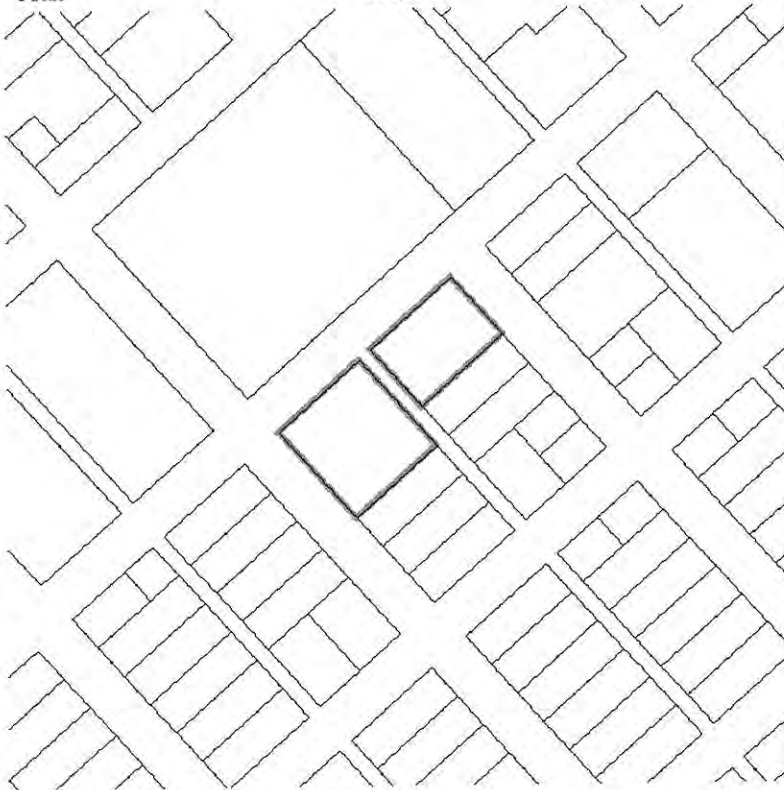
Override

N/A

\$23,800

Legal Description

Subd: PORTALES(ORIGINAL) Block: 52 LOTS 1,2,3,7,8



Land Occurrence 1

Property Code 9062 - OTHER EX SCHOOL N/R
SQFT 35000
Depth 140

Land Use Code
Frontage

A164 - PORTALES ORIGINAL
250

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
9062	OTHER EX SCHOOL N/R	\$23,800	\$7,933	NA	NA
Total		\$23,800	\$7,933	NA	NA

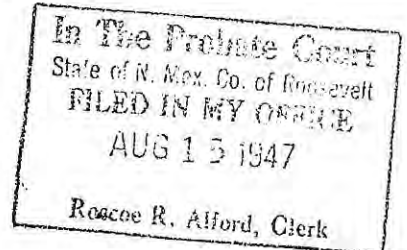
IN THE PROBATE COURT OF ROOSEVELT COUNTY, NEW MEXICO.

In the Matter of the Estate

of

No. 1256.

Joe Bryant Boren, also known
as Joseph Bryant Boren, a minor.



SPECIAL GUARDIAN'S REPORT
OF SALE OF MINOR'S REAL ESTATE.

Comes R. G. Bryant, duly appointed, qualified and acting Special Guardian of Joe Bryant Boren, also known as Joseph Bryant Boren, a minor, by order of this Court made and entered on the 7th day of August, 1947, in this cause, and respectfully reports to the Court as follows:

That pursuant to the said order of said court and according to the law in such cases, said Special Guardian did, after duly qualifying as such by accepting said appointment and making and filing his bond as such Special Guardian, sell to the Board of Education of the City of Portales, New Mexico the interest of said minor, being an undivided one-third interest, in and to the following described lands and real estate situated in Roosevelt County, New Mexico, to-wit:

Lots one (1), two (2) and three (3) in Block fifty-two (52) in the Original Town, now City, of Portales, New Mexico, according to the plat thereof on file in the office of the County Clerk of Roosevelt County, New Mexico;

subject, however, to a life estate therein, vested in Mabel Boren, mother of said Joe Bryant Boren, also known as Joseph Bryant Boren, a minor;

and that same was sold to the said Board of Education of the City of Portales, New Mexico for the sum of \$900.00 cash, which was the best price obtainable and was the full value thereof, and said Special Guardian brings his deed executed to said Board of Education of the City of Portales, New Mexico, into court, for its approval and confirmation of such sale and the execution of said deed.

WHEREFORE, said Special Guardian prays the Court that said sale, together with all his acts in the premises aforesaid, be

approved and confirmed by the Court, and that he be directed to deliver said deed to said purchaser, and for all other and further orders in the premises as to the Court may seem meet and proper.

R. G. Bryant
Special Guardian.

STATE OF NEW MEXICO,)
COUNTY OF ROOSEVELT.) SS.

R. G. Bryant, being duly sworn upon his oath, states: That he is the duly appointed and qualified Special Guardian of the said Joe Bryant Boren, also known as Joseph Bryant Boren, a minor, named in the foregoing instrument and report, and that he has read and is familiar with the facts and statements therein contained and that same are of his personal knowledge true; except anything therein stated upon information and belief and as to those matters he verily believes same to be true.

R. G. Bryant

Subscribed and sworn to before me this the 16th day of August, 1947.

My commission expires

April 3rd, 1948.

Lucile Harrington
Notary Public, Roosevelt County, N.M.



Portales, New Mexico
August 6, 1947

The Portales Board of Education met at 7:30 P. M. at the Portales High School in the Superintendent's Office with the following members present: J. G. Cox, President; E. C. Luna, Vice-President; J. L. Simon, Secretary; T. E. Mears, Jr., Member; and M. G. Hunt, Superintendent.

The minutes of the previous meeting were read and approved.

The monthly bills were read and a motion was made by J. L. Simon and seconded by E. C. Luna that all the bills be paid and that the teachers' warrants also be included. Warrants No. 19817 to No. 20904, Incl. The motion carried.

Mr. T. E. Mears, Jr. moved and J. L. Simon seconded that the resignations of Vernon Mill's and L. J. Johnson's be accepted and that the following teachers be elected: Mrs. Irene Willis Bass for the Primary at Central Grade School at a salary of \$2,800; and Miss Bettye Ruth Cox for Art at East Ward Grade School at a salary of \$2,400. Motion carried.

No further business appearing, the Board adjourned subject to the call of the President.



President

Approved Sept. 3, 1947



Secretary

Portales, New Mexico
August 15, 1947

The Portales Board of Education met at a called meeting by the President, J. G. Cox, at Central Grade School at 2:00 P. M. The following members were present: J. G. Cox, President; E. C. Luna, Vice-President; J. L. Simon, Secretary; T. E. Mears, Jr., Member; and M. G. Hunt, Superintendent. Also meeting with the Board were Abe Ribble and Raymond Allen.

The purpose of the meeting was to examine the Central Grade School Building. The Board examined the building and decided that it might be possible to use the concrete blocks out of the old structure, dimension lumber, and perhaps the ceiling in the erection of the new building.

The Superintendent reported that Mr. W. R. Arnold would sell the West Half of Block 7 for \$2,500. Mr. Cox appointed Mr. Simon and Mr. Luna to deal with Mr. Arnold for this piece of land and to offer him \$2,000 for it.

Mr. Hunt reported that Mr. George Yarbrough had been secured for the Principal at East Ward Grade School and that Mrs. Marjorie Walker and Miss Margie Trammell had been secured for the Central Grade School.

Mr. Hunt was instructed to pay Mrs. Mabel Boren for the property that the Board had purchased from her, the sum of \$2,700. This money to be taken to the Portales National Bank where the Warranty Deed was being held.

No further business appearing, the Board adjourned subject to the call of the President.



President

Approved: Sept. 3, 1947



Secretary

Portales, New Mexico
October 6, 1947

The Portales Board of Education met at 7:30 P. M. in the Superintendent's Office with the following members present: J. G. Cox, President; E. C. Luna, Vice-President; J. L. Simon, Secretary; T. E. Mears, Jr., Member; J. R. Hargis, Member; and M. G. Hunt, Superintendent.

The minutes of the previous meeting were read and approved.

The monthly bills were read and a motion was made by J. R. Hargis and seconded by J. L. Simon that all the bills be paid and that the teachers' warrants be included. Warrants No. 2284A, to No. 2497A, Incl. The motion carried.

The Superintendent reported that a request had been made of the State Finance Board that we be allowed to tear down Central Grade School without contracting it.

The Superintendent also reported that we had purchased Lots 7 and 8, Block 52, from Mrs. Mary E. Williams for \$2,000. A motion was made by J. R. Hargis and seconded by E. C. Luna that this purchase be approved. The motion carried.

The question of increasing the bus contractor's rate per bus from \$1,300 to \$1,400 was discussed. It was moved by J. L. Simon and seconded by T. E. Mears, Jr. that the Board increase ~~the~~ those units to \$1,400. The motion carried.

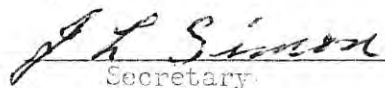
2-1944 Ford

The Roosevelt County Hospital Board met with the School Board to discuss the purchase of Block 54 of the school addition. Mr. Embry Wall was Chairman of this group. With him were Ike Morgan and Gordon K. Greaves. Mr. Wall presented to the School Board the idea that they would like to purchase this block of land and asked the School Board to set a price on it. Mr. Cox, President of the Board, told them that ~~the board~~ had hoped to get \$4,000 for this block. After some discussion of the problem of locating a hospital site, the Hospital Board retired. The School Board discussed the matter further and then it was suggested that T. E. Mears, Jr. be our contact man in dealing with the Hospital Board since he was on both of the boards.

No further business appearing, the Board adjourned subject to the call of the President.


President

Approved Nov. 4, 1947


Secretary

San Jon

District: San Jon Municipal Schools

Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
San Jon Combined School	Systems-Based	\$2,750,000	\$1,748,291	\$842,137
	Total	\$2,750,000	\$1,748,291	\$842,137

San Jon Combined School

- District is applying for replacement of various building systems that are beyond expected life or degraded:
 - Site improvements to provide a functioning storm water drainage system to eliminate flooding in and around the buildings.
 - Repair or replacement of roofing above the cafeteria and multipurpose room to eliminate ongoing water leaks and damage to interior building systems in these spaces.
 - Replacement of the existing campus fire alarm, a critical life/health/safety system.
 - Replacement of an existing boiler that is beyond its expected life and poses a potential safety hazard.
 - Replacement of the running track surface, playground equipment, and walkways that are degraded, beyond their expected life, or broken.
- The systems included in the application align with the priorities in the district FMP.
- Enrollment in the district is projected to remain stable in the future and the district is committed to maintaining the existing buildings for the next 10-20 years.
- The existing facility, with 81,565 GSF, is 46,248 GSF above the maximum allowable, based on a projected enrollment of 169 students, with 24,129 NSF of excess square footage in the natatorium and new gym.
- PSFA recommends limiting participation in the building systems up to the limit defined by the maximum allowable gross square feet calculator and only within eligible spaces.

2019-2020 PSFA Summary of Applicant Campus

Facility Description

San Jon – San Jon Combined School

Rank: 210

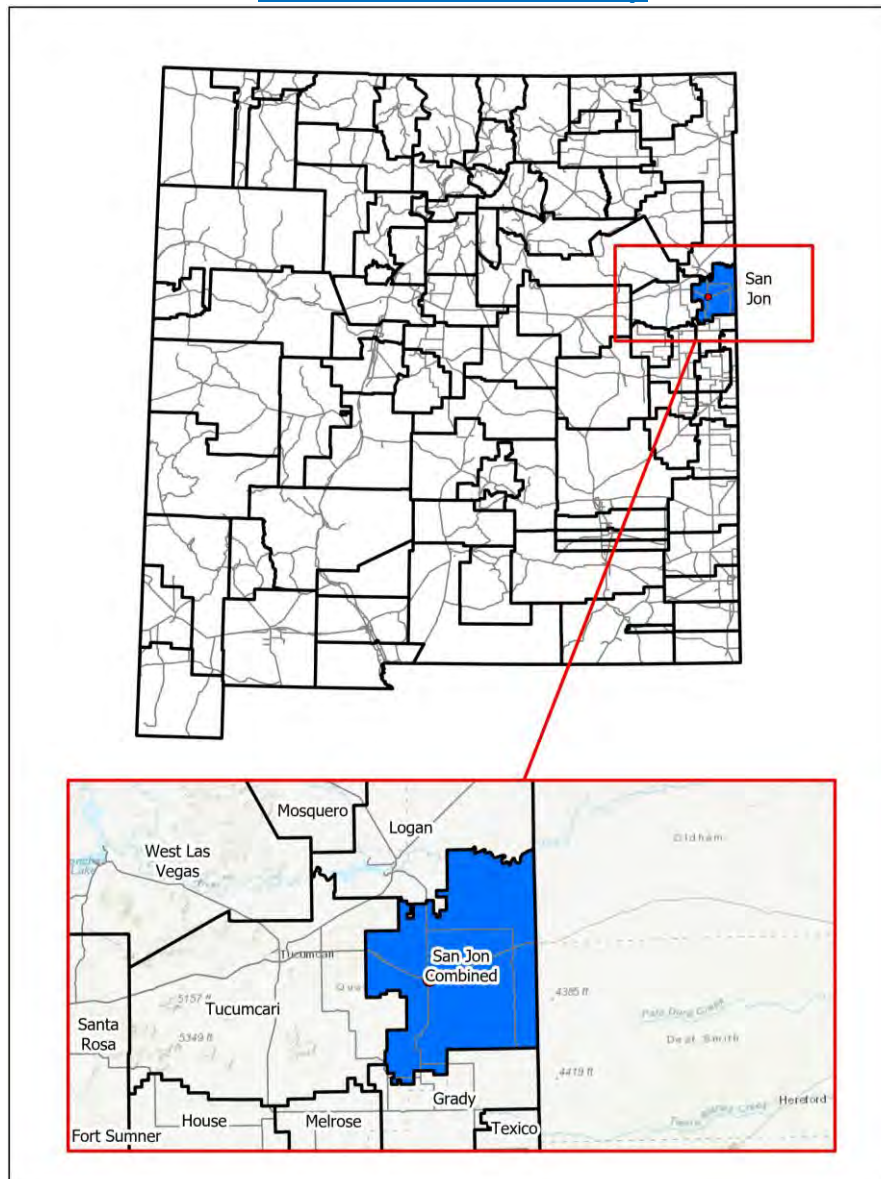
wNMCI: 29.72%

FCI: 61.14%

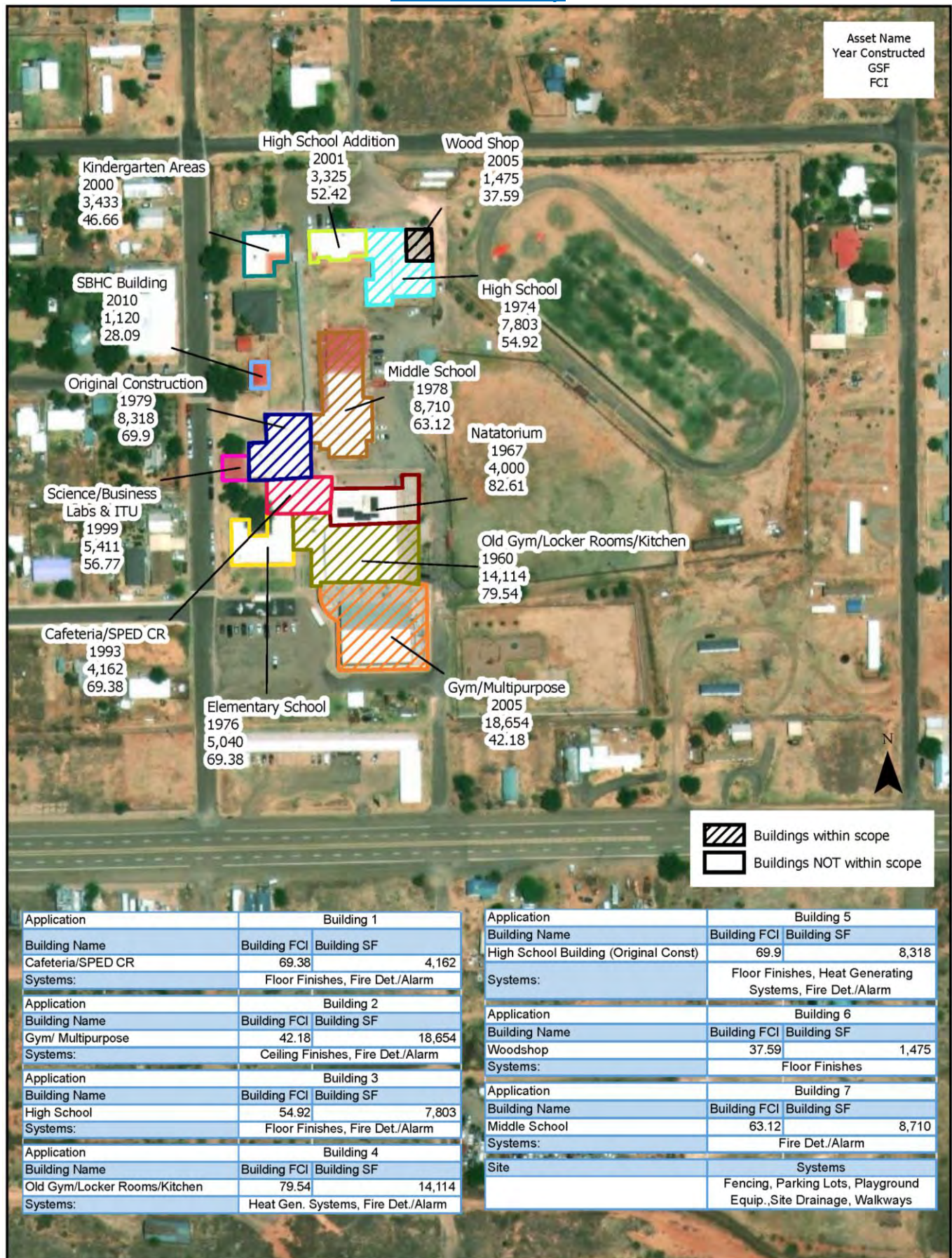
- Original Construction Date: 1960
- Most Recent Addition: 2010
- Total Gross Square Feet: 81,565
 - Permanent Square Feet: 81,565
 - Number of Buildings: 12
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 5.20 Acres

Maps

District-wide School Map



School Site Map



District Request

The District is requesting a systems-based award for site improvements, roof repair to stop ongoing rainwater leaks, interior finishes that have been damaged by the leaking roof and storm water runoff, and replacement of the existing fire alarm system.

Currently, the site is partially fenced on the north and west sides of the campus. The parking lots on the east and south sides of the school are a mix of asphalt, gravel and dirt, with some potholes and surface damage. Additionally, the parking area east of the cafeteria, the administration offices, and the middle school wing does not have positive slope away from the building, causing runoff to flow into the cafeteria and damage the floor. The site storm water drainage system is not functional and needs to be improved to direct water away from the buildings. The running track surface around the playfield is degraded asphalt and gravel with numerous trip hazards. The natural grass playfield needs to be reseeded to eliminate patchy areas and trip hazards. Some of the playground equipment has exceeded its useful life while other equipment can be repaired. Several sections of the sidewalks on the site are cracked or heaved, creating tripping hazards. The fire detection system is beyond its useful life and replacement parts are no longer available. Ceilings and floor finishes in some of the classrooms, the cafeteria, and new gym have been damaged by roof leaks or surface water runoff or have been degraded through age. The boiler that serves the old gym and cafeteria is beyond its expected life and poses a safety hazard.

The District has indicated that it has available funds to accommodate a portion of the project. The balance of the project will be funded through a future bond sale.

	Total	State Match 69%	Local Match 31%
Estimated Project Cost	\$2,750,000	\$1,897,500	\$852,500
Offset	\$0	(\$13,200)	\$13,200
Adjusted State/Local Match	\$2,750,000	\$1,884,300	\$865,700

Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/> Heat Generating Systems	<input type="checkbox"/> Fire Sprinkler
<input checked="" type="checkbox"/> Parking Lots	<input type="checkbox"/> Exterior Windows	<input type="checkbox"/> Cooling Generating Systems	<input checked="" type="checkbox"/> Fire Detection/Alarm
<input checked="" type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Air Distribution Systems	
<input type="checkbox"/> Site Lighting	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Exhaust Ventilation System	Other
<input checked="" type="checkbox"/> Site Drainage	Building Interior	<input type="checkbox"/> Rooftop Unitary AC	<input type="checkbox"/> Demolition – Free Standing Building
<input type="checkbox"/> Site Utilities (Gas, Electric)	<input checked="" type="checkbox"/> Ceiling Finishes	<input type="checkbox"/> HVAC Controls	<input type="checkbox"/> Demolition – Portion of Occupied Building
<input type="checkbox"/> Site Domestic Water Utility	<input checked="" type="checkbox"/> Floor Finishes	<input type="checkbox"/> Main Power/Emergency	<input type="checkbox"/> Security
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Foundation/Slab/Structure	<input type="checkbox"/> Lighting/Branch Circuits	
<input checked="" type="checkbox"/> Walkways	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Plumbing Fixtures	
	<input type="checkbox"/> Interior Stairs	<input type="checkbox"/> Water Distribution	
	<input type="checkbox"/> Interior Walls (and Partitions)	<input type="checkbox"/> Drain, Waste, and Vent	

Planning Summary

☒ Facilities Master Plan is Current

The district adopted its FMP in 2016, making it good through December 2021. The FMP presents different options for the district to pursue depending on the funding available. For example, the FMP has a group of strategic priorities it considers high priority if the district applies for and receives Public School Capital Outlay Funding. Both the Exterior Improvements and Site Improvements fall under this high priority category.

The following table shows the existing gross square feet (GSF) of the facility and the allowable GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
169	81,565	35,317	46,248 over

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
San Jon Combined	145	397	252	3	45%	70%

A comparison of functional capacity to current enrollment suggests there are 252 available seats spread throughout the school. Given the 45% classroom occupancy rate, many of these available seats are most likely in utilized classrooms that are only partially loaded with students.

According to the FMP, the school is utilizing its instructional spaces at a 70% utilization rate. This figure is well within the 70-85% preferred utilization rate for secondary schools. However, the classroom occupancy rate of 45% shows that most of the school's classrooms are only partially loaded. For example, a room with a capacity for 24 students only has 12 students in attendance for a given period. In addition, the FMP shows that three classrooms are vacant, while the school uses another three classrooms below 50% utilization.

Per the utilization study in San Jon's Facilities Master Plan (2016-2021), PSFA staff finds the school does not utilize either the New Gym or Old Gym optimally. Based on a seven-hour school day, the school utilizes the New Gym four hours out of seven for a utilization rate of 57%, while it uses the Old Gym three hours out of seven for a utilization rate of 43%. The utilization study shows the school does not utilize either space during the first three hours of the school day. When they are in use, both spaces host elementary, middle, and high school physical education classes and does not limit one grade level to a specific space. For example, both gyms host elementary school PE. The school does have a separate cafeteria space, so neither gym is used for student dining. In summary, it appears that one gym can accommodate all the school's physical education sessions.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of August 28, 2019)

- **Status:** Current, updated August 14, 2019. The district plan is rated Outstanding with 5 years of historical and timely updates. The plan is due for annual update September 2020 to maintain historical ratings.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of all 3 State provided FIMS Maintenance resources.

- **Maintenance Direct:** Satisfactory use
- **Preventive Maintenance Direct:** Good use
- **Utility Direct:** Satisfactory use

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: **79.167%, recognizing Satisfactory Performance (1 Combined school completed)**
- Previous Cycle district average: **68.14%, Marginal Performance**
- Applicant School Site:
 - **San Jon Combined Campus (8/2019): 79.167% Satisfactory performance.**
 - **1 Minor Deficiency in the following category: Roof/Flashing/Gutters**
 - **1 Major Deficiency in the following category: Fire Protection Systems**

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 80-85% district average performance rating.

Financial Summary

The District's FY18 audit received an Unmodified opinion with 0 findings.

Photos – Site



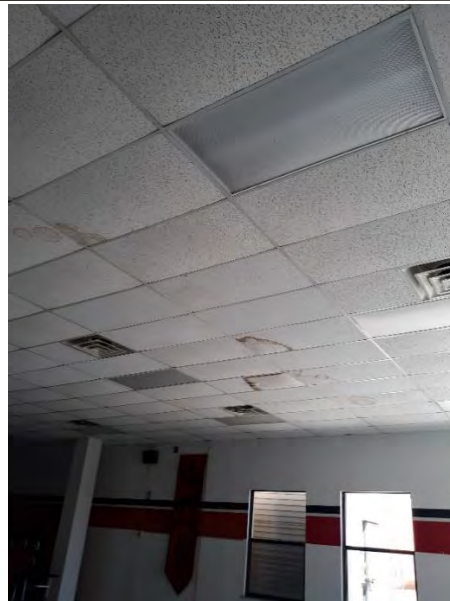
Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos



PSFA Staff Recommendation

With the exception of the parking lot paving, the systems in the district's application are recognized within the Facilities Assessment Database as category 2, 3, or 4, indicating that the systems are beyond their expected life or are degraded and damaging other building systems. The parking lot asphalt may be in good condition, however the paving needs to be reinstalled to ensure positive surface drainage away from the buildings. The district is committed to the buildings for the next 10-20 years.

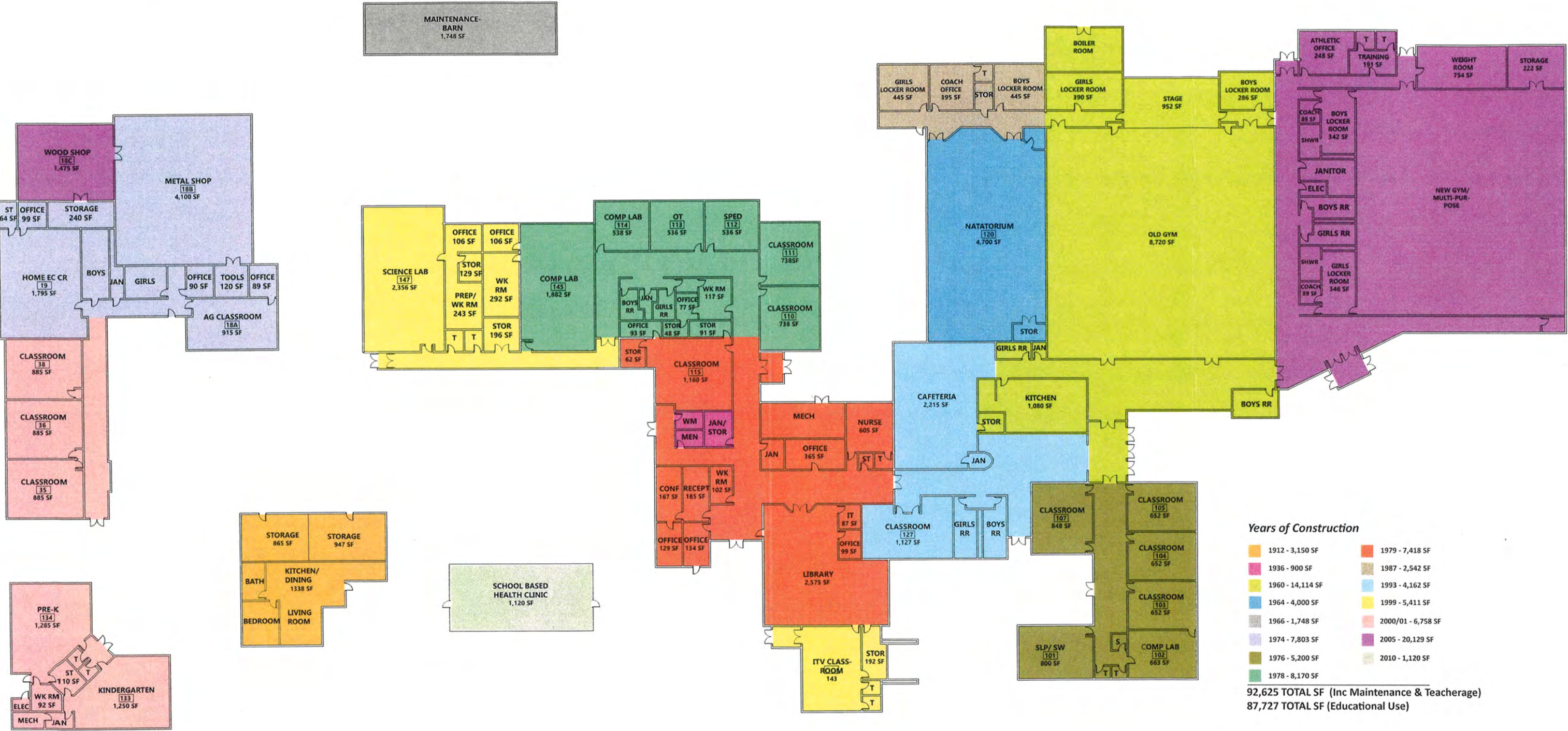
PSFA recommends participation in a two-phase systems award for each of these site and building systems within core educational spaces, up to the limit defined by the maximum allowable gross square feet calculator. PSFA will continue to coordinate with the district through the design phase to clarify the specific scope of work per building and the final estimated cost per system. Funding for these systems will be limited to the maximum allowable gross square feet based on the projected enrollment, which varies by system-type per the following table:

System Type	GSF in Application	Max Allowable GSF	% Above Max. Allowable Based on Application GSF	Total Estimated Cost per System	Adjusted System Cost to Maximum Allowable
Roof	17,596	35,317	0%	\$285,714	\$285,714
Ceiling Finishes	18,654	35,317	100%	\$87,143	\$-
Floor Finishes	63,236	35,317	74%	\$141,429	\$37,267
Heat Generating Systems	22,432	35,317	0%	\$1,187,143	\$1,187,143
Fire Detection	63,236	35,317	74%	\$220,000	\$57,971
Site	-	-	0%	\$828,571	\$828,571
			Total	\$2,750,000	\$2,396,667

Total Estimated Project Cost	Adjusted Project Cost to Maximum Allowable	Phased Request	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$2,750,000	\$2,396,667	\$239,667	31%	69%	\$13,200	\$87,497	\$152,170	\$668,670	\$1,488,330

SECTION 4.0 - SUPPORT INFORMATION

San Jon Municipal Schools - Year Constructed Plan

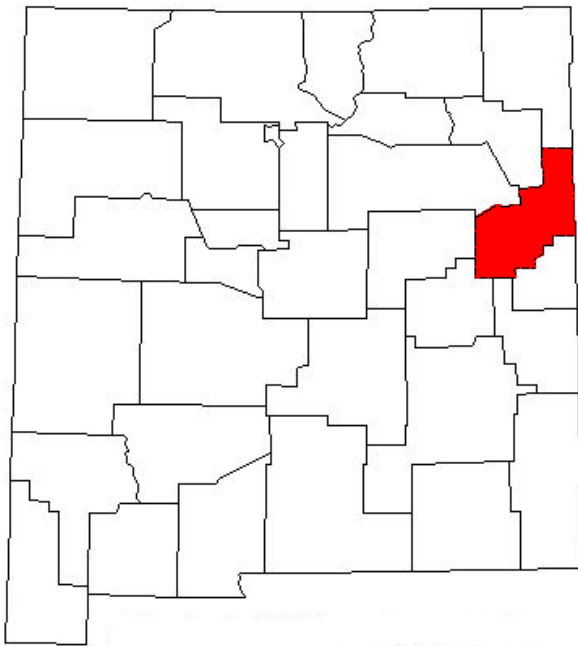


CAMPUS FLOOR PLAN
San Jon Municipal Schools
Scale: 1/64"=1'-0"



San Jon Municipal Schools 2019-2020 PSCOC Systems Based Funding

San Jon Municipal Schools is located in Quay County approximately 24 miles east of Tucumcari and approximately 90 miles east of Amarillo. The San Jon Schools serves a student population of approximately 140 students ranging from Pre-K thru twelfth grade. The Village of San Jon was established in 1902, around an economy of ranching and quickly became a central shipping center with the arrival of the railroad in 1904. In the mid-to late 1920's with the construction of Route 66, the Village grew again in importance as it became the first real stop along the highway that was home to numerous tourist-oriented businesses, such as gasoline service stations, café's, and motels. However, when Interstate 40 bypassed the village in 1981, the local economy went into a decline, leading most of those businesses to shut down. The only remaining motel still in operation is the San Jon Motel and centered around the I-40 interchange on the north side of town are the only two remaining gas stations and dining establishments.



San Jon Municipal Schools has been serving the educational needs of the San Jon area and surrounding communities for over 115 years. The district is committed to the educational quality of all students. The district is comprised of one main campus that houses three schools located in three separate buildings. The entire campus is comprised of 81,565 gross square feet of permanent facilities. The school core facility was originally constructed in 1936 with eleven permanent building assessments ranging from 1936 to 2004.

The district has continued renovations with General Obligations Bond money by upgrading technology campus wide,

constructing high school vocational classrooms, and building a new multi-purpose facility.

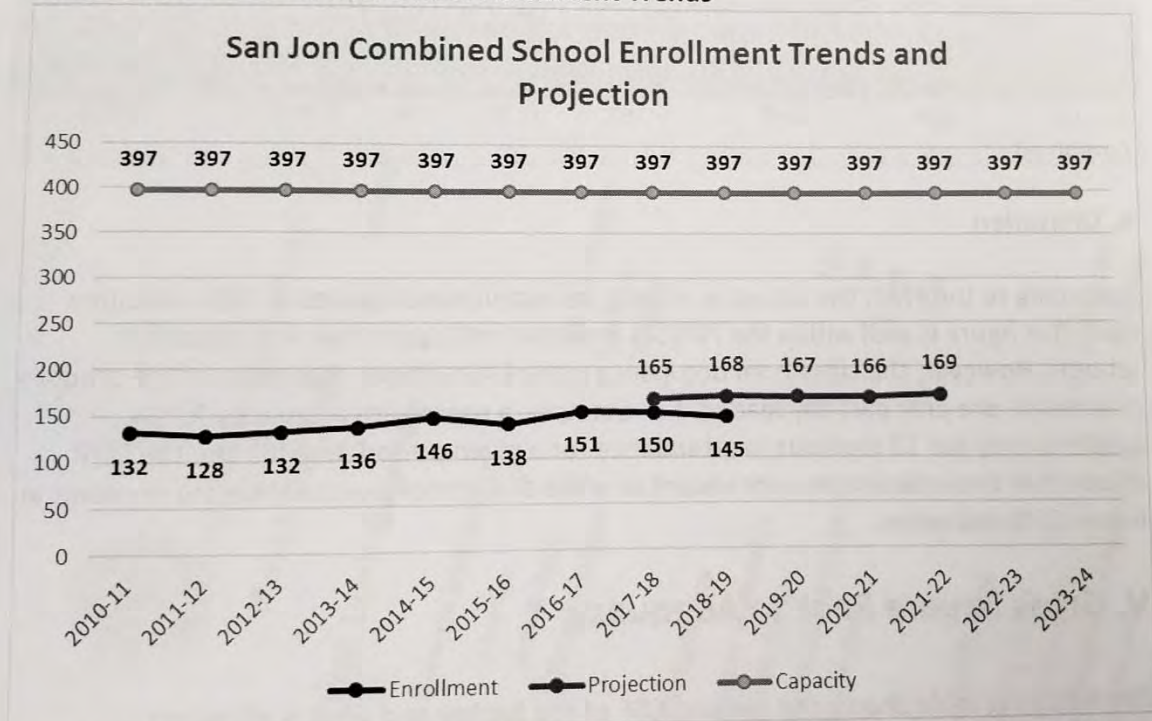
As part of the San Jon Municipal Schools 2016-2021 Facility Master Plan, which was adopted by the Board of Education on December 16, 2016, it was the intent to identify existing facility conditions to meet the needs of the district. The plan identified most needed renovations and repairs needed. The top three capital needs identified by the District included: (1) HVAC systems; (2) exterior building improvements, and (3) Site Improvements including drainage. This System's Based Funding Application will address track/football field repair/replacement, playground equipment; parking lots; fencing around all facilities to address security; site drainage; walkways, HVAC systems district wide; fire alarm systems district wide; VCT flooring district wide; ceiling finishes in the gymnasium areas; district-wide fire alarm detection systems; and roofing on the high school and vocational centers.

Connection to FMP

The district encompasses a current property value within its boundaries of \$15,514,533. We have a current bonding capacity of \$930,872 with \$90,000 of outstanding bonds. We have \$840,872 of available bonding capacity. Our Operational Cash Balance as of June 30, 2019 was \$219,194.04.

The enrollment for 2018-2019 was 145 students in grades PreK thru 12th. Our five-year enrollment projection is 169 students. San Jon's enrollment for PreK-12th Combined Campus has been relatively stable over the past few years. The projection year for the FMP began in 2017-2018, which provides two years by which to compare the actual enrollment. The chart shows the enrollment projection higher than the actual enrollment for both years for which we have actual enrollment. The projection continues to forecast a stable enrollment but at a higher number than the actual enrollment.

Chart 1: San Jon Combined School Enrollment Trends



Source: Enrollment – PED 40-Day Certified Enrollment; Capacity – 2016-2021 Facilities Master Plan

Capacity

According to FMP, San Jon Combined School's functional capacity totals 397 and a 2018-2019 enrollment of 145. The functional capacity to current enrollments shows we have about a 45% classroom occupancy rate, many of these available seats are in classrooms the district utilizes but are only partially loaded.

Current Audit

The district has a current audit that was conducted for the 2017-2018 fiscal year with an unmodified opinion and no audit findings. The 2018-2019 audit has been completed and is expected to be submitted in October 2019.

Preventative Maintenance Plan

San Jon Municipal Schools works with PSFA to continually improve and keep our Preventative Maintenance Plan current. Our current Preventative Maintenance Plan was submitted on August 13, 2019.

Prior Projects 2004 and Earlier

Project #	Project Name	State Share	District Share	Total
M07-026	Master Plan Award	\$29,689	\$0	\$29,689
P05-058	San Jon Schools	\$432,059	\$0	\$432,059
M16-013	Master Plan Award	\$23,025	\$9,868	\$32,893

Prioritization of Capital Improvement Needs

Several strategies were developed to address the district's capital needs campus wide over the next four to five years. The district is continuing to work diligently on completing projects that are highest on the Facility Master Plan.

Project Funding Request

There are eight distinct pieces to the systems based application that has been submitted by the San Jon Municipal Schools. They are as follows:

1. Cafeteria:
 - a. Floor finishes (FAD category 2) system expired in 2005
 - b. Fire Alarm (FAD category 4) – system expired in 2008
2. Gym/Multi-Purpose (FAD category 2) – override for poor condition and mitigate damaged roofing/ceiling components.
3. High School:
 - a. Floor Finishes (FAD category 2) – system expired in 2007
 - b. Fire Alarm (FAD category 4) within lifecycle but not functioning/communicating with all devices or main panel
4. Middle School – (FAD Category 2) - Fire Alarm – system expired in 2005, not communicating with all devices or main panel
5. Old Gym/Locker Room/Cafeteria
 - a. Heat Generating System (FAD category 2) system expired in 1964, extreme poor condition with imminent failure
 - b. Fire Alarm (FAD category 2) – category override for poor condition, not communicating with all devices or main panel
6. Original Construction
 - a. Flooring (FAD category 2) – system expired in 1991
 - b. Heat Generating System (FAD Category 1) – system expired in 2004 with critical impact on school function
 - c. Fire Alarm (FAD Category 2) – system expired in 2005, not communicating with all devices or main panel

7. Site:
 - a. Fencing (category 9)- within lifecycle, adding fencing to enclose perimeter of campus.
 - b. Parking lots (category 9) – within lifecycle, improving parking lots for proper drainage management
 - c. Playground equipment (category 4) – system expired 2015
 - d. Site Drainage (category 4) – system expired 2008, drainage backup on east portion of campus allows entry into the building
 - e. Walkways (category 9) –replacing track surface around the playfield area
8. Wood Shop – (FAD Category 3) – flooring – system expired in 2017, various fall/trip hazards

San Jon Municipal Schools seeks funding to replace the systems in order to extend the useful life of the building and to ensure building occupant safety. The total funding request to replace these systems is \$2,750,000 which is less than 50% of the facility replacement cost of \$8.45 million.

Building Schematic included on next two pages.

San Jon Municipal Schools





FAD Status

The San Jon Municipal School District has a FAD ranking of 210 and a FMAR score of 79.167. The district has made efforts over the years to repair and maintain current facilities. Once the following items are repaired/replaced it will give the building and facilities an extended life span.

The district is seeking to make the following improvements:

- Fencing: To secure all buildings on the site. The majority of the site has perimeter fencing at 5' 0".
- Fire Alarm Systems: Updating fire sprinkler system to provide full coverage at all interior surfaces. Current system does not provide an addressable feature which is required by current fire code.
- Flooring: replace all hard surface flooring in cafeteria, pathways, and high school building to eliminate tripping hazards.
- Grading & Drainage: grading and drainage throughout the perimeter areas around the school. There is regular flooding at the central courtyard and east side of the middle school due to low slope and inadequate drainage systems.
- HVAC: Replace the boiler system adjacent to the middle school gymnasium due to aging and condition. The boiler is past its usable life cycle and requires excessive maintenance attention.
- Parking Lots: Improve parking lots for proper drainage management.
- Playground/Athletic Field: Refurbish the grass play field due to patchy areas with tripping hazards. Remove and replace running track surface due to deterioration. Repair/replace perimeter of playground.
- Roofing: Replace all roofing components that contribute to ongoing maintenance issues and interior damage.
- Sidewalks: Replacement due to cracked, settled and lifted sections.

Construction Schedule

Current plans call for us to begin as soon as we have appropriate MOUs in place. The district is seeking \$800,000 in General Obligation Bonds. The GO bonds will be on the November 2019 election ballot. As soon as the bond funding are acquired, the district will begin work immediately. Construction and repair items will vary in time frame to include working around winter months and when students are in session to lessen the interruption on their education.

- Fencing Installation
 - Award and Issuance of MOU November/December 2019
 - Selection of Contractors (CES will be utilized) December 2019/January 2020
 - Installation of new fencing January/February 2020
- Fire Alarm Systems
 - Award and Issuance of MOU December 2019/January 2020
 - Selection of Contractors (CES will be utilized) January/February 2020
 - Installation of new fire alarm systems February/March 2020

- Flooring
 - Award and Issuance of MOU March/April 2020
 - Selection of Contractors (CES will be utilized) April/May 2020
 - Installation of new flooring May/June 2020
- Grading & Drainage (dependent upon weather/temperature)
 - Award and Issuance of MOU March/April 2020
 - Selection of Contractors (CES will be utilized) April 2020
 - Repair/Replacement of Grading & Drainage May/June 2020
- HVAC (dependent upon weather/temperature)
 - Award and Issuance of MOU March/April 2020
 - Selection of Contractors (CES will be utilized) April 2020
 - Installation of new HVAC May/June 2020
- Parking Lots:
 - Award and Issuance of MOU February/March 2020
 - Selection of Contractors (CES will be utilized) March/April 2020
 - Repair and installation of new parking lots April/May 2020
- Playground/Athletic Field
 - Award and Issuance of MOU March/April 2020
 - Selection of Contractors (CES will be utilized) April/May 2020
 - Installation of new athletic field May/June 2020
 - Installation/Repair of new track May/June 2020
 - Repair of playground equipment May/June 2020
- Roofing (dependent upon weather/temperature)
 - Award and Issuance of MOU April/May 2020
 - Selection of Contractors (CES will be utilized) May/June 2020
 - Installation of new roofing June 2020
- Sidewalks
 - Award and Issuance of MOU February/March 2020
 - Selection of Contractors (CES will be utilized) March/April 2020
 - Repair and installation of new sidewalks April/May 2020
- Site Drainage
 - Award and Issuance of MOU February/March 2020
 - Selection of Contractors (CES will be utilized) March/April 2020
 - Repair and site drainage systems April/May 2020

No infrastructure will need to be completed before this project starts. No students will need to be relocated during the construction process. The construction process has been adjusted to allocate for weather/season and student attendance timeframes.

Funding

The San Jon Municipal Schools will utilize General Obligation Bonds, SB-9 local and state match monies to complete this project. Anything that cannot be covered by SB9 and General Obligation Bonds will be supplemented with Operational funds.

Executive Summary

The purpose of this report is to provide technical reports on the fencing; fire alarm systems; flooring; grading and drainage; HVAC; playground/athletic field; roofing; and sidewalk projects as described in the full application to the NM PSCOC. Evaluation was done by San Jon Municipal Schools superintendent, head of maintenance and PSFA staff.

The following is a breakdown of the school site funding requests:

- **Fencing:** The district does not have total perimeter fencing. Adding additional fencing would enclose the perimeter of the campus, thus increasing student safety. The total estimated cost of repairing the fencing is: **\$20,000**
- **Fire Alarm Systems:** Replacement of current fire alarm systems to ensure comprehensive coverage of all interior spaces. The current system does not provide an addressable feature which is required by current fire code. The total estimated cost of replacing the current fire alarm system: **\$154,000.**
- **Flooring:** Replacement of flooring in the cafeteria area and high school buildings to eliminate tripping hazards. The total estimated cost of replacing the flooring is: **\$99,000.**
- **Grading/Drainage:** Improvements to the grading and drainage throughout the perimeter areas around the school. We have regular flooding at the central courtyard and east side of the middle school due to low slope and inadequate drainage systems. The total estimated cost of repairing grading and drainage: **\$65,000.**
- **HVAC:** Replacing the boiler system adjacent to the middle school gymnasium due to aging and condition. The boiler is past its life cycle and requires excessive maintenance attention. The total estimated cost of replacing the Boiler/HVAC system: **\$831,000.**
- **Parking Lots:** Improve parking lots for proper drainage management. The total estimated cost of repairing/improving parking lots: **\$160,000.**
- **Playground/Athletic Field/Track:** Removing and replacing the running track due to deterioration. Refurbish the grass play field due to patchy areas with tripping hazards. Repairing and replacing playground equipment. The total estimated cost of playground/athletic field: **\$175,000.**
- **Roofing/Ceiling:** Replacing all roofing components that contribute to the ongoing maintenance issues and interior damage. The total estimated cost of replacing roofing components: **\$261,000.**
- **Sidewalks:** Sidewalk replacements due to cracked, settled and lifted sections. The total estimated cost of sidewalk replacement is: **\$160,000.**

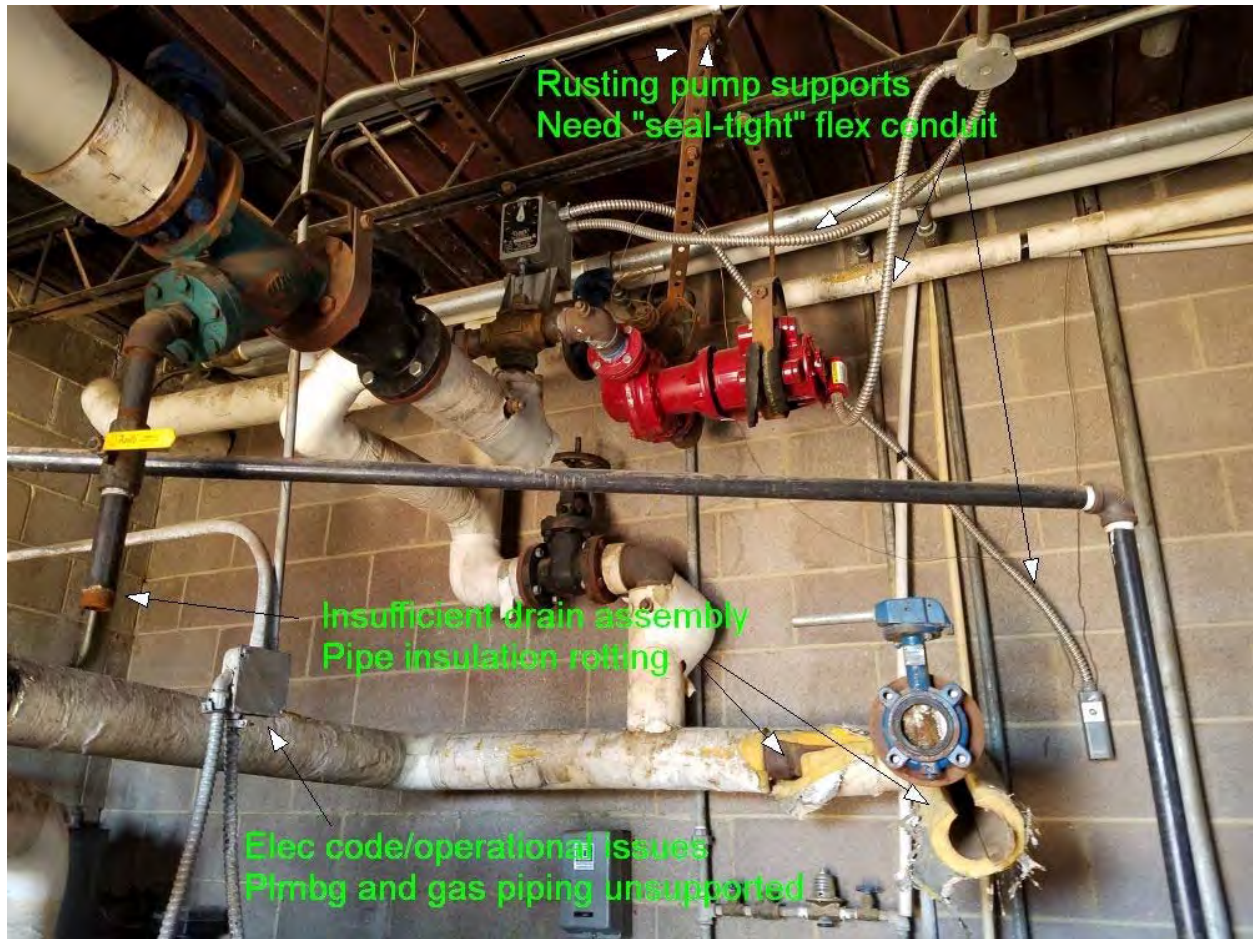
San Jon Municipal Schools June 2019

The following pictures are from San Jon Schools as of June 2019.



Cafeteria roof leaks, with
water stains on ceiling tile.

Water ponding at cafeteria doors.







Floor surfaces and drainage issues that create flooding problems.





Uneven walkways that cause drainage issues as well as trip/fall hazards.



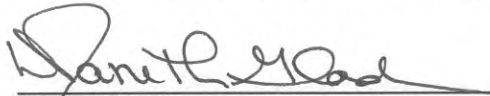


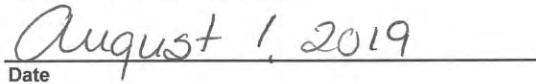
PSCOC REQUEST FOR CAPITAL FUNDING
2019-2020 FULL APPLICATION

School District	San Jon Municipal Schools		Contact Person:	Janet Gladu	
Address 1:	PO Box 5				
Address 2:	7th & Elm St				
City:	San Jon	State:	NM	Zip:	88434
				Phone:	575-576-2466
Funding Match	District Offsets				
District Match	31%			\$	13,200
State Match	69%				

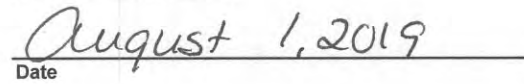
		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	San Jon Combined School	\$ 2,750,000	\$ -	\$ 852,500	\$ 13,200	\$ 865,700	\$ 1,897,500	\$ 1,884,300
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total	\$ 2,750,000	\$ -	\$ 852,500	\$ 13,200	\$ 865,700	\$ 1,897,500	\$ 1,884,300

I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:


Name of Signatory -- Dr. Janet L. Gladu
Superintendent of School District


Date


Name of Signatory -- Franklin Gibson
School Board President


Date

Full Application - Small Project (Systems-Based)

Priority 1

San Jon Combined School

Facility wNMCI Rank: 106

Facility wNMCI: 29.72

Facility FCI: 61.14

Facility FMAR: 65.86

SITE			
Area		Alteration Level	Estimated Cost
Site	Fencing		\$ 20,000
	Parking Lots		\$ 160,000
	Playground Equipment		\$ 175,000
	Site Lighting		
	Site Drainage		\$ 65,000
	Site Utilities (Gas, Electric)		
	Site Domestic Water Utility		
	Landscaping		
	Walkways		\$ 160,000
	Site Subtotal		\$ 580,000
Security	Security Systems - Please Describe* :		
	Site Security Subtotal		\$ -
Total		\$	580,000

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	1,925,000
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	825,000
Total Estimated Project Cost	\$	2,750,000

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1			
FAD Building Name:		Cafeteria	
Building FCI:		30	
Year Built:		1993	
Existing Building SqFt (FAD):		4,162	
SqFt of Proposed Project:		4,162	
Proposed Demolition SqFt of this Building:		0	
Net Building SqFt of After Project:		4,162	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
Building Exterior Subtotal			\$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		\$ 35,000
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal			\$ 35,000
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		\$ 15,000
Building Equipment and Systems Subtotal			\$ 15,000
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - <i>Please Describe</i> *:		
	Security Subtotal		\$ -
Total			\$ 50,000

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2			
		FAD Building Name:	Gym/Multipurpose
		Building FCI:	30
		Year Built:	2005
		Existing Building SqFt (FAD):	18,654
		SqFt of Proposed Project:	18,654
		Proposed Demolition SqFt of this Building:	0
		Net Building SqFt of After Project:	18,654
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
Building Exterior Subtotal			\$ -
Building Interior	Ceiling Finishes		\$ 61,000
	Floor Finishes		\$ 9,000
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal			\$ 70,000
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		\$ 15,000
Building Equipment and Systems Subtotal			\$ 15,000
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - <i>Please Describe*</i> :		
	Security Subtotal		\$ -
Total			\$ 85,000

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Full Application - Small Project (Systems-Based)
Priority 1 - Page 2

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 3			
FAD Building Name:		High School	
Building FCI:		30	
Year Built:		1974	
Existing Building SqFt (FAD):		7,803	
SqFt of Proposed Project:		7,803	
Proposed Demolition SqFt of this Building:		0	
Net Building SqFt of After Project:		7,803	
Building Exterior	Area	Alteration Level	Estimated Cost
	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		\$ 100,000
Building Exterior Subtotal			\$ 100,000
Building Interior	Ceiling Finishes		
	Floor Finishes		\$ 15,000
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal			\$ 15,000
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		\$ 24,000
Building Equipment and Systems Subtotal			\$ 24,000
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal	\$	-
Security	Security Systems - Please Describe*:		
	Security Subtotal	\$	-
Total		\$	139,000

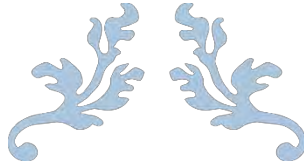
* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 4			
FAD Building Name:		Old Gym/Locker Rooms	
Building FCI:		30	
Year Built:		1960	
Existing Building SqFt (FAD):		14,114	
SqFt of Proposed Project:		14,114	
Proposed Demolition SqFt of this Building:		0	
Net Building SqFt of After Project:		14,114	
Building Exterior	Area	Alteration Level	Estimated Cost
	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
Building Exterior Subtotal			\$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		\$ 15,000
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal			\$ 15,000
Building Equipment and Systems	Heat Generating Systems		\$ 350,000
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		\$ 41,000
Building Equipment and Systems Subtotal			\$ 391,000
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal	\$	-
Security	Security Systems - Please Describe*:		
	Security Subtotal	\$	-
Total		\$	406,000

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 5			
FAD Building Name:		High School Building	
Building FCI:		30	
Year Built:		1979	
Existing Building SqFt (FAD):		8,318	
SqFt of Proposed Project:		8,318	
Proposed Demolition SqFt of this Building:		0	
Net Building SqFt of After Project:		8,318	
Building Exterior	Area	Alteration Level	Estimated Cost
	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		\$ 70,000
Building Exterior Subtotal			\$ 70,000
Building Interior	Ceiling Finishes		
	Floor Finishes		\$ 10,000
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal			\$ 10,000
Building Equipment and Systems	Heat Generating Systems		\$ 481,000
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		\$ 24,000
Building Equipment and Systems Subtotal			\$ 505,000
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal	\$	-
Security	Security Systems - Please Describe*:		
	Security Subtotal	\$	-
Total		\$	585,000

* Security Systems exclude security cameras, handheld radios, automatic vehicle gates



SAN JON MUNICIPAL SCHOOLS

San Jon, New Mexico

Facility Assessment

FALL 2019

SAN JON MUNICIPAL SCHOOLS
PO Box 5, San Jon, New Mexico 88434

The purpose of this assessment is to provide information about the 2019 Systems Application for San Jon Schools. Information about the requested systems has been gathered by visual inspection, maintenance record keeping, and executive summaries from the Facility Assessment Database:

Cafeteria/ SPED Addition (1993)

- Floor finishes (FAD category 2) – system expired in 2005
- Fire Alarm (FAD category 4) – system exp. 2008

Gym/ Multi-Purpose (2005)

- Ceiling finishes (FAD category 2) – override for poor condition and mitigate damages

High School (1974)

- Floor Finishes (FAD category 2) - system expired in 2007
- Fire Alarm (FAD category 9) – within lifecycle but not functioning/communicating with all devices or main panel

Old Gym / Locker RM/ Kitchen (1960)

- Heat Generating System (FAD category 2) - system expired in 1964, extreme poor condition with imminent failure
- Fire Alarm (FAD category 2) – category override for poor condition, not communicating with all devices or main panel

Original Construction (1979)

- Flooring (FAD category 2) - system exp. 1991
- Heat Gen (FAD category 1) - system exp. 2004 w/ critical impact on school function
- Fire Alarm (FAD category 2) - system expired in 2005, not communicating with all devices or main panel

Wood Shop (2005)

- Flooring (FAD category 3) - system exp. 2017, various fall/trip hazards

Middle School (1978)

- Fire Alarm (FAD category 2) - system expired in 2005, not communicating with all devices or main panel

Site

- Fencing (cat. 9) – within lifecycle, adding fencing to enclose perimeter of campus
- Parking Lots (category 9) – within lifecycle, improving parking lots for proper drainage management
- Playground Equip (category 4) - system expired 2015
- Site Drainage (category 4) - system expired 2008, drainage backup on east portion of campus allows entry into the building
- Walkways (category 9) –replacing track surface around the playfield area.

San Jon School seeks funding to replace the systems in order to extend the useful life of the building and to ensure building occupant safety. The total funding request to replace these systems is \$2,750,000 which is less than 50% of the facility replacement cost of \$8.45 million.



Cafeteria roof leaks, with
water stains on ceiling tile.

Water ponding at cafeteria doors.



2 boilers/system controls are
very old and unreliable.

