PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL

August 21, 2018 – 8:30 AM

Nex+Gen Academy High School

Albuquerque, New Mexico

I. Call to Order -- Mr. David Abbey, Chair

A. Approval of Agenda *

B. Correspondence

* Denotes potential action by the PSCOC

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)
AGENDA
August 20, 2018 – 8:30 AM
Nex+Gen Academy, Room 102
5325 Montgomery Blvd NE, Albuquerque, NM 87109

(* Denotes potential action by the PSCOC)

I. Call to Order -- Mr. David Abbey, Chair

A. Approval of Agenda *
B. Approval of Minutes – June 14, 2018 *
C. Correspondence

II. Public Comment

III. PSCOC Financial Plan

IV. 2018-2019 Awards Cycle

A. Overview of Capital Outlay Application Process/Requirements

B. District Presentations - *Each presenter should limit their presentations to allow 15 minutes for questions with the time allotted. A total of 25 minutes unless otherwise specified.*

Districts with standards-based requests only

Time	District	Applicant Facilities	RFM
8:45a	Gallup-McKinley	Rocky View ES; Red Rock ES; Tohatchi HS*(35 minutes)*	Richard Dicks
9:20a	Zuni	Zuni MS	Richard Dicks
9:45a	Los Alamos	Barranca Mesa ES	David Biggs
10:10a	Roswell	Mesa MS; Nancy Lopez ES *(35 minutes)*	Jeremy Sánchez
11:45a	Alamogordo	Holloman ES; Sacramento ES; Buena Vista ES *(35 minutes)*	Scott Ficklin
11:20a	Las Vegas	Sierra Vista ES	Irina Ivashkova

12:00p Lunch (30min)

Districts with standards-based and systems-based requests

Time	District	Applicant Facilities	RFM
12:30p	Belen	Jaramillo ES; Dennis Chavez ES *(35 minutes)*	Daniel Juarez
1:05p	Los Lunas	Peralta ES; Los Lunas MS *(35 minutes)*	Daniel Juarez
1:40p	Las Cruces	Desert Hills ES; Lynn MS; Mayfield HS; Oñate HS; Picacho MS; Vista MS; Camino Real MS; Highland ES; Hillrise ES; Rio Grande Preparatory Institute; Mesilla Valley Leadership Academy; Fairacres ES *(45 minutes)*	Jorge Au

V. Other Business

A. School Security System Project Initiative – Adoption of Revised Scoring Criteria *
B. FY20 PSFA Appropriation Request *

VI. Adjourn

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Districts with systems-based requests only

Time	District	Applicant Facilities	RFM
8:45a	Bernalillo	Bernalillo MS	Daniel Juarez
9:10a	Socorro	Sarracino MS; Socorro HS *(35 minutes)*	Daniel Juarez
9:45a	Carrizozo	Carrizozo Combined School	Daniel Juarez
10:10a	Deming	Chaparral ES	Jorge Au
10:35a	NMSBVI	Site	Jorge Au
10:50a	Magdalena	Magdalena Combined School	Richard Dicks
11:15p	Floyd	Floyd Combined School	Jeremy Sánchez

11:40p Lunch (30min)

Districts with systems-based requests only

Time	District	Applicant Facilities	RFM
12:10p	Cloudcroft	Cloudcroft ES	Scott Ficklin
12:35p	Tularosa	Tularosa MS	Scott Ficklin
12:50p	West Las Vegas	Tony Serna Jr. ES	Irina Ivashkova

IV. Next PSCOC Meeting – Proposed for September 13, 2018

V. Adjourn

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
SUBCOMMITTEE ASSIGNMENTS

PSCOC
David Abbey, Chair
Pat McMurray, Vice-Chair

Awards Subcommittee
Joe Guillen, Chair
Antonio Ortiz
Pat McMurray
Rachel Gudgel

Administration, Maintenance & Standards Subcommittee
Nina Carranco, Chair
Raúl Burciaga
Gilbert Peralta
Sara Fitzgerald

David Abbey will serve on subcommittees in the absence of any member or designee.

II. Public Comment

III. 2018-2019 Awards Cycle

A. Overview of Capital Outlay Application Process/Requirements

B. District Presentations

- Bernalillo – Bernalillo MS
- Socorro – Sarracino MS; Socorro HS
- Carrizozo – Carrizozo Combined School
- Deming – Chaparral ES
- NMSBVI – Site
- Magdalena – Magdalena Combined School
- Floyd – Floyd Combined School
- Cloudcroft – Cloudcroft ES
- Tularosa – Tularosa MS
- West Las Vegas – Tony Serna Jr. ES

BERNALILLO

Bernalillo Public Schools
560 S. Camino del Pueblo
Bernalillo, NM 87004
505 – 867 - 2317

2018 / 2019 PSCOC SYSTEMS-BASED FUNDING REQUEST PRESENTATION INFORMATION FOR

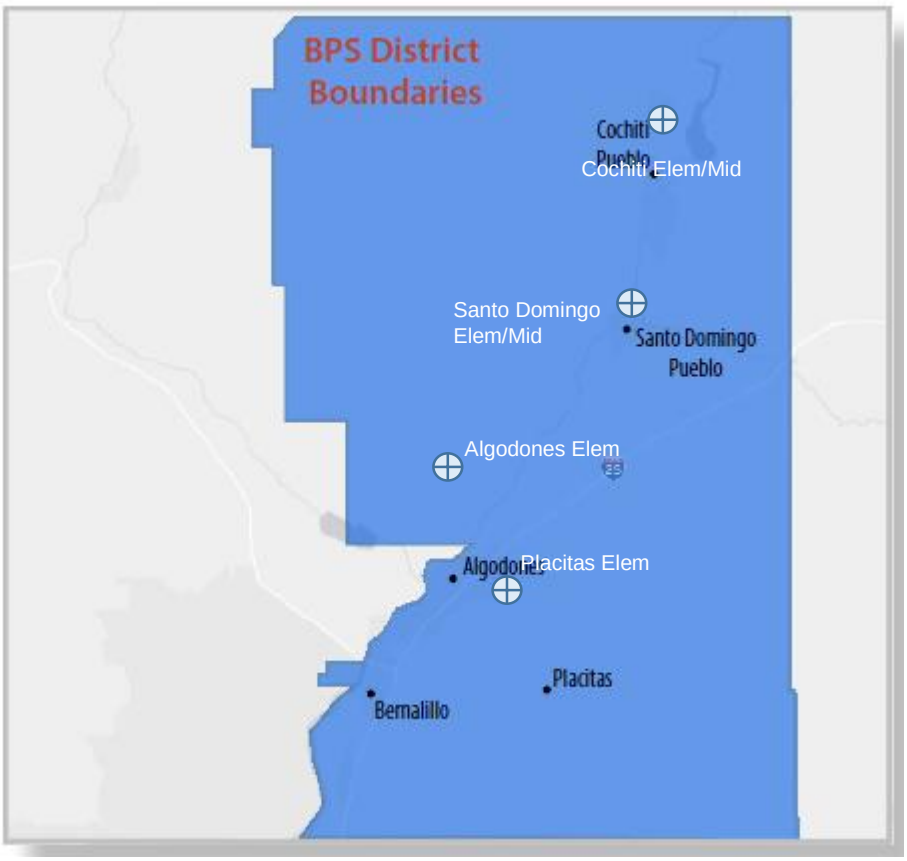
BERNALILLO MIDDLE SCHOOL

EXECUTIVE SUMMARY

BERNALILLO PUBLIC SCHOOLS

Bernalillo Public Schools are located in the Town of Bernalillo, Placitas, Algodones and the Pueblos of Cochiti and Santo Domingo. The District's service area is located in the eastern section of Sandoval County. The District is comprised of 9 schools with a total inventory square footage of 735,360 square feet including administration and support.

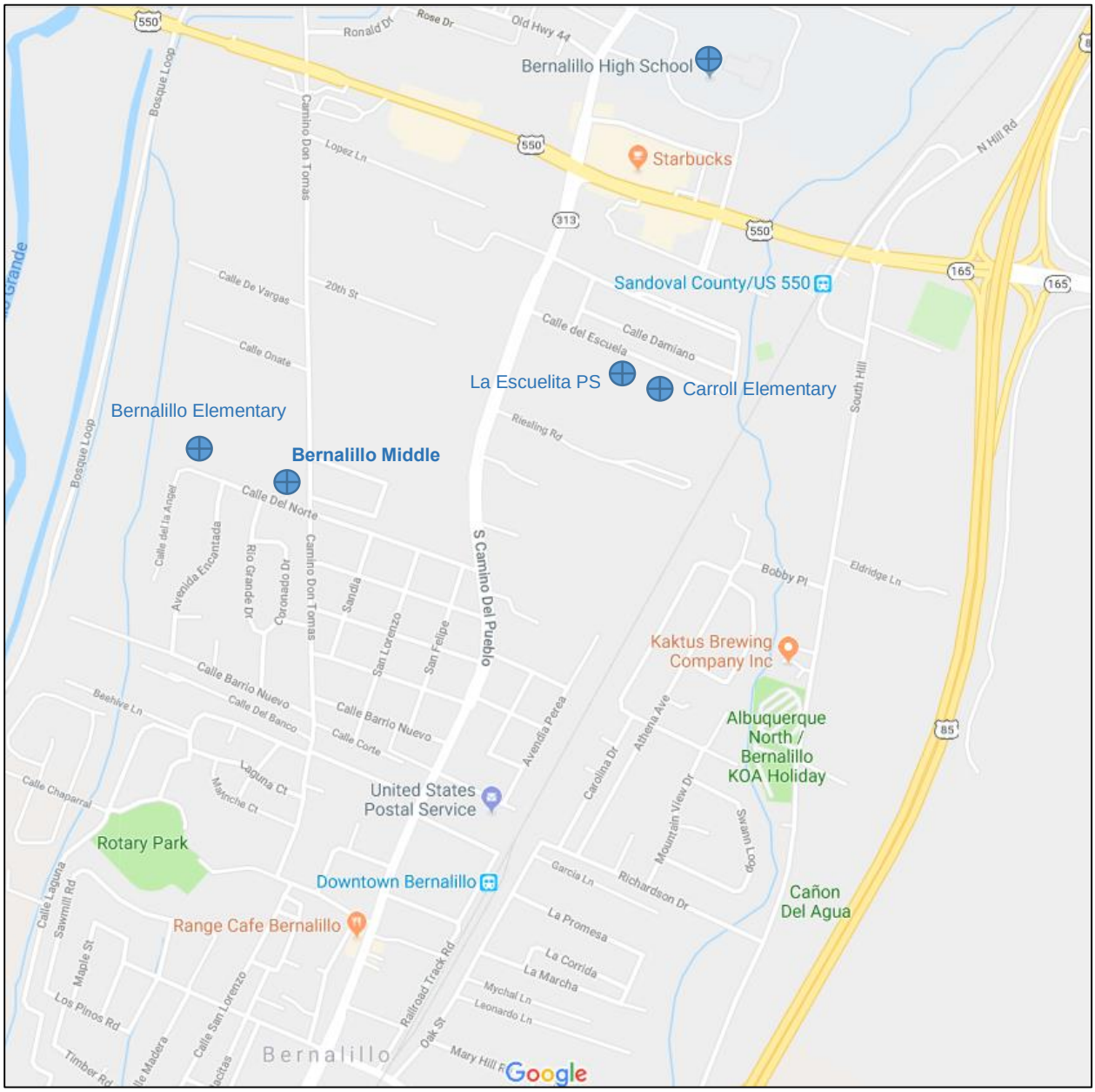
The Bernalillo Public School District's Facilities are located primarily in the Town of Bernalillo and consist of a Pre-K school, two elementary schools, one middle and one high school within the Town of Bernalillo. BPS also has elementary schools in Algodones and Placitas, and elementary/middle schools in Cochiti and Santo Domingo. The District boundaries include a large section of rural sparsely populated land to the west extending beyond Cochiti and Santo Domingo Pueblo.



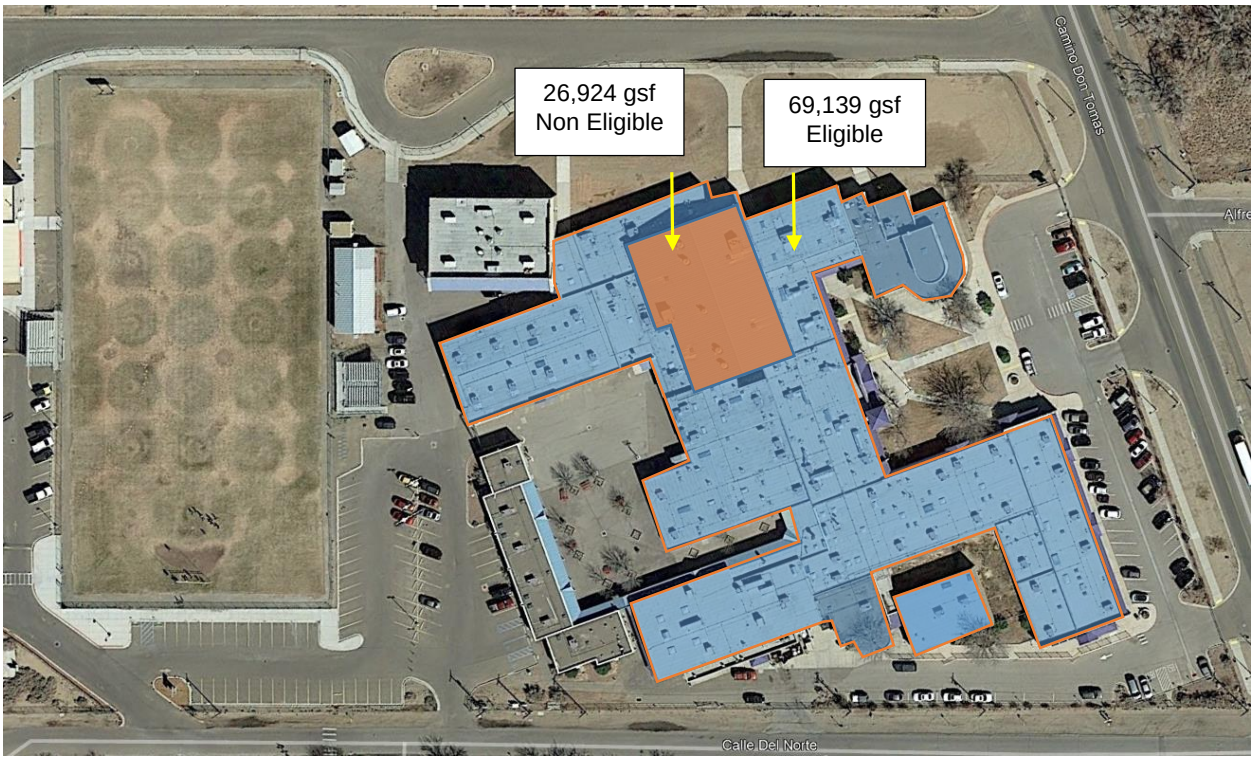
Native American Land Boundaries

Bernalillo Public Schools boundaries include Santo Domingo, San Felipe, Santa Ana, Sandia, Jemez, Zia and Cochiti.

TOWN OF BERNALILLO

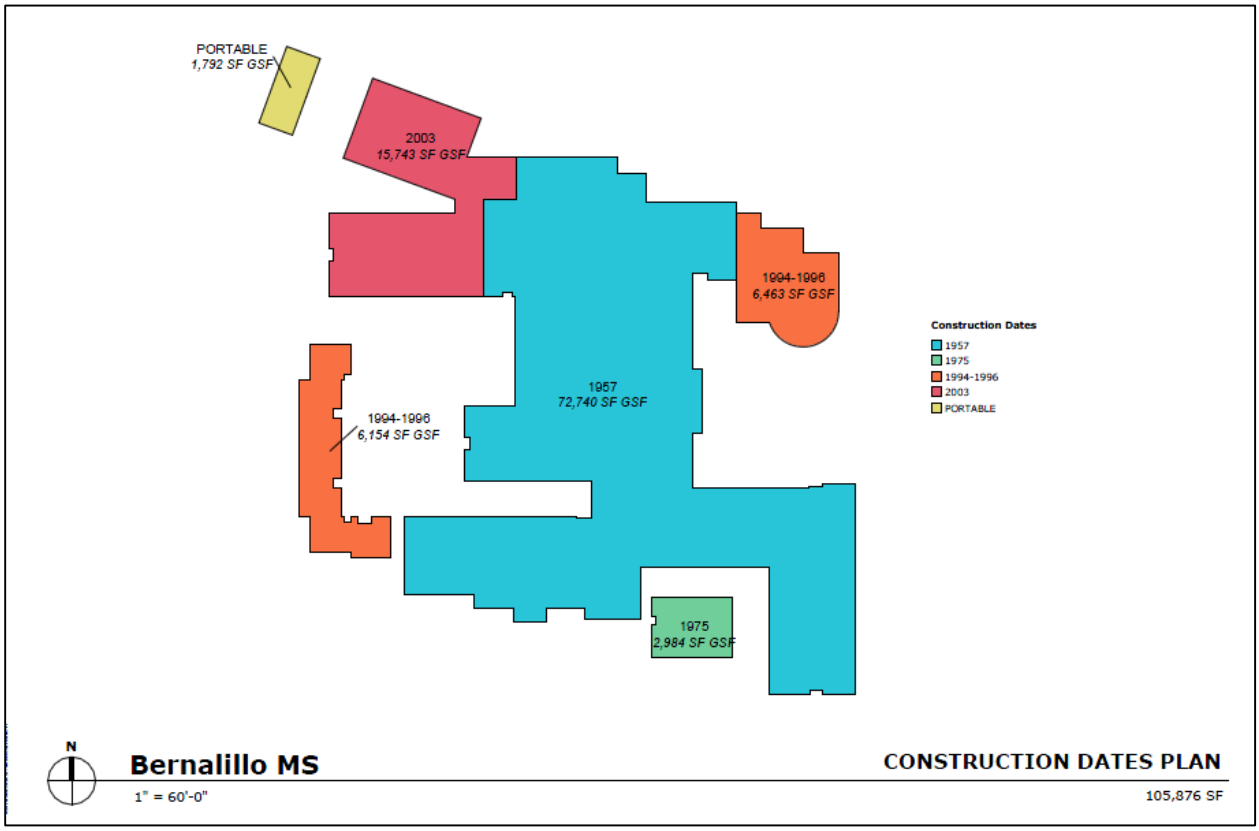


Bernalillo Middle School



Adequacy to non-adequacy

Construction Dates Plan



Bernalillo Middle School Data

Site Acreage:	14.28 acres
Construction Phases:	1957, 1975, 1994, 1996, 2003
Total Permanent Area:	104,084 sq. ft.
2017-18 40th Day Enrollment:	453

DESCRIPTION OF PROPOSED WORK AT BERNALILLO MIDDLE SCHOOL

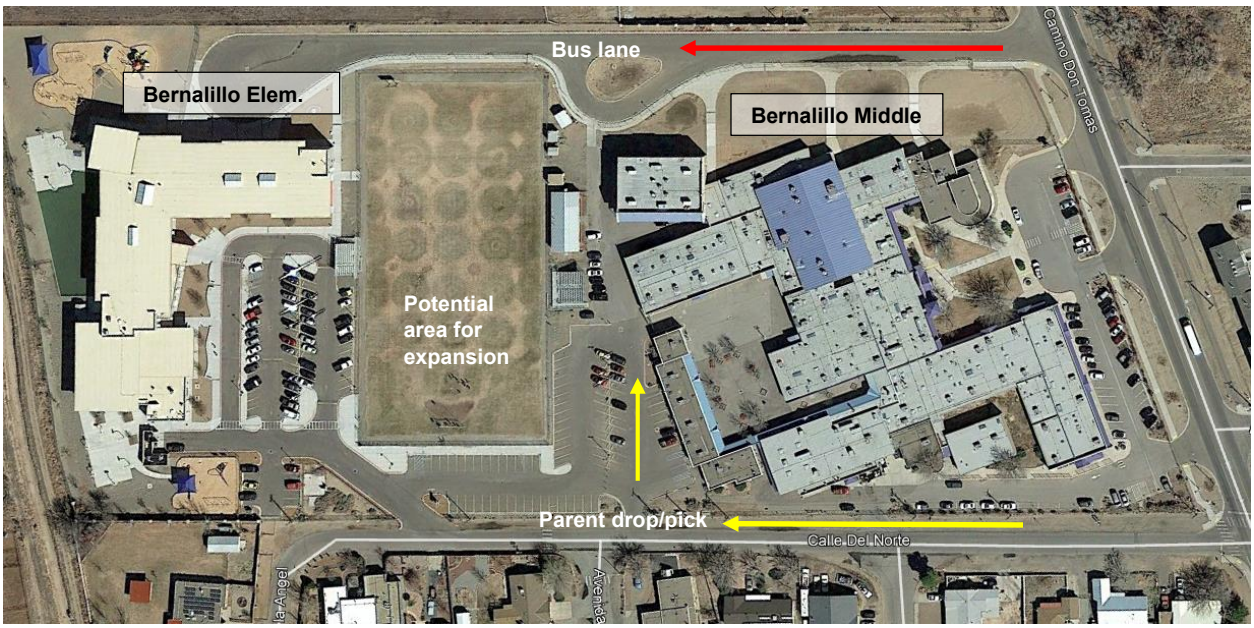
As part of the application process, Bernalillo Public Schools is requesting Systems-based matching funds from the Public School Capital Outlay Council for the upgrade of specific building systems at Bernalillo Middle School. BMS is ranked 291 and has been identified by the District's Facilities Master Plan for various building systems renewal projects to include:

- *Site Improvements*
    - Parking Lot improvements
    - Parent drop-off/pickup reconfiguration
- *Building Exterior*
    - Roof replacement Main Building
    - Exterior wall repairs and stucco - Library
- *Building Utilities*
    - Replacement of main domestic water line
    - Fire Alarm Upgrades

Deficiency	Category Number
Parking Lots	2
Roofs	4
Exterior Walls	4
Site utilities	3
Fire Alarm	4

Site Improvements

- Parking lot improvements includes the reconfiguration of the existing site layout to address the lack of parking and vehicular traffic in the vicinity. The parent pick-up and drop off lanes are currently within the parking lot on the west side of the building posing a safety threat to pedestrians/students. The adjacent street, Calle del Norte is congested and does not provide for clear access in and out of the campus.



BMS shares the site with BES. The site is congested and requires reconfiguration to accommodate traffic, provide adequate parking and safe access. PSFA Site Visitation team recommends the District consider utilizing the current bus drop-off for parent loop and move busses to the shared parking lot. This modification would also require some site modifications at a loss of parking spaces.

Building Exterior

- **Roof replacement** is intended to address multiple leaks and ceiling tile staining a various locations including roof penetrations, expansion joints, equipment curbs and roof flashing. At the recommendation of the PSFA Site Assessment team, the District obtained a Roof Condition Assessment on the entire school building.

The recommendation is for a full replacement in lieu of a fluid applied membrane system.

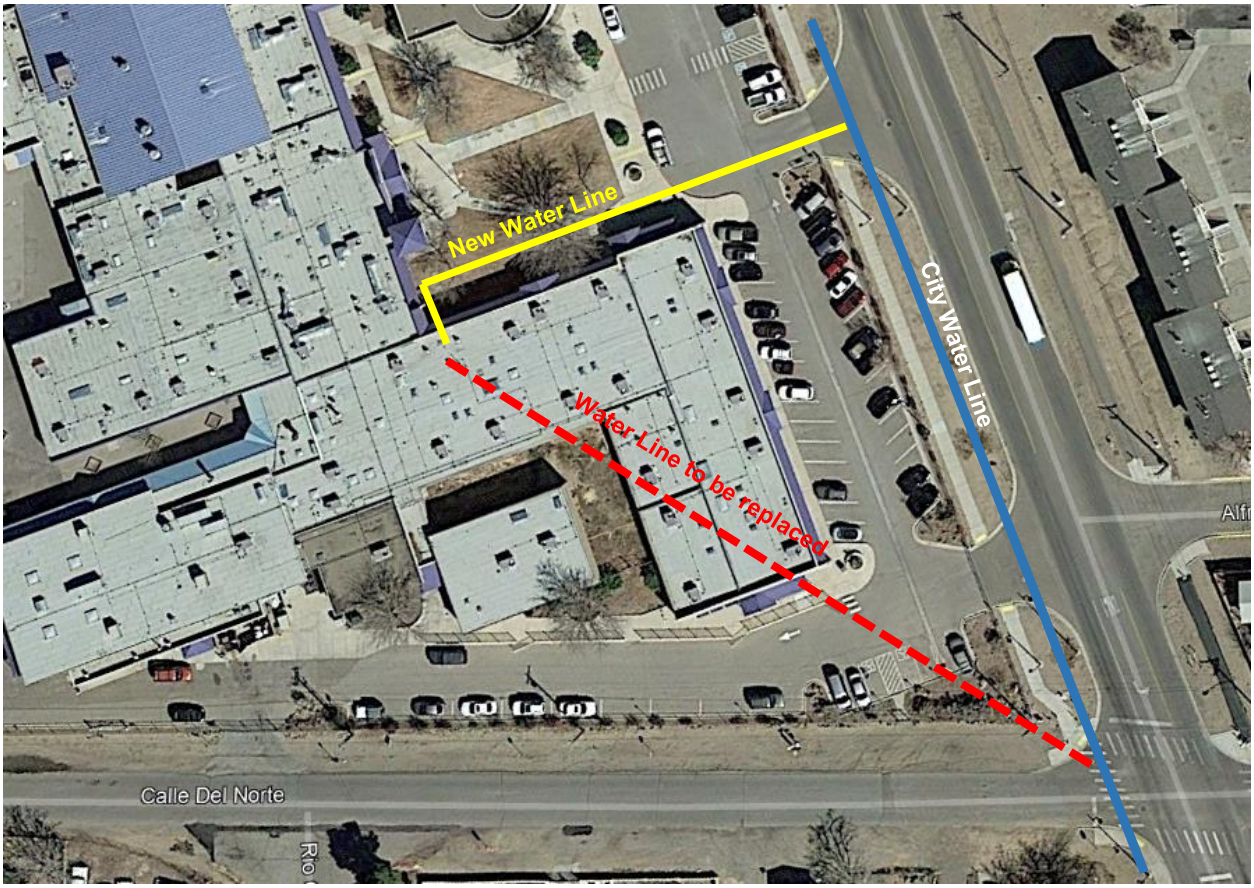
- **Exterior Stucco Repairs** at the library building are required to prevent water damage.

Building Utilities

- **Domestic water line replacement**.

The existing water line runs diagonally under the building to the main equipment room. The line has ruptured in previous years and has been repaired cooperatively with the Town of Bernalillo. It was determined that the line is vintage to the original 1957 construction and is subject to rupture at a future undetermined date that would render the entire school unusable. As a preventive measure, the District is requesting funds to assist with the replacement of the line rerouting it to the front of the school.

Water line replacement proposal



- **Fire Alarm Upgrades**. The existing fire alarm system is not fully functional and requires constant repairs and monitoring. The head-in unit is outdated as well as all devices throughout the school facility.

CONSTRUCTION SCHEDULE

The current plan calls for the solicitation and procurement of a design professional with design to begin immediately following. The anticipated design will be on an accelerated schedule with the intent to build in the summer of 2019 and completion in the fall of 2019.

- Award and issuance of MOU — September 2018
- Selection of Design Professional — October 2018
- Design Start — November 2018
- Design Complete — April 2019
- Bid Process — May 2019
- Construction Start — June 2019
- Construction Complete — December 2019

Project	2018				2019												2020
Phase	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	JAN
Award and Issuance of MOU																	
Selection of Design Prof.																	
Design Phase																	
Bid Process																	
Construction Phase																	
Occupancy																	

Funding, Availability of Local Match

The total project is estimated at $4,586,989 of which $1,880,665 would be State Capital Funding (41%) and the remaining 59% or $2,706,324 would come from G.O. Bonds which the District has in place and has committed for this project.

PREVIOUSLY FUNDED PSCOC PROJECTS

The District has been able to accomplish various large scale priorities identified in our 2012-2017 FMP including relocation of the district administration and warehouse, roof repairs at Placitas Elementary, new gymnasium at Cochiti Elementary/Middle School, and HVAC replacement at Bernalillo Middle School. The latest two projects receiving PSCOC participation include the renovation and replacement of Bernalillo High School, and the renovation and replacement of Santo Domingo Elementary/Middle School.

Bernalillo High School Renovation/Replacement:

2011-2012 Standards-Based Capital Outlay

PSCOC Approved Project Cost to Adequacy:		$44,000,000 $ 3,080,000 Phase I $40,920,000 Phase II
State Match:	44%	$18,004,800
District Match:	56%	$22,915,200
Direct Approp. Offset		$0
Total State Net Award:		$18,004,800

The project was designed, constructed and fully occupied in August 2015. The District worked closely with PSFA to ensure the project was completed on time and within budget demonstrating the District's ability to utilize funds in an expeditious and prudent manner.

Main entrance and student plaza

- **Santo Domingo Elementary/Middle School:**

  2012-2013 Standards-Based Capital Outlay

  Renovate/Replace Existing Facility

  PSCOC Approved Project Cost to Adequacy: $14,597,926

State Match:	42%	$ 6,131,127
District Match:	58%	$ 8,466,799
Direct Approp. Offset		$ 0
Local Match Advance:		$ 1,862,851
Total State Net Participation:		$ 7,993,978

Phase I of the project which included the classroom and administration building was designed, constructed and occupied in January of 2017. Phase II, currently under construction and includes demolition of the old school facility and renovation of the existing gymnasium. The project is on schedule and within budget scheduled to be complete in April of 2019.

The project replaced an outdated 1956 school building and now features appropriately sized classrooms, improved technology and safe playgrounds.

Main Entry

Library

FAD Status

Bernalillo Middle School is located at 485 Camino Don Tomas in Bernalillo, New Mexico. The one story campus contains 104,084 SF of permanent buildings. There is one 1,792 sf portable building, however, it is a district maintenance building. The 2017-18 40th day student enrollment was 453 sixth through eighth grade students and a staff of 78. The campus is made up of four buildings and is adjacent to Bernalillo Elementary School to the west. Both schools share the same access roads in and out of the campus which has created a safety issue and community concern. The site is 14.28 acres and includes an athletic field and has a parking capacity of 70. Approximately one half of the parking is located on the street.

6th – 8th Grade	
2017-18 40th Day Enrollment:	453 Students
Functional Capacity without Portables:	883
Instructional Space Capacity without Portables:	752
Number of Permanent Instructional Spaces:	46

Bernalillo Middle School is comprised of three (3) permanent buildings built in four (4) phases. :

Phase 1:	1957	72,740sf
Phase 2:	1975	2,984sf
Phase 3:	1994-6	12,617sf
Phase 4:	2003	15,743sf
Total Permanent Square Footage:		104,084sf

Bernalillo Middle School has a FAD ranking of 291 with a current FMAR rating of 73.696% indicating satisfactory maintenance performance and facility conditions. The District's overall FMAR average is 78.94% which is above the State average. Bernalillo Middle School was originally constructed in 1957 and was previously used as the District's high school. There have been 4 additions; 1975, 1994, 1996, 2003. The school has gone through a two-phase renovation; the first phase was completed in 2001, while the second phase was completed in 2002. Even after the two renovation phases, BMS is an older school with many of its building systems past their useful life.

2017-21 Facility Master Plan Findings

The district is ready to start work on its priority projects for Bernalillo Middle School. During the 2018-22 FMP process the future of BMS was discussed and the consensus was that BMS appears to be a structurally sound building and can meet the educational programmatic needs of the district for the next 20+ years. Approximately 70% of BMS square footage is 61 years old, but it has been well maintained and is anticipated to keep operating for the next 20+ years with regular maintenance and building system upgrades.

At the end of the 2018-22 FMP discussions, it was determined that the best use of the district's limited facility funds would be to keep the existing BMS operational for the next 20+ years and concentrate on continuing to replace / upgrade building systems as facility funds become available.

Over the past three years the district has invested in the replacement of all rooftop mechanical units but there are additional needs related to facility renewal and life-health-safety-code-ADA that are identified in the District's 2017-2022 Facilities Master Plan which include:

Roofing
Communications / Security *
Fire Detection / Alarm
Site Utilities
Parking Lots
Site Fencing
Exterior doors and windows
Site lighting

* Requested through PSCOC Security Application process

The district priorities were approved by the School Board of Education on October 10, 2017 and the final FMP document was adopted on December 21, 2017.

SECTION
3.3 Capital Plan

3.3.1 PRIORITY CAPITAL IMPROVEMENTS FOR NEXT 5 YEARS

The Bernalillo Public Schools District (BPS) prioritized list of facility needs for the next 5 years was developed by the BPS FMP Steering committee and adopted by the BPS School Board. The FMP Steering committee identified the facility needs throughout the district during the first committee meeting, discussed the facility needs and their impact on students and the district during the second committee meeting, and prioritized the facility needs during the 3rd committee meeting. The prioritized list of BPS 2018-22 facility needs is:

BPS 2018-22 FMP PRIORITIES

FINAL Priority RANK	Priority Description	Funding Source	PSCOC / PSFA Funding	Schedule	Total Project
1A	**Life-Health-Safety-Security**	SB-9		2018-22	$2,118,935
1B	**Maintenance/Preventive Maintenance**	SB-9		2018-22	$4,299,997
1C	**Technology**	GOB	1	2018-22	$3,250,000
	Subtotal Priority 1:				**$9,668,932**
2	**Building / Site System Renewal**				
2A	Fire Detection / alarm: AES, CES/MS, BMS	SB-9/GOB	2	2018-22	$528,563
2B	Communications / Security: AES, BES, LEPS, CES, PES, CES/MS, SDES/MS, BMS, BHS, DW	SB-9/GOB	2	2018-22	$578,250
2C	Roofs: AES, CES/MS, BMS, DW	SB-9/GOB	2	2018-22	$3,593,988
2D	HVAC: Equipment & Controls: AES, CES/MS, BHS, DW	SB-9/GOB	2	2018-22	$3,174,834
2E	Plumbing: AES, BES, LEPS, CES, PES, CES/MS, BMS, BHS, DW	SB-9/GOB	2	2018-22	$3,412,175
2F	Playground Equipment: AES, LEPS, CES, PES, DW	SB-9/GOB	2	2018-22	$133,250
2G	Site Lighting: AES, BES, LEPS, CES, PES, CES/MS, BMS	SB-9/GOB	2	2018-22	$980,850
2H	Fencing: AES, BES, LEPS, CES	SB-9/GOB	2	2018-22	$1,017,250
2I	Lighting/Brnach Circuits: AES, BES, LEPS, PES, CES/MS, BHS, DW	SB-9/GOB	2	2018-22	$1,557,197
	Subtotal Priority 2:				**$14,976,358**
3A	Santo Domingo ES/MS Gym Renovation/Playing Fields	GOB		2018	$2,730,000
3B	Bernalillo ES/MS Pickup - Dropoff	GOB		2018	$2,730,000
3C	Bernalillo MS Library Renovation	GOB		2018	$630,500
3D	Bernalillo MS Re-Stucco	GOB		2018	$910,000
3E	Algodones ES Classroom Addition	GOB	3	2021	$4,290,000
	Algodones ES Renovation	GOB	3	2021	$4,913,025
	OR Algodones New School	GOB	3	2021	$12,870,000
3F	District Wide New Athletic Field West of BES	GOB		2023	$3,770,000
3G	Bernalillo HS Auxiliary Gym	GOB		2023	$3,217,500
	Subtotal Priority 3:				**$23,191,025**
	2018-2022 GOB PROJECT TOTAL:				**$47,836,315**
	These items are not included in GOB Total				

The BPS priorities listed above reflect the facility mission and vision of the district to provide a safe, comfortable, stimulating learning environment to all of its students in efficient and effective facilities.

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Bernalillo Public Schools**	**Rank:**	**291**
Applicant Facility:	**Bernalillo Middle School**	**wNMCI:**	**27.66%**

	Total	State Match 41%	Local Match 59%
Estimated Project Cost	$4,586,989	$1,880,665	$2,706,323
Offset	-	-	-
Adjusted State/Local Match	$4,586,989	$1,880,665	$2,706,323

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☒Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☒Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☐HVAC	☐ Demolition
☐Playground Equip.	☒Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☒Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☒Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
79,203	485	104,084	8,021	0	96,063	69,139	26,924

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	**63.83**	Building 6	-	Building 9	-	
Building 1	**55.61**	Building 4	**58.55**	Building 7	-	Building 10	-	**53.36**
Building 2	**37.46**	Building 5	**51.37**	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**73.69%**
District Average FMAR Score	>70%	**78.94%**
FIMS Proficiency	>2.0	PMD **2.75** MD **2.0** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**100%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**6**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Bernalillo Public Schools **Contact Person:** Martin Montaño

Address 1: 560 S Camino del Pueblo

Address 2:

City: Bernalillo **State:** NM **Zip:** 87004 **Phone:** 505-404-5742

Funding Match

District Match	59%
State Match	41%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

Priority	Facility Name	A Estimated Total Project Cost	B FY19 Estimated Total Project Cost	C FY19 District Match	D FY19 Offset	E FY19 Total District Match (Column B + Column C)	F FY19 State Match	G FY19 Total State Match After Offset	H Estimated Out-Of-Cycle State Match	I Estimated Out-Of-Cycle Local Match
1	Bernalillo Middle School	$ 4,586,989	$ 4,586,989	$ 2,706,323	$ -	**$ 2,706,323**	$ 1,880,665	**$ 1,880,665**	$ -	**$ -**
2										
3										
4										
5										
	Total	**$ 4,586,989**	**$ 4,586,989**	**$ 2,706,323**	**$ -**	**$ 2,706,323**	**$ 1,880,665**	**$ 1,880,665**	**$ -**	**$ -**

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 -- Keith Cowan
Superintendent of School District

8-13-18
Date

Name of Signatory Olivia Calabaza
School Board President

Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Bernalillo Middle School

Facility wNMCI Rank:	291
Facility wNMCI:	27.66
Facility FCI:	54.11
Facility FMAR:	73.69

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots	Renovation	$ 1,000,000
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
		Site Subtotal	$ 1,000,000
Security	Security Systems - *Please Describe* :		
		Site Security Subtotal	$ -
		Total	**$ 1,000,000**

BUILDING 1

Building Name:	Main Building
Building FCI:	55.61
Year Built:	1957
Existing Building SqFt (FAD):	72,740
SqFt of Proposed Project:	72,740
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	72,740

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof	Renovation	$ 1,935,892
		Building Exterior Subtotal	$ 1,935,892
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		$ 60,000
	Fire Sprinkler		
	Fire Alarm System		$ 115,000
		Building Equipment and Systems Subtotal	$ 175,000
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ 2,110,892**

BUILDING 2

Building Name:	Classroom Addition
Building FCI:	37.46
Year Built:	2003
Existing Building SqFt (FAD):	15,743
SqFt of Proposed Project:	15,743
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	15,743

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof	Renovation	$ -
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ -**

Total (Site and All Buildings)	**$**	**3,210,892**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**1,376,097**
Total Estimated Project Cost	**$**	**4,586,989**

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	
Building Name:	8th Grade Building
Building FCI:	63.83
Year Built:	1995
Existing Building SqFt (FAD):	6,154
SqFt of Proposed Project:	6,154
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	6,154

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof	Renovation	$ -
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

BUILDING 4	
Building Name:	Band Building
Building FCI:	58.55
Year Built:	1975
Existing Building SqFt (FAD):	2,984
SqFt of Proposed Project:	2,984
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	2,984

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof	Renovation	$ -
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

BUILDING 5	
Building Name:	Library Addition
Building FCI:	51.37
Year Built:	1995
Existing Building SqFt (FAD):	6,463
SqFt of Proposed Project:	6,463
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	6,463

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$ 100,000
	Exterior Windows & Doors		
	Roof	Renovation	$ -
	Building Exterior Subtotal		$ 100,000
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ 100,000**

Great Western SPECIALTY SYSTEMS, INC.
Alarm / Security & Communications Integrators
NM License No. 25551

Main Office:
8410A Washington NE
Albuquerque, NM 87113
P: (505) 898-6968
F: (505) 898-7953

Branch Office:
5324 Rio Bravo
Sunland Park, NM 88063
P: (505) 589-4776
F: (505) 874-1620

Bernalillo Public Schools
560 S. Camino del Pueblo
Bernalillo, NM 87004

July 23, 2018

Attn: Martin Montano
Re: Bernalillo Middle School
Fire Alarm System Replacement

Quote

Great Western Specialty Systems Inc. prides itself on the ability to work with customers, design/engineering professionals and electrical contractors to design a project that fits within budget limitations while still providing the quality and look and functionality expected by the owners.

The following is a list of assumptions Great Western Specialty Systems Inc. made during the pricing of the project.

- All work will be done during normal business hours of 7:00am to 4:00pm, Monday through Friday
- Non-accelerated construction schedule
- Labor is quoted, based on Non-Scale wages
- Any Electrical Power Circuits to be Re-used
- Any rough-in, conduit and wire will remain in place and be re-used with the new system
- This quote does not include any provision for Fire Watch
- Phone lines to the Fire Alarm Panel for Central Station Monitoring, must be by schools phone vendor

Scope of Work Included for the Replacement of the Fire Alarm System:

- PSFA requires fire alarm systems to comply with the latest standards of IBC, IFC and NFPA. The currently enforced edition of IFC requires that all E Occupancies be equipped with a Voice Evacuation, Fire Alarm system. The current system is not voice evacuation. This quote will include the installation of a voice evacuation system, in lieu of the current horn strobe notification system.
- Since new wiring must be installed to accommodate voice evacuation, all new cabling will be installed for the entire fire alarm systm.
- The new Fire Alarm Control Panel will be installed in the same location as the old control panel and all electrical circuits and fire alarm circuits will remain in place and be re-used
- Shop Drawings will need to be produced and submitted to the State or Local Fire Marshal's Office
- We are including all shop drawings, Engineering Stamps, Permits and Record of Completion

The Fire Alarm System Will Consist Of:

1 ea. Fire Alarm/Voice Evacuation Control Panel with Battery Backup and DACT
1 ea. Remote Annunciator Panel
37 ea. Addressable Manual Pull Stations
95 ea. Addressable Smoke Detectors with Standard Bases
25 ea. Addressable Heat Detector with Standard Base
6 ea. Addressable Duct Mounted Smoke Detectors
117 ea. Wall Mounted Speaker Strobe
21 ea. Wall Mounted Strobe Only
3 ea. NAC Power Supplies with Battery Backup
10 ea. Addressable Dual Monitor Modules
4 ea. Addressable Relay Modules
1 Lot New Cabling installed System Wide
1 Lot Fire Marshal Drawings/Permits/Record of Completion and Final Inspection
1 Lot Demolition of all Old Fire Alarm Devices and Control Panel
1 Lot Installation Labor, Programming, Testing Training and Warranty

Fire Alarm System Price:	**$113,713.00**	**(brought up to current code requirements)**

Please Note:
In the event that we could obtain approval to provide a one for one device swap out of the system, There would be a significant savings in cost. We would be able to utilize all existing wire and simply replace all devices.

Cost for a one to one swap. $63,632.00

Exclusions:

- Conduit, Stubs, Standard Electrical Rough-in Boxes, Sleeves
- 120 Volt Power Circuits to the Fire Alarm Panel, or Grounding
- Architectural Cut, Patch or Paint
- Tax or Bond
- Fire Watch
- Phone Lines to Fire Alarm Panel
- Central Station Monitoring (Can be provided at an additional cost)

Please feel free to call if we may answer any questions or provide additional information.

Quoted by:

David Cavasos
David Cavasos
Operations Manager

PROPOSAL

Plumbing & Utility
5000 Edith Blvd. NE
Albuquerque, NM 87107
(505) 761-9696 office
(505) 761-9875 fax

Date: 23-Jul-18
Bill to: CES 485 Camino Don Tomas
Billing Address: 4216 Ballon Park Rd. NE
Phone: (505) 362-2881
Fax: -

Job Name: CES 485 Camino Don Tomas
Job Location: 485 Camino Don Tomas

Reroute Water line from under Bldg. and cap existing water line at the main.

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT
1	Public line spots	1	ls
2	Permits	1	ls
3	Private Locates	1	ls
4	Barricades	1	ls
5	Material Package to plumb inside and outside	1	ls
6	Equipment charges	1	ls
7	Mob and Demob	1	ls
8	Concrete remove and replace	4	yds
9	Asphalt remove and replace	10	tn
10	Labor	1	ls
11	1% Bond	1	ls
12	This proposal is to relocate the water service line from underneath the		
13	Bldg. TLC will also cap the existing service. This Proposal does		
14	include a new water meter setup.		
15	Electrician charges for hot box	1	ls
16			
17			
18			
19	Upon acceptance of this proposal TLC		
20	will provide a breakdown to CES		
21	X_____		
22			
23			
24			
25			
26			
27			
28			
29			
30			

SUBTOTAL:	**$**	**51,510.00**
PERMIT FEES:		
RESTORATION FEES:		
SUBTOTAL:	**$**	**51,510.00**
NMGRT:	$	4,056.41
TOTAL:	**$**	**55,566.41**

This proposal includes all discounts

EXCLUSIONS:

Density Testing Fees	Location/Repair of Private Utilities	Rock Excavation	De-Watering
Restoration City Fees	NMGR Tax	Permit Fees	Landscape remove & replace
City Engineering Fees	Irrigation System	Utility Expansion Charges	Native seeding
All Electrical Work	Soils Import/Export	Fees Associated with Village Los Ranchos	

NM DEPT OF LABOR REGISTRATION NUMBER 0015520060701

NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the consumer if the contractor defaults on this contract.

Payment will be made as follows:

Upon completion of the work

Acceptance proposal---the above prices, specifications and conditions are satisfactory and are hereby accepted to do the work as specified. Payment to be made as outlined above.

If accepted, this proposal will become a part of the contract documents.

Authorized by Zeke Reza
Zeke Reza

PLEASE CALL WITH QUESTIONS: (505) 362-2568

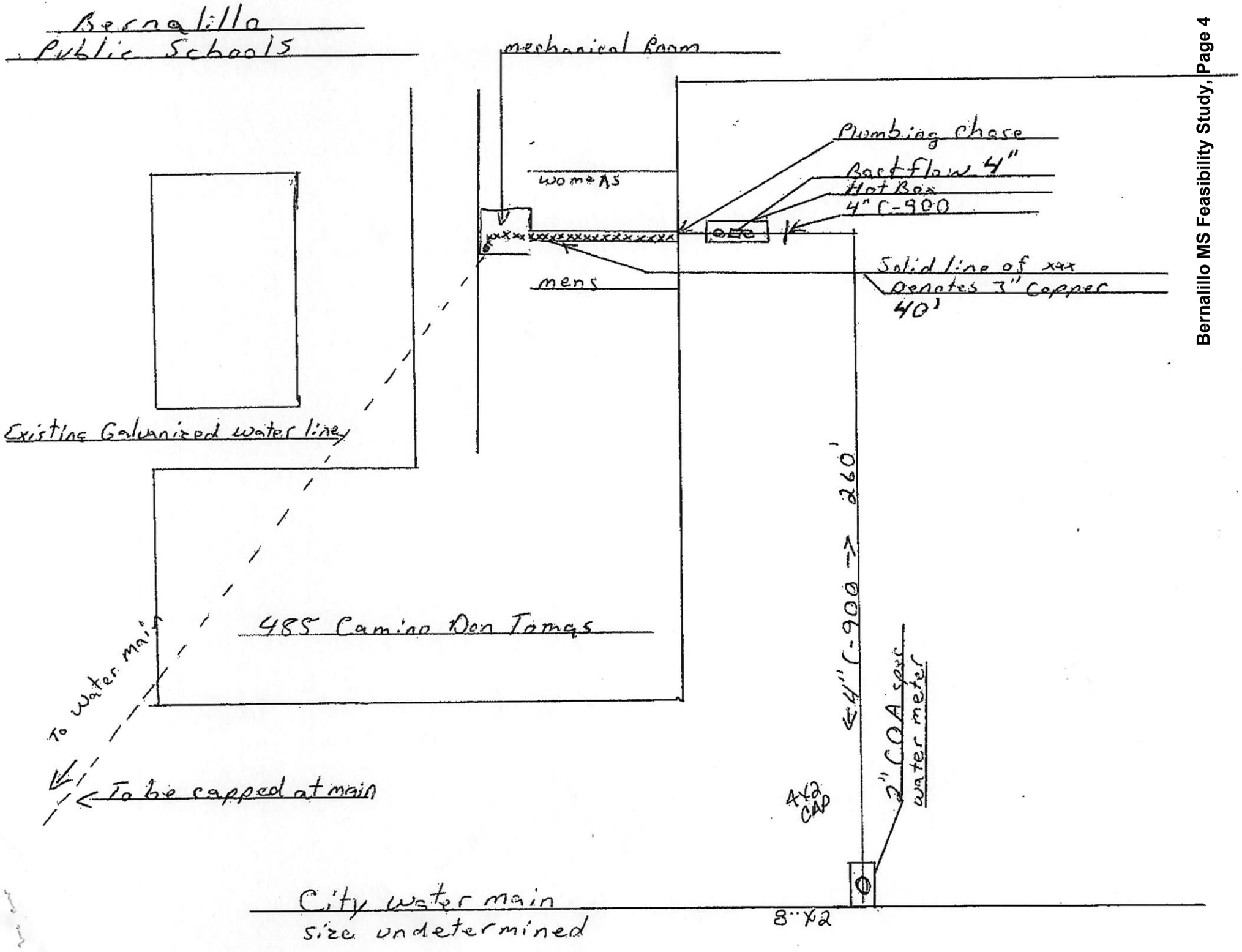
Accepted by (print name) _____

Signature _____

Date of Acceptance _____

NOTE: **This proposal may be withdrawn by TLC Plumbing & Utility if not accepted within 30 days of original date quoted.**

FINANCE CHARGES
1.5% per month (18% per annum) serivce charge on past due accounts


Bernalillo
Public Schools
mechanical Room
Plumbing Chase
Backflow 4"
Hot Box
4" C-900
WOMENS
MENS
Solid line of xxx
denotes 3" Copper
40'
Existing Galvanized water line
485 Camino Don Tomas
To water main
To be capped at main
4" C-900 → 260'
4x2 CAP
2" COA spec
water meter
City water main
size undetermined
8"x2

RCIA DATA FORM
ARMSTRONG GROUP INC

BUILDING COVER SHEET

District: Bernalillo
School: Bernalillo Middle School
Building: Administration, 8th grade and library, 6th grade and Auxiliary gym, Main Gym
Revised Building Name:
Total Building SF: 104,084 SF
Year Building Built: Admin and main gym 1957. 8th grade wing and library 1994. 6th grade wing and Auxiliary gym 2003.

COMMENTS - Building & Section History: List approximate Age & describe existing repairs:
Bldg. (104,084 SF) and was built in phases starting with the administration building and the main gym in 1957. 8th wing and library was built in 1994 and 6th grade wing and the auxiliary gym was built in 2003 according to Martin Montano. This report encompasses 4 main roof areas noted as follows.

Administration and classrooms: Building built originally in 1957 and re-roofed in 2001 according to Martin Montano. Multiple repairs were noted throughout the roof from previous years. Repairs to the field, walls and penetration and look to be maintenance, temporary/emergency in nature. According to the lead custodian (Joe) approximately 4 years back, school removed existing cooling system and installed all new RTU units. It appears that all existing curbs were left in place and covered with metal caps. New curbs were installed to receive new units and were flashed with granule surface modified bitumen membrane. Repairs to wall flashing was noted as well. Nails protruding wall flashings to keep wall flashing membrane from sliding, not an acceptable installation. According to Joe multiple repairs have been made with very little results.

8th grade wing and the library: Building believed to have been built in 1994 to 1996 according to Martin Montano. Repairs noted from previous years to slow down leaks were noted. Peel and stick tape was noted over the divider wall between the library and adjacent building. It appears that tape was placed over the wall to cover damaged stucco on parapet wall and to stop leaks. This tape has been step on and damaged by foot traffic and not providing any assistants during heavy rains.

6th grade and the auxiliary gym: Building believed to have been built in 2003 according to Martin Montano. Repairs noted from previous years and appear to be temporary/emergency in nature. Lower section show signs of repairs been done to wall flashings, drains and penetrations. Repairs in this roof section is recommended.
Upper auxiliary gym: this roof section was found to be in poor to failing conditions. Not much repairs was noted on this roof. Extreme damaged noted to this roof and in need of replacement.

Main gym metal roof: Metal roof building believed to have been built at the same time as the administration building back in 1957 according to Martin Montano. Not much repairs was noted on this roof, however it appears that new RTU units have installed in previous years. Custodian said that he has been there approximately 4 years and the units were already there. Existing curbs were not removed but covered with metal caps. Repairs to pipe penetrations was noted on this roof and failing. Plastic cement was used over rubber pipe boots to stop leaks. Repairs made in the past show evidence of variety of materials been used and it appears to be temporary/emergency/ in nature.

COMMENTS - Building Section Info: Give roof type, overall conditions, major defects, items to monitor, short and long term recommendations:

Administration and Classrooms: Granule surface modified bitumen BUR roof (65,868 SF) this roof area was found to be in poor conditions with multiple leaks throughout. Leaks were first report by lead custodian and most verified after a heavy rain during inspection. Major defects, Expansion joints, walls, curb flashing and penetrations. Open corners and wall laps are also a major contributor to leaks in the building. Roof related metal such as drip edge and fascia show signs of rust and in need of replacement. Nails used to hold wall flashing membrane from sliding are backing out leaving holes through the membrane where water can migrate into roofing system causing damaged to insulation and interior of the building. Due to the age and conditions of this roof the amount of leaks reported and the time that it has been leaking replacement is recommended.

8th grade wing and library: 3 ply hot mopped asphalt built up roof with a pea gravel finish (13,617 sf). Building section history, according to Martin Montano this building was built in 1994 to 1996 with no history of the roof ever being replaced. The roof was found to be in poor conditions with many leaks reported during this inspection. It appears that wall flashing membrane does not go up and over the parapet walls and having problems with wall flashing membrane sliding down creating an opening below the coping where water can enter the roof system. Nails are being use to keep wall flashing membrane from sliding. Nails have backed out leaving holes on the walls. Penetrations are also a main contributor to leaks in the 8th grade wing. One nail noticed protruding the top of the coping. Due to the conditions of this roof and the amount of leaks reported wet insulation is suspected. Replacement of this roof is recommended.

6th grade wing and auxiliary gym: Granule surface modified bitumen BUR roof (15,743 SF). This roof has two sections, 6th grade wing and the upper auxiliary gym. 6th grade wing was found to be marginal conditions. A few leaks were reported during this inspection. Photos were taken and documented part of this report. This roof is believed to have many years of service with some repairs. Replacement not recommended.
Auxiliary gym: this roof was found to be in poor to failing conditions. Multiple leaks were report during thins inspection. According to lead custodian heavy amounts of water comes into the building. Excessive amount of ridging, blistering and open fishmouths was noted on the roof as well as open pitch pans and penetrations. Multiple repairs have been done to this roof with very little results to drains and field according to Joe (lead custodian). Heavy rains during the night occur. When I arrived to the school large amounts of water was in the auxiliary gym. Most from the roof leaks describe by custodian the day before. Some of the water in the gym was coming through the window sills and the bottom of the doors. Due to the amount of deficiencies found on the roof, the age of the roof and conditions wet insulation is expected. Replacement of this roof is recommended.

Main gym metal roof: S 300 standing seam metal roof with 2 ½" in 12 structural slope (9,856 SF) believed to have been installed in 2001 according to Martin Montano. Metal roof is performing well with a few deficiencies and in need of repairs. Major defects, According to lead custodian there has been some leaks. Some of the gym floor has been replaced however, according to him there has not been a problem since. During my inspection it was noted that someone had conducted repairs to the roof jacks by using plastic cement (a non-compatible material) this has caused the boots to deteriorate to the point of damaged. To avoid further or future damaged to interior it is recommended that roof jacks be removed and replace ASAP. I addition sealant at the ridge is deteriorating and cracking, fasteners used at lap joints are popping and rusted. It is recommended that ridge cap be removed clean laps, re-seal and replaced fasteners with non-corrosive fasteners.

SECTION ANALYSIS

Section Designation (1 to 25): 1
Other Designation (Example = 1a):
Roof Section ID: Administration and Classrooms building
Section Area, SF: 104,084
MACC Budget: $2,914,352.00 **(no decking replacement, architectural or consultants fees Included) Higher pricing per Sqft is due to the higher wage rates established in January**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known: Unknown
Contractor, If Known: Unknown
Inspection Date: 07-24-18
Warranty (Y or N): No

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments: Granule surface modified bitumen BUR roof. (Approximately 62,884 SF) believed to have been installed in 2001 according to Martin Montano. Roof was noted to be in poor to failing conditions in most areas. Loss of granules, open penetrations, rust noted at metal drip edge and fascia, rusted gutters noted as well. Ridging and blistering in approximately 60% of the roof area. Cuts through field membrane due to ridging was noted. Weather damaged to expansion joints. Multiple nails holding wall flashings from sliding down noted on the East classrooms area. Pipe penetrations without sealant or pipe clamps noted throughout. Wall flashing short to the top of parapet walls. Due to poor installation practice and the age of the roof replacement is recommended.

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 30

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
Approximately 100 leaks were noted and reported during this inspection by Joe Lead custodian at the school. Leaks went from small to moderate to extreme damaged to some areas in the inside. One room where ceiling sheet rock gave due to the weight of the water. Main office is also experiencing

leaks every time it rains. Due to the number of leaks detected and reported, wet insulation is suspected. Damaged to ceiling, ceiling tiles and walls was noted during interior leak inspection.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 15

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

Granule surface modified bitumen BUR roof. Field membrane shows signs of aging. Loss of granules was noted throughout. Excessive ridging, and blistering was noted.

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Granule surface modified bitumen. Perimeter flashing was found to be in poor to failing conditions throughout. Poor installation is suspected. Wall flashing installed short of the parapet walls. Repairs in the pass was noted. Repair personal used nails to keep wall flashing from sliding, this is typical in most of the roof area. Nails have backed out leaving holes on the wall flashings. Approximately 300LF of wall flashing membrane sliding and or loose.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

Penetrations and flashing were found to be in poor and failing conditions in most areas. Pipe penetrations missing sealant and clamps, broken PVC penetrations in need of repairs. Open pitch pans throughout. Lead flashing does not reach top of pipe leaving penetration open on top where water can migrate into roofing system creating leaks.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Gutters and drip edge. Rusted drip edge was noted along the south area of the roof at the eave where water sheds off. In addition, gutters along the south side of the school are rusted with large holes and unable to properly drain.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 3

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

¼” slope was noted consistently throughout the roof. Some ponding water was noticed where it appears that new curbs have been added in the pass. Drain consist of a combination of drain sets and through the wall scuppers.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 8

COMMENTS

This school have gone through major H-Vac remodel where existing A/C units have been replace with new RTU units. Most of the existing curbs have been left in place with and have been capped with metal caps. Outside corners on these curbs area failing allowing water filtration and leaks.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Occupied student space, leaks are damaging and disruptive to food preparation.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

B-Deck RCI: 5

Tectum RCI:10

Vermiculite RCI:10

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

A visual inspection of the different decks was conducted however, it is very difficult to comment on the entire condition of the deck. Due to the number of leaks noted during heavy rain and reported during this inspection deck replacement in some areas is expected.

During this inspection 3 different decks were noted, B-deck, Vermiculite concrete deck on metal pan and Tectum deck. The metal B deck is in good shape outside of a potential rusting isolated to roof leak areas. We anticipate minimum deck replacement and the majority would be found in the vermiculite deck area. Attachment to the 2” Tectum with fastener is not recommended. Adhering new insulation and new plywood adhered to the insulation will provide new decking for this new roof and future roofing. This will save the existing tectum.

ROOF SECTION CORE DATA (Top to Bottom):

	A	B	C	D
1.	SBS cap sheet	SBS cap sheet	SBS cap sheet	
2.	3 plies	3 plies	3 plies	
3.	½” perlite	½” perlite	½” perlite	
4.	4” ISO	4” ISO	Tapered insulation	
5.	2” Tectum deck	Metal deck	Vermiculite concrete on Metal Pan	

CORE COMMENTS: Three different roof assemblies were found on this roof area. There is a good potential of wet roofing material due the number of leaks. Tear off of existing roof is required.

SECTION ANALYSIS

Section Designation (1 to 25): 2
Other Designation (Example = 1a):
Roof Section ID: 8th grade and Library
Section Area, SF: 13,617 SF
MACC Budget: $ 381,276 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known: Unknown
Contractor, If Known: Unknown
Inspection Date: 7-24-18--7-25-18
Warranty (Y or N): No

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:
N/A

Building Section: Section comments:
3-ply hot-mopped asphalt build-up, with a gravel finish applied with a ¼" structural slope. Roof is believed to have been installed on 1994 through 1996 according to Martin Montano. Roof was found to be in marginal to poor conditions due to its age.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 15

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
Multiple leaks were report by custodian during the interior walk through. Multiple leaks were noted the next day due to heavy rains during the night on both buildings.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 10

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Three ply hot mopped asphalt build-up with flood coat. Most deficiencies found in this roof areas were related to wall flashing and penetrations. It is almost impossible to determine the full conditions of the field due to embedded gravel.

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Granule surface modified bitumen. Wall flashing were poorly install. Membrane does not reach the top of the parapet wall. Nails have been put in place to keep wall flashing membrane from sliding. In most cases nails are popping out leaving holes in the wall flashing were water can get into roofing system. Approximately 300LF of loose wall flashing was noted as well. Some blistering at wall base was also noted during this inspection.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

Pitch pans and lead flashing. Open lead flashings was noted on pipe penetrations. Low pitch pans were noted and open at the top allowing water to migrate into the roofing system and building.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 0

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Coping is in good shape but will need to be removed and reinstalled, Replacement of individual legs may need to be done and all the corners will need to be reworked to meet SMACNA standards because of missing 30” joints from the corner

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Approximately ¼” slope was noted on this roof section. Drainage consist of drain bowls and open scuppers. Some ponding was noted during his inspection on the library.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 10

COMMENTS

Stucco walls on the library in need restuccoed.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Occupied student space. Destruction/damaged books in the library.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

B-deck was noted during core sample. No deck replacement anticipated.

ROOF SECTION CORE DATA (Top to Bottom):

	A	B	C	D
1.	Gravel	Gravel		
2.	3 plies	3 plies		
3.	½" perlite	½" perlite		
4.	1 ½" ISO	2 layers of 2.6 ISO		
5.	Metal deck	Metal deck		

CORE COMMENTS:

The cores where dry .

SECTION ANALYSIS

Section Designation (1 to 25): 3

Other Designation (Example = 1a):

Roof Section ID: 6th grade and Auxiliary gym

Section Area, SF: 10,256 SF Reroof Auxiliary Gym
11,799 SF Repair Classroom

MACC Budget: $287,168.00 Auxiliary Gym
$ 3,780.00 Classroom
Total $324,968.00

Note: (no decking replacement, architectural or consultants fees Included)

Time Frame Span (Years) to do work: ASAP

Manufacturer, If Known: Unknown

Contractor, If Known: Unknown

Inspection Date: 7-24-18

Warranty (Y or N): No

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

N/A

Building Section: Section comments:

Granule surface modified bitumen roof system with ¼" structural slope believed to have been installed in 2003 according to Martin Montano. 6th grade wing was found to be in moderate conditions with repairs needed such as open corners, pipe penetrations, wall flashing laps. Two cuts grader than 12" on wall flashing along the south wall was noted. No protective sheets under pipe supports was noted.
Auxiliary gym; Granule surface modified bitumen roof system with ¼" structural slope believed to have been installed in 2003 according to Martin Montano. Roof was found to be in poor to failing conditions.

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)

RCI: 30

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

A few small leaks were detected and reported during this inspection in the 6th grade wing.
Auxiliary gym; multiple leaks were reported by lead custodian (Joe). He stated that every time it rains there is leaks everywhere in the gym. During this inspection auxiliary gym roof was found to be in poor to failing conditions. Heavy damaged to the roof due to ageing and weather was noted. Ridging, blistering ridging resulting in cuts on the field. Failing pitch pans and pipe penetrations. Curb flashing failing as well as wall flashings. Open two piece counter flashing noted as well. Water was noticed under field membrane on the west side of the roof. Multiple cuts allowing water to get into the system. Heavy rains during the night showed the severity of moisture in this building the next day. Photos were taken and documented with this report. Due to leaks observed during this inspection and leaks reported by the school wet insulation is expected. Replacement is recommended in this section.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 20

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

. Heavy damaged to the roof due to ageing and weather was noted. Ridging, blistering ridging resulting in cuts on the field. Failing pitch pans and pipe penetrations. Curb flashing failing as well as wall flashings. Open two piece counter flashing noted as well. Water was noticed under field membrane on the west side of the roof. Multiple cuts allowing water to get into the system.

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Granule surface modified bitumen wall flashings. Trapped water is suspected due to two piece counter flashing open at top side.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

Pitch pan. All pitch pan open, rust noted at the base of pitch pan. Low pitch pans.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 5

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Counterflashing failing and coping not installed per standards.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Drainage adequate. Metal deck with ¼" structural slope. Drain bowl in combination with through the wall scuppers as overflow.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 0

COMMENTS

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Student occupied space.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Metal deck was noted during core sample. Deck replacement not anticipated but possible in some areas due to moisture filtration in the past and present.

ROOF SECTION CORE DATA (Top to Bottom):

A **B** **C** **D**

1. SBS cap sheet
2. 4 plies
3. ½" perlite
4. 2 layers of 2.6 ISO
5. 5/8th Densdeck
6. Metal deck

CORE COMMENTS:

Core was taken on roof section that needs to be replaced. The other section just needs repairs

SECTION ANALYSIS

Section Designation (1 to 25): 4
Other Designation (Example = 1a): Main Gym metal roof
Roof Section ID:
Section Area, SF: 9,856
MACC Budget: $6,980.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known: S-200
Contractor, If Known: Unknown
Inspection Date: 07-24-18
Warranty (Y or N): Unknown

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Metal roof appears to be in good conditions with a few repairs with non-compatible materials was noted. Most roof jacks have been covered with plastic cement causing rubber boots to deteriorate and brake open. S-200 metal roof installed approximately in (). Roof appears to be performing well with some deficiencies noted during this inspection. Roof jacks in need of replacement to avoid water filtration and interior damaged. According to custodian part of the gym floor have been replaced in the past due to multiple leaks, ridge cap. Rusting fasteners at the ridge was noted. Multiple fasteners popping out at ridged cap was noted as well.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 7

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
No leaks were reported during this inspection. According to Joe (Custodian) there have been multiple leaks in the past that required the replacement of multiple floor boards in the gym.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Metal roof appears to be performing well at the time of inspection. Replacement of roof jacks is recommended to avoid damaged to wood floors. In addition ridge cap fasteners area popping and rusted. Sealant has deteriorated and cracking to the point where water can penetrate roofing system. Removal of ridge cap, new sealant and fasteners is recommended.

3.0 Perimeter Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 0

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
Perimeter flashing was noted to be in good conditions. No repairs needed.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Roof jacks area in poor to failing conditions. Repairs to penetrations with non-compatible materials noted throughout. Roof jacks in need of replacement.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 0

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 0

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Metal roof believed to be installed in 2001 with 2 ½" in 12 structural slope over a Tectum deck.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 8

COMMENTS
Pipe penetrations and ridge cap. During this inspection it was noted that fasteners at the ridge cap area popping and rusted. In addition, lap sealant is deteriorating and cracking at laps. Removal of ridge cap is recommended. New sealant applied and new non-corrosive fasteners install.
In addition one Tectum board hanging loose on the inside of the gym.

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)
RCI: 10

COMMENTS (Interview facility representative regarding leak tolerance

According to Joe (custodian) multiple leaks in the past have caused the replacement of multiple wood floor boards in the gym.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

No deck expected to be replaced. However one panel hanging in the inside of the gym was noted.

ROOF SECTION CORE DATA (Top to Bottom):

A	B	C	D

1. No core taken

CORE COMMENTS: No core taken

SOCORRO

Socorro Consolidated School

700 Franklin Dr.

Socorro, NM 87801

575-835-0300

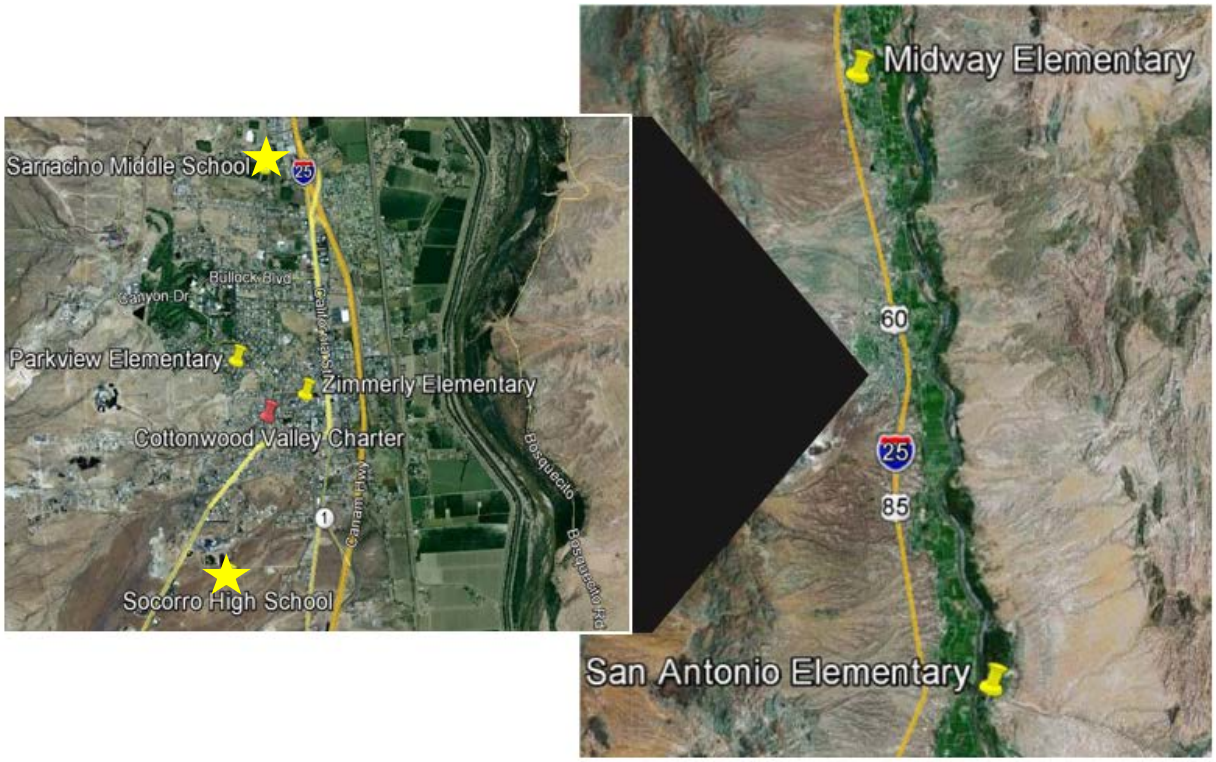
Systems Based Application Materials

August 21, 2018

PSCOC Meeting

These materials include information about the Socorro High School and Sarracino Middle School in Socorro NM.

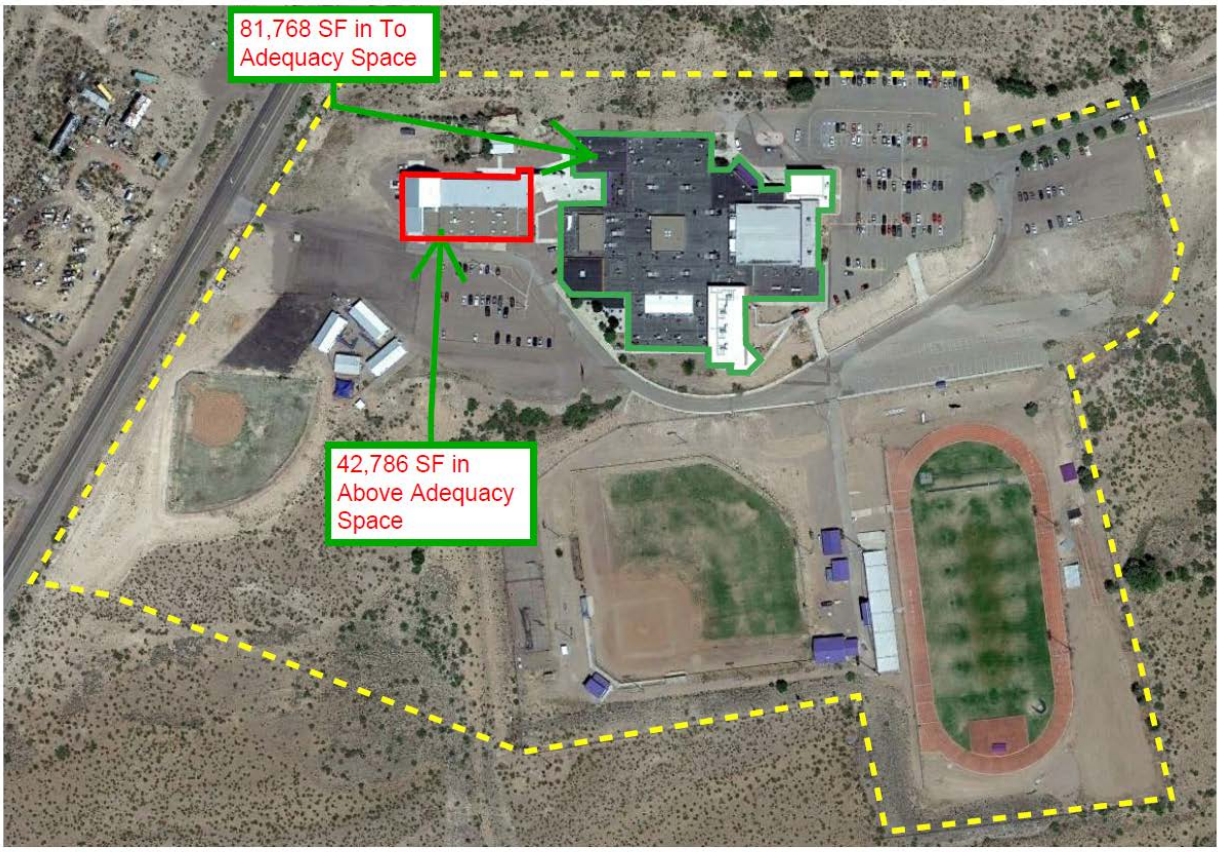
Map of Socorro with HS and MS highlighted



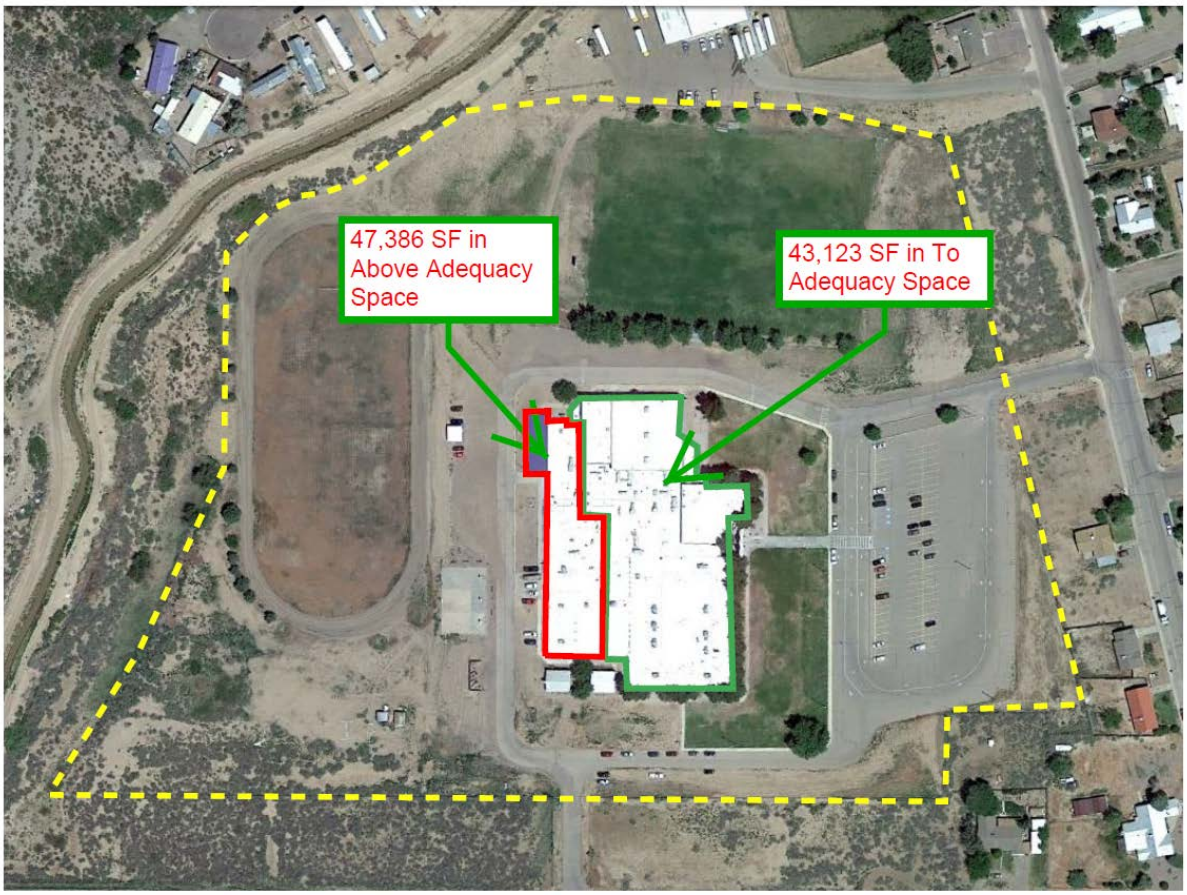
Previous Funded PSCOC projects

Project #	Project Name	State Share	District Share	Total	Year Completed
M12-013	Facility Master Plan	$ 40,613.00	$ 12,131.00	$ 52,744.00	2013
P08-007	Midway Elementary	$ 3,048,695.00	$ 1,043,064.00	$ 4,091,759.00	2010
P09-023	Cottonwood Vally Charter School	$ 862,000.00	$ 138,000.00	$ 1,000,000.00	2011
P12-011	San Antonio Elementary School	$ 4,739,738.00	$ 1,446,926.00	$ 6,186,664.00	2017
R11-014	Socorro High School Roof	$ 127,733.00	$ 36,027.00	$ 163,760.00	2011
M17-004	Facility Master Plan	$ 40,353.00	$ 12,743.00	$ 53,096.00	2018
Total		**$ 8,859,132.00**	**$ 2,688,891.00**	**$ 16,154,431.00**	
Total Deficiencies Correction Program Awards		**$ 3,899,637.00**			
Total Lease Assistance Awards		**$ 706,771.00**			
Grand Total		**$ 13,465,540.00**			

Adequacy Map



Site Plan - Socorro High School
Socorro Consolidated Schools



Site Plan - R. Sarracino Middle School School
Socorro Consolidated Schools

CONSTRUCTION SCHEDULE for Both High School and Middle School Projects with amounts

The current plan calls for the solicitation and procurement of a design professional with design to begin immediately following. The anticipated design will be on an accelerated schedule with the intent to build in the summer of 2019 and completion in the fall of 2019.

- Award and issuance of MOU — September 2018
- Selection of Design Professional — October 2018
- Design Start — November 2018
- Design Complete — April 2019
- Bid Process — April 2019
- Construction Start — May 2019
- Construction Complete — December 2019

Project Socorro HS	2018				2019											2020
Phase	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	JAN
Award and Issuance of MOU																	
Selection of Design Prof.																	
Design Phase																	
Bid Process																	
Construction Phase																	
Occupancy																	

Project Sarracino MS	2018				2019											2020
Phase	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	JAN
Award and Issuance of MOU																	
Selection of Design Prof.																	
Design Phase																	
Bid Process																	
Construction Phase																	
Occupancy																	

Funding, Availability of Local Match for High School Project

The total project is estimated at $8,315,887of which $5,987,439 would be State Capital Funding (72%) and the remaining 28% or $2,328,448 would come from G.O. Bonds which the District has in place and has committed for this project. The project would be done in phases over the next 3 years as funding from the state come available.

Funding, Availability of Local Match for Sarracino Middle School Project

The total project is estimated at $8,353,864of which $6,014,782 would be State Capital Funding (72%) and the remaining 28% or $2,339,082 would come from G.O. Bonds which the District has in place and has committed for this project. The project would be done in phases over the next 3 years as funding from the state come available.

Sarracino Middle School

Raymond Sarracino Middle School serves grades 6th-8th and is located at 1425 El Camino Real Street in Socorro, New Mexico. The one-story campus was originally constructed in 1986 (81,681 SF) and has had only one addition that was constructed in 2007 (3,832 SF) which has resulted in 85,513 SF of permanent facilities; there are also two single portables on site that are 896 SF each which results in a total campus of 87,305 GSF. Enrollment for the 2017/18 school year is 385 students and the functional capacity of the school is 544 students.

SOCORRO CONSOLIDATED SCHOOLS FAD EXECUTIVE SUMMARIES MARCH 2018

R. Sarracino Middle School Executive Summary

Site:

The 30.73-acre school site is located just west of El Camino Real Street and north of Gianera Street; the district's transportation facility is located north of the existing site and the remainder of the surrounding area consists of primarily residential use. The parent drop-off/ pick-up is accessed from El Camino Real and loops around the main east parking lot with two drop-off/ pick-up lanes and one pull out/ passing lane. The bus drop-off/ pick-up also enters from El Camino Real Street; however, it loops around to the west side of the building near the cafeteria, this allows for parent and bus traffic to remain separate. The school has a parking capacity of 86 spaces plus four spaces are designated for ADA. The east parking lot and parent/ bus drop lanes are in fair condition and require patching, replacement of some sections and complete resurfacing.

Access to the main entry is from the east parking lot, there is also access to the playfields from the north side of the building which has an ADA access ramp between the sidewalk and asphalt that is in poor condition, does not meet ADA requirements due to its location and requires replacement. Sidewalks

around the facility are in fair condition as there are several areas of spalled surfaces and broken concrete. The parking lot lighting is original to the site from 1986 and does not work properly requiring replacement. There is only minimal site fencing in place and additional fencing is needed to help improve site security.

. The site is fairly level with a several areas that have drainage problems particularly in the areas between the north side of the gym and the north playfield, also along the west and south sides of the building where it does not appear there is enough slope to properly drain water away from the building.

District's Request/Notes:

Socorro Consolidated School District (SCSD) has requested funding for building systems replacement within the Main (Original) Building (1966), Main building addition (2002) and the Agricultural Building (1966) of the Roof. SCSD application also includes HVAC and lighting for the entire facility. Application includes an upgrade to the secondary electrical service.

Lighting, Roofing, HVAC and electrical service upgrades are intended to save SCSD on utility costs for Socorro HS. Lighting upgrades are intended to improve on campus visibility and security.

District Representatives (DR) reported that HVAC units are beyond expected life span and are failing. DR have also reported that some HVAC upgrades have occurred at Socorro HS but did not address facility in its entirety. It was also reported that Socorro HS has access control that is limited to main entrance. Electrical power is provided by Socorro Electric Co-Op, with the City of Socorro providing water, sewer and gas service.

DR reported that SCSD has signed ESPC agreement with Yearout Energy Services for district wide energy savings project. If any projects in the ESCO program overlap those in the application we will remove them from consideration on the application.

Master Plan Assessment:

FMP Consistency

The Socorro Consolidated School District adopted its FMP in May 2018, making it current through 2023. PSFA followed the adoption by issuing its approval letter the 3rd week of May 2018. Sarracino is the district's 6th ranked priority together with Zimmerly Elementary however ranked 2nd for state money. The FMP does identify systems based projects at Sarracino including HVAC upgrades, security system replacement, and technology upgrades as the top systems based priorities as the following table shows.

List of Systems Needs at Sarracino Middle School

PROJECT	ESTIMATED COST
HVAC Upgrades/Replacement	$1,430,953

Upgrade Security System	$704,436
Technology Upgrades	$378,064
New Fire Alarm System	$343,029
Key Card Access System	$36,300
Roofing Repair/Replacement	$1,818,584
Interior Finishes	$3,917,340
Electrical/Lighting	$983,638
Sprinklers Upgrade	$415,478

Source: Socorro Consolidated School District Facilities Master Plan 2018-2023; Shaded rows represent top priorities

The FMP covers the HVAC replacement as the top priority for the school and identifies the lighting as a need making this application consistent with the FMP.

Maintenance Assessment:

Summary

Preventive Maintenance Plan: The Socorro School Districts Preventive Maintenance Plan is current, recently updated on 6/5/18, rated Outstanding exceeding state statute criteria. **Facility Information Management System (FIMS):** Current data indicates the district is historically a Good user of all 3 of the state provided FIMS modules to manage maintenance activities above the recommended performance level. The districts PM Completion Rate (KPI) has remained well above the recommended 90% range with a one year average of 92.81%. **Facility Maintenance Assessment Report (FMAR)** current data indicates the districts performance average is well above the state average at 81.77% indicating Good overall performance. The FMAR for Sarracino Middle School (3/24/14) reflected a 65.11% indicating Marginal maintenance performance.

Systems and Percentage of life in Middle School

The following systems are at 90% of useful life:

- Communications/security
- Fire Detection/Alarm
- Lighting/Branch Circuits
- Main Power/Emergency
- Other Electrical Systems

The following systems are at or over 100% of their useful life:

- Ceiling Finishes
- Exterior Windows and Doors
- Floor Finishes
- HVAC Controls
- Plumbing

Structural/Exterior Closure:
Most of R. Sarracino Middle School including the gym and auditorium was originally constructed in 1986, and in 2007 two general classrooms and the FACS classroom were constructed on the west side of the library.

There is only one type of roof system installed which consists of a single-ply membrane roof system (TPO) that is mechanically attached, a portion of the roof over the cafeteria, kitchen, SpEd D Classrooms, band room, auditorium, and administration area (35,900 SF) was replaced in the summer of 2017. The remainder of the roof was replaced in 2004, however there are areas that still have leaks and the TPO material is becoming loose at the parapet walls. Roof ladders are missing in several areas to assist in transitioning the multiple roof levels or are in poor condition. The gas lines are mounted to 4"x4" wood blocking that is deteriorated or missing in some areas and requires roof jacks to be properly installed to support the gas lines. The entire roof needs to have regular annual maintenance in removing tree pine needles and debris from the roof drains, gutter, and downspouts.

The exterior doors frames are hollow metal throughout the facility, with exterior hollow metal doors that are either solid panel or have glazed inserts and are in good condition with ADA compliant door hardware. The exterior windows are a combination of operable and fixed double pane window units with hollow metal frames that have deteriorated seals and condensation between glazing which require replacement.

Interiors:
The interior walls are a combination of painted CMU and metal stud framed walls with painted gypsum board which are in fair to good condition, only needing minor repairs and repainting, including installation of corner guards to reduce future damage. Restrooms have ceramic wall tile surfaces, and the kitchen has some areas of ceramic tile with FRP and painted CMU. The interior hollow metal door frames and the interior wood doors and hardware are also range from fair to good condition, with many in need of replacement and door hardware upgrades.

Flooring throughout varies throughout with vinyl composition tile in the corridors, cafeteria, and some classrooms; the administrative offices, library and most of the classrooms have carpet which is worn and deteriorated, with torn seams. The flooring in the restrooms/ locker rooms is vinyl composition tile or ceramic tile w/ ceramic tile wainscoting and sealed/painted concrete in the mechanical/ janitor rooms as well as a portion of the locker rooms.

The ceilings throughout consist of two types: painted gypsum board and 2'x4' suspended ceiling tile system. There are many stained ceiling tiles are in several locations and areas of gypsum board damage

from previous roof leaks. The ceilings in the restrooms, and storage areas have painted gypsum board / with either surface mounted or recessed lighting.

Entry into the building by visitors is difficult to monitor as the Central Office is located in the center of the building without a direct sight line to the entrance. The district is in the process of installing a magnetic locking system with camera for entry during school hours, however this does not prevent a visitor once gaining access to the building from accessing other areas of the school instead of reporting directly to the Central Office. Long term, consideration should be given to repurposing in the Central Office area into academic space and relocating the Central Office near the main entrance to create a secure vestibule and improve security of the facility. All the classrooms, science labs, computer labs, auditorium – including acoustic control, cafeteria, and locker rooms need refurbishment and finish upgrades. Most of the classrooms still have the original chalkboards that need to be replaced with white-boards and Smart Boards Technology installed in each classroom.

Mechanical/Plumbing:

Heating and cooling is provided by roof top package units (gas fired heating and evaporative cooling) distributed by above ceiling ductwork, a portion of the equipment was replaced in 2014, the remaining equipment is difficult to maintain and is not energy efficient. There are also some areas of the building that have refrigerated air conditioning which makes the overall cooling system difficult to regulate as the two systems are not compatible. Heating and cooling is controlled by individual thermostats in each room and does not maintain adequate temperature control.

Apart from the locker rooms and staff restrooms that need renovation and plumbing improvements including ADA compliance; all the remaining restrooms are in good condition and do not require renovation at this time. The exhaust fans in the restrooms require replacement as they are minimally operable and do not provide adequate ventilation in the restrooms and locker rooms. Replacement of the remaining original drinking fountains are also needed.

Electrical:

The electrical system is fed from a 300kVA pad-mounted transformer that delivers 277/480 V., 3-phase, 4-wire power via 2 800-amp MDP's. Lighting throughout is a combination of T-12 2'x4' lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures throughout the primary areas, and pendent mount halide fixtures in the gym. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. All the stage lighting, controls and sound system needs to be replaced in the auditorium. Emergency back-up lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Central Office and consists of audible alarms and visual annunciators in all occupied spaces and corridors, and fire alarm pulls stations adjacent to the exit doors have been installed. During the facility assessment, smoke detectors were not visible throughout a majority of the facility and will need to be installed as part of a fire alarm upgrade along with CO detectors to meet current NM IEBC and Fire Code requirements. The facility is partially sprinklered in the in the auditorium, gym, cafeteria, and kitchen; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

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

Past PSCOC Funding:
This facility has not received PSCOC funding since its construction or through the DCU program.

Socorro High School

Socorro High School is located at 1200 Michigan Ave in Socorro, NM and serves grades 9th - 12th. Enrollment for the 2017/18 school year is 464 students and the functional capacity of the school is 707 students. SHS was originally constructed in 1966 and consisted of the main academic building (100,454 sf) and VoAg building (7,097 sf), with the site designed to accommodate four separate parking areas, football field and track, tennis court, baseball, and softball fields. Over the past fifty years the facility has been added to three times and has received only targeted minor renovations as evidenced by many of the original remaining building materials such as casework, ceiling tiles, VAT, and other types of original flooring

Socorro High School Executive Summary

In 2002, the main academic building received an expansion to the seating area in the gym along with a new main entry vestibule to the school and an expansion to the cafeteria (8,383 SF), the band room addition was completed in 2008 consisting of 3,505 SF, and in 2011 the CTE Building (VoAg) underwent a complete renovation and a 10,502 SF building addition. The campus is split in elevation with the main educational facilities located on the north portion of the site and the athletic facilities located to the south at a lower elevation. The current campus facilities are now comprised of 129,941 permanent square feet and the main academic building needs renovation to replace degraded building systems as well as reconfiguration of interior areas to improve overall building security and to accommodate changes in educational programs that promote project-based learning. There are currently four portable buildings located on the western side of the site near the softball field that were previously used solely by AIM High School which is now closed. The portables are not used by either school and are not included in the SHS campus square footage.

Overall Campus Site Conditions:

Socorro High School is located south of the "downtown or Historic Plaza" and is accessed via Michigan Avenue from the adjacent NM Hwy 60 or from the east along High School Road. The campus is bordered by open space on all four sides with a small residential area just to the north and to the east of the school. The SHS campus is approximately 90.3 -acres and is partially developed with buildings, parking areas, walkways, minimal landscaping, and the main sport facilities are located at the lower level directly to the south of the academic facilities. Small native trees and shrubs are the main landscaping features on the campus and needs improvement including irrigation. Pedestrian access from the main upper parking area near the Main Academic Building to the lower parking area is non-existent and needs to be provided and meet ADA accessibility requirements and continue from the lower parking area all the way to the football bleachers for both the home and visitors, including adequate pathway lighting for safety.

Currently the school has a large developed football field with track that is in the process of having artificial turf installed and the track resurfaced as of Spring 2018

Grading and drainage improvements are needed around the entire Main Academic Building as there are multiple locations of ponding and areas where the grade needs to be re-sloped away from the building to provide positive drainage. Additional grading and drainage issues at the transition from the south side of the student parking lot to the athletic fields need to be evaluated and corrected as there are issues with erosion beginning to form which is beginning to undermine some of the concrete at the edge. Along the south side of the Main Academic Building there are several areas that have both steps and ramps that need new handrails installed/ replaced, and portions of ramps that are too steep and do not meet ADA requirements also need to be replaced. The concrete sidewalks across the campus are in fair to poor condition with several areas of spalled surfaces that need to be replaced to prevent tripping, this is very predominate at the main entry to the school.

Site security of the campus is also concern as the campus is not fully fenced and can be easily accessed by the public via multiple areas. New fencing is needed around the perimeter of the campus to secure the areas that are used by the school and secure entry access gates are needed to control daytime traffic access to the campus at both the west and east entrances.

District's Request/Notes:

Socorro Consolidated School District (SCSD) has requested funding for building systems replacement within the Main (Original) Building (1966), Main building addition (2002) and the Agricultural Building (1966) of the Roof. SCSD application also includes HVAC and lighting for the entire facility. Application includes an upgrade to the secondary electrical service.

Lighting, Roofing, HVAC and electrical service upgrades are intended to save SCSD on utility costs for Socorro HS. Lighting upgrades are intended to improve on campus visibility and security.

District Representatives (DR) reported that HVAC units are beyond expected life span and are failing. DR have also reported that some HVAC upgrades have occurred at Socorro HS but did not address facility in its entirety. It was also reported that Socorro HS has access control that is limited to main entrance. Electrical power is provided by Socorro Electric Co-Op, with the City of Socorro providing water, sewer and gas service.

DR reported that SCSD has signed ESPC agreement with Yearout Energy Services for district wide energy savings project. Preliminary costs and savings will be made available to PSFA RFM before full applications are due.

Master Plan Assessment:

FMP Consistency

The Socorro Consolidated School District adopted its FMP in May 2018, making it current through

2023. PSFA followed the adoption by issuing its approval letter the 3rd week of May 2018. Socorro High School is the district's 4th ranked priority overall but 1st for state money. The FMP does identify systems based projects at Socorro High School including HVAC upgrades, security system replacement, and technology upgrades as the top systems based priorities as the following table shows.

List of Systems Needs at Socorro High School

PROJECT	ESTIMATED COSTS
HVAC Upgrades/Replacement	$4,865,912
Upgrade Security System	$814,883
Technology Upgrades	$605,393
Roofing Repair/Replacement	$3,083,703
Interior Finishes	$3,771,093
Electrical/Lighting	$1,468,559
Fire Alarms/Communication Systems	$552,806

Socorro Consolidated School District Facilities Master Plan 2018-2023; Shaded rows represent top priorities

Per the district's application, it is applying for HVAC and roofing repairs and replacement. **These projects are consistent with the application with the HVAC replacement being the district's top priority for Socorro High School.**

Summary

Preventive Maintenance Plan: The Socorro School Districts Preventive Maintenance Plan is current, recently updated on 6/5/18, rated Outstanding exceeding state statute criteria. **Facility Information Management System (FIMS):** Current data indicates the district is historically a Good user of all 3 of the

state provided FIMS modules to manage maintenance activities above the recommended performance level. The districts PM Completion Rate (KPI) has remained well above the recommended 90% range with a one year average of 92.81%. **Facility Maintenance Assessment Report (FMAR)** current data indicates the districts performance average is well above the state average at 81.77% indicating Good overall performance. However, Socorro High School (3-14-2017) reflected a 40.958% indicating Poor maintenance performance and facility conditions.

The district addressed major and minor deficiencies in FMAR report and submitted the work orders to PSFA on July 10th. This resulted in the score jumping from 40.96 to 69%

Systems and Percentage of life in Socorro High School

The following systems are at 90% of useful life:

- Communications/security
- Fire Detection/Alarm
- Lighting/Branch Circuits
- Main Power/Emergency

The following systems are at or over 100% of their uses life:

- Exterior Walls
- Floor Finishes
- HVAC Controls
- Plumbing

Structural/Exterior Closure:

Both the Main Academic Building and the adjacent CTE Building were originally constructed in 1966, the Main Academic Building has undergone at least two additions and the CTE Building has undergone only one addition. The two buildings were constructed with concrete footings, stem walls, and a slab-on grade foundation system. There appears to be some structural settlement occurring at the southwest corner of the Auxiliary Gym (multiple cracks are visible in the CMU – including previous repairs) as well as the at the Band Room Addition there is settlement occurring at the northeast corner. The exterior walls consist of CMU with a red colored brick veneer all of which needs joint maintenance, repairs, and tuck-pointing. There are several areas along the upper perimeter of the exterior walls and on the roof parapets that have a stucco system in place that is cracked and damaged and is allowing water to penetrate the wall system; the stucco system needs to be repaired and recolor coated. At the Band Room addition, the exterior walls are sheathed with a horizontal metal panel system that needs inspection and all screws retightened, as well as the exterior metal wall panels at the north side of the CTE Building. There is a large metal fascia panel around the perimeter of both buildings that appears to have been painted within the past 3-4 year's, however the paint is peeling off in several areas which needs to be sanded, primed and repainted.

There are four roof systems in place on the Main Academic Building: metal "R" panel's, mechanically attached EPDM and TPO single-ply systems, and over the library the roof consists of an old "tar and gravel" asphalt roof system. There are multiple areas where punctures and patches were visible, roof drains

without covers, tree debris, missing or poorly attached roof ladders, as well as several areas that have had long-term ponding. The brick parapets are deteriorated, cracked and in poor condition allowing water to infiltrate the building envelope, and there are multiple wires and conduits across the roof that need to be traced to find out what is active or not and all active lines need to be installed in conduit and properly put on roof jacks. Apart from the roof areas with TPO roofing which only need maintenance, the remainder of the entire roof needs a complete replacement and will require installation of additional insulation to meet current NM Energy Code requirements. All metal/stucco soffit/fascia panels that needs to be replaced as there are areas of continuous leaks and fascia/ flashing damage around the perimeter. The roof over the CTE Building consists of metal "R" panel's and a single-ply asphalt system with a pea gravel ballast. While the roofing for this building was installed in 2011, it needs maintenance, all flashings/copings need to be resealed, roof drains cleaned, and the screws at the metal panel laps need to be inspected and retightened.

Exterior doors and frames are hollow metal, doors are a combination of solid panel at exterior storage, mechanical and secondary exits; and partially glazed doors at the main entry and classroom wings. The double door entries into the main entrance and classroom wings have double pane glazing and are in fair condition; while vestibules are in place in some location, doors have been removed rendering the vestibules inefficient. While some of the exterior doors have been replaced, there are several more that need replacement. Exterior door hardware needs to be upgraded throughout and installation of magnetic door locks to improve overall building security.

A majority of the Main Academic Building does not have exterior windows in the classrooms, the areas that do are the original steel single pane window units. In all other areas the window units are in hollow metal frames and are double-glazed. The windows at the south and west sides of the cafeteria have had multiple issues with leaks, and many of the glazed units have had broken seals and condensation inside. This is an on-going issue as the glazing has been replaced several times. Around the perimeter of the library is a clerestory window system that needs replacement.

Interiors:

The interior walls are a combination of painted CMU walls, and wood/metal stud framed walls with painted gypsum board and are in fair condition and needing minor repairs and repainting, including installation of corner guards to reduce future damage.

The flooring throughout the school varies with 6"x6" ceramic tile that is old at the main entry vestibule and around central circulation corridor, some restrooms and in the kitchen; VCT (Vinyl Composition Tile) is in the main classroom corridors and most of the classrooms, however there are several classrooms that still have VAT (Vinyl Asbestos Tile) which needs to be abated and removed; carpet tile in the administrative offices, band room and library, polished and sealed concrete in the CTE building and part of the Band Room Addition; painted concrete in the locker rooms, and wood flooring in the main gym and rubber flooring in the auxiliary gym. Only the areas with the VCT, VAT, and 6"x6" ceramic tile need to be replaced

and the wood flooring in the main gym needs to be sanded and refinished. The flooring in the restrooms is ceramic tile w/ ceramic tile wainscoting and sealed concrete in the mechanical/ janitor rooms.

The ceilings throughout consist of four types: exposed structure, painted gypsum board or plaster, and 2'x4' suspended ceiling tile system. There are numerous stained ceiling tiles throughout the Main Academic Building from both current and previous roof leaks. The remainder of the ceiling system is in fair condition and should just require replacement of damaged/stained tiles.

The interior door system consists of hollow metal frames with solid core wood doors (most are fire rated) with vision panels at classrooms, with the remainder of the building having a combination of hollow metal frames with either solid panel hollow metal doors or solid panel wood doors that are both rated and non-rated. There are interior window units around parts of the Administration Office and Library that have hollow metal frames that are in good condition.

Classrooms are spread-out in the facility due to design of the facility and the various additions over the years, which does not provide for easy supervision of corridors; additional security cameras are needed in strategic locations both for the interior and exterior. Technology upgrades are also needed throughout in as all classrooms need to be updated with Smart Board Technology systems. Many of the classrooms in the south classroom wing including the science labs in that area of the building have the original casework that needs to be replaced or no storage casework at all which needs to be installed. Security of the facility is a district priority, currently the school does not have a "true" secure entry and has installed a door bell/ camera, however it does not prevent anyone from once gaining access from the building not going directly to the Administration Office; based on the current layout of the entrance and administrative area without a visual connection, it is recommended that consideration be given to relocation the administration office into Classrooms 101 and 103 which would allow for a secure entry vestibule and visual site lines to the front doors and reconfiguration of the existing administration area into academic space such as a STEM Lab to help support the schools move towards project based learning.

Mechanical/Plumbing:

Heating and cooling is provided by a combination of roof top package units (natural gas fired heating with refrigerated and evaporative cooling), distributed by above ceiling ductwork, with roof mounted condensing units. A few of the units over the south classroom wing and on the Auxiliary Gym were replaced in 2011/2012 as well as the units serving the CTE building, all the remaining units are in fair to poor condition and need replacement. Heating and cooling is controlled by individual thermostats in each room, however they do not maintain adequate temperature control.

The restrooms in the CTE building are in good condition as they were constructed in 2011 and do not get a lot of use; the restrooms in the north and south classroom wings were renovated in 2015, and the PE and Varsity Locker Rooms locker rooms have undergone a "partial renovation". The restrooms in the main entry vestibule, in the administration office, nurse and across the corridor from the administration office

have not been renovated in the past 15+ years. All of these restrooms are in need of complete renovation including ADA accessibility: all plumbing including hot water supply, fixtures, ventilation, lighting, toilet accessories and wall/ floor finishes. While the other restrooms and locker rooms were upgraded, problems with the water and sewer lines still are impacting the school and need to be addressed as part of the renovations of the remaining restrooms. The existing kitchen needs a complete renovation and reconfiguration including the serving area to be more efficient, new equipment and finishes including non-slip flooring surface; renovation of the north half of the cafeteria and install acoustic wall panels on both the north and south sides of the cafeteria is also needed.

Electrical:

The electrical system is fed from a 500kVA pad-mounted transformer that delivers 277/480 V., 3-phase, 4-wire power via multiple sized MDP's, that may need to upgraded as part of the HVAC upgrade and will also require a secondary service upgrade as all of the classrooms do not have enough power outlets to support current and future technology needs, and the school is also experiencing problems with breaker's tripping. An exhaust fan is needed in electrical closet 108 as there is no ventilation in this room and it gets very hot. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, and surface mounted fluorescent light fixtures which need upgrading to LED, throughout as several areas have poor light quality. Emergency lighting is located in the classrooms and corridors; and emergency exit signs are illuminated, however there are several emergency exit locations that do not have illuminated signage which need to be installed. All exterior building light fixtures should be replaced with LED fixtures with photocells as the existing is in either poor condition or non-operable.

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system consists of audible and visual annunciators in all occupied spaces and corridors; the system is activated by pull stations and is centrally monitored in the administrative office, however both fire alarm system needs to be upgraded. There is fire sprinkler system in place with the fire riser installed in the far northeast corner of the building that has had previous issues with leaks; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom system is outdated and needs replacement along with upgrades to the phone system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgraded to meet current code requirements.

Past PSCOC Funding:

This facility has not received PSCOC in 2002 for a small addition and partial remodel. Design and construction of the band room and CTE building was funded 100% by the district through GO Bond monies.

SOCORRO
FAST FACTS

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Socorro Consolidated School District**	**Rank:**	**82**
Applicant Facility:	**Sarracino Middle School**	**wNMCI:**	**40.48%**

	Total	State Match 72%	Local Match 28%
Estimated Project Cost	$8,353,864	$6,014,782	$2,339,082
Offset	-	-	-
Adjusted State/Local Match	$8,353,864	$6,014,782	$2,339,082

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☒Parking Lots	☒Exterior Windows & Doors	☒Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☒Main Power/Emergency	☒ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☒Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☒Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☒Walkways			☒Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
94,410	277	96,202	5,693	0	90,509	43,123	47,386

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**60.98**	Building 4	-	Building 7	-	Building 10	-	**47.21**
Building 2	**33.44**	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**65.11%**
District Average FMAR Score	>70%	**80.35%**
FIMS Proficiency	>2.0	PMD **2.0** MD **2.0** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**93.73%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**10**

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Socorro Consolidated School District**	**Rank:**	**231**
Applicant Facility:	**Socorro High School**	**wNMCI:**	**30.19%**

	Total	State Match 72%	Local Match 28%
Estimated Project Cost	$8,315,887	$5,987,439	$2,328,448
Offset	-	-	-
Adjusted State/Local Match	$8,315,887	$5,987,439	$2,328,448

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☒Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☒Parking Lots	☐Exterior Windows & Doors	☒Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☒Main Power/Emergency	☒ Security
☐Site Lighting		☒Interior Doors, Partitions, Stairs	☒Lighting/Branch Circuits	
☒Drainage		☐Interior Walls	☐Plumbing	
☒Site Utilities			☐Fire Sprinkler	
☒Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
134,408	458	134,408	9,854	0	124,554	81,768	42,786

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	**63.94**	Building 6	**21.83**	Building 9	-	
Building 1	**74.82**	Building 4	**47.63**	Building 7	-	Building 10	-	**51.97**
Building 2	**69.31**	Building 5	**34.28**	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**69.06%**
District Average FMAR Score	>70%	**80.35%**
FIMS Proficiency	>2.0	PMD **2.0** MD **2.0** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**93.73%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**10**

SOCORRO APPLICATIONS

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Socorro Consolidated School District **Contact Person:** Josh Martinez

Address 1: 700 Franklin St.

Address 2:

City: Socorro **State:** NM **Zip:** 87801 **Phone:** 575-518-8252

Funding Match

District Match	28%
State Match	72%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B - Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Sarracino Middle School	$ 8,353,864	$ 8,353,864	$ 2,339,082	$ -	**$ 2,339,082**	$ 6,014,782	**$ 6,014,782**	$ -	$ -
2	Socorro High School	$ 8,315,887	$ 8,315,887	$ 2,328,448	$ -	**$ 2,328,448**	$ 5,987,439	**$ 5,987,439**	$ -	$ -
3										
4										
5										
	Total	**$ 16,669,751**	**$ 16,669,751**	**$ 4,667,530**	**$ -**	**$ 4,667,530**	**$ 12,002,221**	**$ 12,002,221**	**$ -**	**$ -**

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 – Ron Hendrix
Superintendent of School District

7-25-18
Date

James D. Chavez
Name of Signatory – James Chavez
School Board President

7-25-18
Date

Full Application - Small Project (Systems-Based)

Priority 1

Sarracino Middle School

Facility wNMCI Rank: 82
Facility wNMCI: 40.48
Facility FCI: 62.65
Facility FMAR: -

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.

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots	Repair	$ 619,708
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways	Repair	$ 182,453
		Site Subtotal	$ 802,161
Security	Security Systems - *Please Describe* :		$ 117,160
	Communication and site access controls		
		Site Security Subtotal	$ 117,160
		Total	**$ 919,321**

BUILDING 1

Building Name:	Main Building
Building FCI:	60.98
Year Built:	1986
Existing Building SqFt (FAD):	90,578
SqFt of Proposed Project:	90,578
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	90,578

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors	Replacement	$ 407,354
	Roof		
		Building Exterior Subtotal	$ 407,354
Building Interior	Ceiling Finishes	Replacement	$ 404,085
	Floor Finishes	Replacement	$ 393,624
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ 797,709
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$ 1,149,300
	Main Power/Emergency	Renovation	$ 104,856
	Lighting/Branch Circuits	Renovation	$ 174,000
	Plumbing	Renovation	$ 2,144,185
	Fire Sprinkler		
	Fire Alarm System	Replacement	$ 117,160
		Building Equipment and Systems Subtotal	$ 3,689,501
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ 4,894,564**

BUILDING 2

Building Name:	Classroom/Home Econ Additio
Building FCI:	33.44
Year Built:	2007
Existing Building SqFt (FAD):	3,832
SqFt of Proposed Project:	3,832
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	3,832

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors	Replacement	$ 2,527
	Roof		
		Building Exterior Subtotal	$ 2,527
Building Interior	Ceiling Finishes	Replacement	$ 2,507
	Floor Finishes	Replacement	$ 6,105
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ 8,612
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$ 11,142
	Main Power/Emergency	Renovation	$ 488
	Lighting/Branch Circuits	Renovation	$ 4,053
	Plumbing	Renovation	$ 5,544
	Fire Sprinkler		
	Fire Alarm System	Replacement	$ 1,454
		Building Equipment and Systems Subtotal	$ 22,681
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ 33,820**

Total (Site and All Buildings)	**$**	**5,847,705**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**2,506,159**
Total Estimated Project Cost	**$**	**8,353,864**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Socorro Consolidated School District **Contact Person:** Josh Martinez

Address 1: 700 Franklin St.

Address 2:

City: Socorro **State:** NM **Zip:** 87801 **Phone:** 575-518-8252

Funding Match

District Match	28%
State Match	72%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B - Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Sarracino Middle School	$ 8,353,864	$ 8,353,864	$ 2,339,082	$ -	**$ 2,339,082**	$ 6,014,782	**$ 6,014,782**	$ -	$ -
2	Socorro High School	$ 8,315,887	$ 8,315,887	$ 2,328,448	$ -	**$ 2,328,448**	$ 5,987,439	**$ 5,987,439**	$ -	$ -
3										
4										
5										
	Total	**$ 16,669,751**	**$ 16,669,751**	**$ 4,667,530**	**$ -**	**$ 4,667,530**	**$ 12,002,221**	**$ 12,002,221**	**$ -**	**$ -**

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 – Superintendent of School District: Ron Hendrix

Date: 7-25-18

Name of Signatory – School Board President: James Chavez

Date: 7-25-18

Full Application - Small Project (Systems-Based)

Priority 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.

Socorro High School

Facility wNMCI Rank:	231
Facility wNMCI:	30.19
Facility FCI:	59.35
Facility FMAR:	40.30

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots	Repair	$ 360,759
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)	Repair	$ 376,846
	Site Utilities (Main Supply of Water, Gas, Electric)	Renovation	$ 231,098
	Walkways	Repair	$ 285,502
		Site Subtotal	$ 1,254,205
Security	Security Systems - *Please Describe* :		$ 25,000
	permiter fencing to secure campus		
		Site Security Subtotal	$ 25,000
		Total	**$ 1,279,205**

Total (Site and All Buildings)	**$ 5,821,121**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$ 2,494,766**
Total Estimated Project Cost	**$ 8,315,887**

BUILDING 1

Building Name:	Stadium/Concession
Building FCI:	74.82
Year Built:	1978
Existing Building SqFt (FAD):	736
SqFt of Proposed Project:	736
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	736

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ -
	Exterior Windows & Doors		
	Roof		
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ -**

BUILDING 2

Building Name:	Ag Building
Building FCI:	69.31
Year Built:	1966
Existing Building SqFt (FAD):	7,097
SqFt of Proposed Project:	7,097
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	7,097

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$ 81,839
	Exterior Windows & Doors		
	Roof		
		Building Exterior Subtotal	$ 81,839
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs	Renovation	$ 46,737
	Interior Walls		
		Building Interior Subtotal	$ 46,737
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency	Renovation	$ 6,161
	Lighting/Branch Circuits	Renovation	$ 51,180
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System	Renovation	$ 9,180
		Building Equipment and Systems Subtotal	$ 66,521
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		$ 9,180
	Communication and controlled access		
		Security Subtotal	$ 9,180
		Total	**$ 204,277**

Full Application - Small Project (Systems-Based)

Priority 2 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

Building Name:	Main Building Original
Building FCI:	63.94
Year Built:	1966
Existing Building SqFt (FAD):	97,292
SqFt of Proposed Project:	97,292
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	97,292

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$ 1,121,925
	Exterior Windows & Doors		
	Roof		
	Building Exterior Subtotal		$ 1,121,925
Building Interior	Ceiling Finishes		
	Floor Finishes	Replacement	$ 1,014,721
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 1,014,721
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$ 1,386,200
	Main Power/Emergency	Renovation	$ 84,470
	Lighting/Branch Circuits	Replacement	$ 275,600
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System	Replacement	$ 125,845
	Building Equipment and Systems Subtotal		$ 1,872,115
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 125,845
	Communication and controlled access		
	Security Subtotal		$ 125,845
	Total		**$ 4,134,606**

BUILDING 4

Building Name:	Main Building Addition
Building FCI:	47.63
Year Built:	2002
Existing Building SqFt (FAD):	16,012
SqFt of Proposed Project:	16,012
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	16,012

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes	Replacement	$ 69,583
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls	Renovation	$ 39,194
	Building Interior Subtotal		$ 108,777
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System	Replacement	$ 20,711
	Building Equipment and Systems Subtotal		$ 20,711
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 20,711
	Communication and controlled access		
	Security Subtotal		$ 20,711
	Total		**$ 150,199**

BUILDING 5

Building Name:	Music Addition
Building FCI:	34.28
Year Built:	2007
Existing Building SqFt (FAD):	3,505
SqFt of Proposed Project:	3,505
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	3,505

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$ 1,425
	Exterior Windows & Doors		
	Roof		
	Building Exterior Subtotal		$ 1,425
Building Interior	Ceiling Finishes		
	Floor Finishes	Replacement	$ 5,584
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls	Renovation	$ 1,236
	Building Interior Subtotal		$ 6,820
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$ 10,192
	Main Power/Emergency		
	Lighting/Branch Circuits	Renovation	$ 3,707
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 13,899
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 1,330
	Communication and controlled access		
	Security Subtotal		$ 1,330
	Total		**$ 23,474**

Full Application - Small Project (Systems-Based)

Priority 2 Page 3

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 6		BUILDING 7		BUILDING 8	
Building Name:	Career Tech Addition	**Building Name:**		**Building Name:**	
Building FCI:	21.83	**Building FCI:**		**Building FCI:**	
Year Built:	2011	**Year Built:**		**Year Built:**	
Existing Building SqFt (FAD):	10,502	**Existing Building SqFt (FAD):**		**Existing Building SqFt (FAD):**	
SqFt of Proposed Project:	10,502	**SqFt of Proposed Project:**		**SqFt of Proposed Project:**	
Proposed Demolition SqFt of this Building:	0	**Proposed Demolition SqFt of this Building:**		**Proposed Demolition SqFt of this Building:**	
Net Building SqFt of After Project:	10,502	**Net Building SqFt of After Project:**		**Net Building SqFt of After Project:**	

	Area	Alteration Level	Estimated Cost	Area	Alteration Level	Estimated Cost	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$ 2,717	Exterior Walls			Exterior Walls		
	Exterior Windows & Doors			Exterior Windows & Doors			Exterior Windows & Doors		
	Roof			Roof			Roof		
	Building Exterior Subtotal		$ 2,717	Building Exterior Subtotal		$ -	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes			Ceiling Finishes			Ceiling Finishes		
	Floor Finishes	Replacement	$ 2,007	Floor Finishes			Floor Finishes		
	Foundation/Slab/Structure			Foundation/Slab/Structure			Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs		
	Interior Walls	Renovation	$ 3,874	Interior Walls			Interior Walls		
	Building Interior Subtotal		$ 5,881	Building Interior Subtotal		$ -	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation			Air/Ventilation			Air/Ventilation		
	HVAC	Replacement	$ 19,432	HVAC			HVAC		
	Main Power/Emergency			Main Power/Emergency			Main Power/Emergency		
	Lighting/Branch Circuits			Lighting/Branch Circuits			Lighting/Branch Circuits		
	Plumbing			Plumbing			Plumbing		
	Fire Sprinkler			Fire Sprinkler			Fire Sprinkler		
	Fire Alarm System			Fire Alarm System			Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 19,432	Building Equipment and Systems Subtotal		$ -	Building Equipment and Systems Subtotal		$ -
Demo	Demolition			Demolition			Demolition		
	Demolition Subtotal		$ -	Demolition Subtotal		$ -	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 1,330	Security Systems - *Please Describe:*			Security Systems - *Please Describe:*		
	Communication and controlled access								
	Security Subtotal		$ 1,330	Security Subtotal		$ -	Security Subtotal		$ -
	Total		**$ 29,360**	**Total**		**$ -**	**Total**		**$ -**

SOCORRO FEASIBILITY STUDIES

SOCORRO CONSOLIDATED SCHOOLS
700 Franklin Street, Socorro, NM 87801
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Ron Hendrix
Superintendent

Denise Cannon
Assistant Superintendent

Systems Assessment
Sarracino Middle School

Parking Lot - Estimated Cost $333,852.00

The main parking lot at Sarracino Middle School (SMS) is in need of repair. There is significant cracking and fatigue. Repairing, resurfacing and striping of the main parking lot would help eliminate safety hazards.

Walkways - Estimated Cost $35,208.00

There is cracking and lifting in various locations along walkways throughout the site.

Ceiling and Floor Finishes – Estimated Cost $113,373.00

The suspended ceiling throughout the school is in need of replacement. The majority of the ceiling tiles are original to the building (1986). A new suspended ceiling would also help in energy savings.

Many areas of the school have original (1986) carpet and is in poor condition and is in need of replacement.

Fire Alarm System – Estimated Cost of Fire Sprinklers $29,915.00
Estimated Cost of Alarm System $240,120.00

The fire alarm system is centrally monitored in the Central Office and consists of audible alarms and visual annunciators in all occupied spaces and corridors, and fire alarm pulls stations adjacent to the exit doors have been installed. During the facility assessment, smoke detectors were not visible throughout a majority of the facility and will need to be installed as part of a fire alarm upgrade along with CO detectors to meet current NM IEBC and Fire Code requirements. The facility is partially sprinklered in the in the auditorium, gym, cafeteria, No Dust Collection or Exhaust Systems in Wood/ Metal Shop and kitchen; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

Feasibility of Projects

All system upgrades, repairs and replacements will improve the safety and overall conditions of our schools and extend the life of the buildings while costing less than 50% of total facility replacements. As you can see our needs are reflected in PSFA site visits, FMAR reports, FMP and various assessments. (Yearout Energy Services, Clover Leaf Solutions, Inc., etc).

4.0 SUPPORT DOCUMENTATION

Facility Notes and Comments:

Raymond Sarracino Middle School serves grades 6th-8th and is located at 1425 El Camino Real Street in Socorro, New Mexico. The one-story campus was originally constructed in 1986 (81,681 SF) and has had only one addition that was constructed in 2007 (3,832 SF) which has resulted in 85,513 SF of permanent facilities; there are also two single portables on site that are 896 SF each which results in a total campus of 87,305 GSF. Enrollment for the 2017/18 school year is 385 students and the functional capacity of the school is 544 students.

Front Parking Lot and Parent Drop

Site:

The 30.73-acre school site is located just west of El Camino Real Street and north of Gianera Street; the district's transportation facility is located north of the existing site and the remainder of the surrounding area consists of primarily residential use. The parent drop-off/ pick-up is accessed from El Camino Real and loops around the main east parking lot with two drop-off/ pick-up lanes and one pull out/ passing lane. The bus drop-off/ pick-up also enters from El Camino Real Street; however, it loops around to the west side of the building near the cafeteria, this allows for parent and bus traffic to remain separate. The school has a parking capacity of 86 spaces plus four spaces are designated for ADA. The east parking lot and parent/ bus drop lanes are in fair condition and require patching, replacement of some sections and complete resurfacing.

North Play Field

Access to the main entry is from the east parking lot, there is also access to the playfields from the north side of the building which has an ADA access ramp between the sidewalk and asphalt that is in poor condition, does not meet ADA requirements due to its location and requires replacement. Sidewalks around the facility are in fair condition as there are several areas of spalled surfaces and broken concrete. The parking lot lighting is original to the site from 1986 and does not work properly requiring replacement. There is only minimal site fencing in place and additional fencing is needed to help improve site security.

Bleachers and Unpaved Track

R. Sarracino MS has one partially developed play-field with an unpaved track on the west side of the school that is in poor condition and is plagued by gophers. There is also playfield located on the north side of the facility that is used for football practice and soccer. Both playfields need the aluminum bleachers replaced to meet ADA requirements and for safety. The outdoor basketball court located just southwest of the building is also in need of improvements from the basketball goals to the concrete court surface that has areas of cracking and spalling. The site is fairly level with a several areas that have drainage problems particularly in the areas between the north side of the gym and the north playfield, also along the west and southsides of the building where it does not appear there is enough slope to properly drain water away from the building. Landscaped areas include trees and grass and are partially irrigated; all trees need to be trimmed away from the building to reduce roof debris.

Site: North Entry

Structural/Exterior Closure:

Most of R. Sarracino Middle School including the gym and auditorium was originally constructed in 1986, and in 2007 two general classrooms and the FACS classroom were constructed on the west side of the library. The facility consists of concrete footings and a slab-on grade foundation that appears to be in fair

Roof Debris

4.0 SUPPORT DOCUMENTATION

to good condition, however there have been several issues with moisture infiltration in the auditorium area which may be due to lack of/ or deteriorated waterproofing. The exterior wall structure consists of fluted CMU all of which needs joint maintenance, cleaning/ sealing in areas with efflorescence, and tuck-pointing; steel framing, columns and metal roof decking make up the remainder of the structural system. The main entry signage has an EFIS stucco system that needs repairs, new color coat and joint maintenance.

There is only one type of roof system installed which consists of a single-ply membrane roof system (TPO) that is mechanically attached, a portion of the roof over the cafeteria, kitchen, SpEd D Classrooms, band room, auditorium, and administration area (35,900 SF) was replaced in the summer of 2017. The remainder of the roof was replaced in 2004, however there are areas that still have leaks and the TPO material is becoming loose at the parapet walls. Roof ladders are missing in several areas to assist in transitioning the multiple roof levels or are in poor condition. The gas lines are mounted to 4”x4” wood blocking that is deteriorated or missing in some areas and requires roof jacks to be properly installed to support the gas lines. The entire roof needs to have regular annual maintenance in removing tree pine needles and debris from the roof drains, gutter, and downspouts.

The exterior doors frames are hollow metal throughout the facility, with exterior hollow metal doors that are either solid panel or have glazed inserts and are in good condition with ADA compliant door hardware. The exterior windows are a combination of operable and fixed double pane window units with hollow metal frames that have deteriorated seals and condensation between glazing which require replacement.

Interiors:
The interior walls are a combination of painted CMU and metal stud framed walls with painted gypsum board which are in fair to good condition, only needing minor repairs and repainting, including installation of corner guards to reduce future damage. Restrooms have ceramic wall tile surfaces, and the kitchen has some areas of ceramic tile with FRP and painted CMU. The interior hollow metal door frames and the interior wood doors and hardware are also range from fair to good condition, with many in need of replacement and door hardware upgrades.

Flooring throughout varies throughout with vinyl composition tile in the corridors, cafeteria, and some classrooms; the administrative offices, library and most of the classrooms have carpet which is worn and deteriorated, with torn seams. The flooring in the restrooms/ locker rooms is vinyl composition tile or ceramic tile w/ ceramic tile wainscoting and sealed/painted concrete in the mechanical/ janitor rooms as well as a portion of the locker rooms.

The ceilings throughout consist of two types: painted gypsum board and 2’x4’ suspended ceiling tile system. There are many stained ceiling tiles are in several locations and areas of gypsum board damage from previous roof leaks. The ceilings in the restrooms, and storage areas have painted gypsum board / with either surface mounted or recessed lighting.


Roof Top Combo Units


Exterior windows


Non ADA Compliant Plumbing Fixtures


Deteriorated Science Lab Casework, Inoperable Sinks and Gas Supply. (All Science Labs)

4.0 SUPPORT DOCUMENTATION

Entry into the building by visitors is difficult to monitor as the Central Office is located in the center of the building without a direct sight line to the entrance. The district is in the process of installing a magnetic locking system with camera for entry during school hours, however this does not prevent a visitor once gaining access to the building from accessing other areas of the school instead of reporting directly to the Central Office. Long term, consideration should be given to repurposing in the Central Office area into academic space and relocating the Central Office near the main entrance to create a secure vestibule and improve security of the facility. All the classrooms, science labs, computer labs, auditorium – including acoustic control, cafeteria, and locker rooms need refurbishment and finish upgrades. Most of the classrooms still have the original chalkboards that need to be replaced with white-boards and Smart Boards Technology installed in each classroom.

Central Office - No Direct View to Main Entry

Gym Bleachers need replacement

Mechanical/Plumbing:

Heating and cooling is provided by roof top package units (gas fired heating and evaporative cooling) distributed by above ceiling ductwork, a portion of the equipment was replaced in 2014, the remaining equipment is difficult to maintain and is not energy efficient. There are also some areas of the building that have refrigerated air conditioning which makes the overall cooling system difficult to regulate as the two systems are not compatible. Heating and cooling is controlled by individual thermostats in each room and does not maintain adequate temperature control.

Apart from the locker rooms and staff restrooms that need renovation and plumbing improvements including ADA compliance; all the remaining restrooms are in good condition and do not require renovation at this time. The exhaust fans in the restrooms require replacement as they are minimally operable and do not provide adequate ventilation in the restrooms and locker rooms. Replacement of the remaining original drinking fountains are also needed.

Locker Rooms Need Complete Renovation

Electrical:

The electrical system is fed from a 300kVA pad-mounted transformer that delivers 277/480 V., 3-phase, 4-wire power via 2 800-amp MDP's. Lighting throughout is a combination of T-12 2'x4' lay-in fluorescent light fixtures and surface mounted fluorescent light fixtures throughout the primary areas, and pendent mount halide fixtures in the gym. A complete lighting upgrade to LED throughout will improve light quality throughout, reduce energy costs and should include replacement of all exterior building light fixtures with LED fixtures with photocells. All the stage lighting, controls and sound system needs to be replaced in the auditorium. Emergency back-up lighting is provided in all areas and exit signage is illuminated (both with battery back-up) throughout.

Auditorium - Needs Complete Renovation

Fire Protection/Life Safety Systems/Accessibility:

The fire alarm system is centrally monitored in the Central Office and consists of audible alarms and visual annunciators in all occupied spaces and corridors, and fire alarm pulls stations adjacent to the exit doors have been installed. During the facility assessment, smoke detectors were not visible throughout a majority of the facility and will need to be installed as part of a fire alarm upgrade along with CO detectors to meet current NM IEBC and Fire Code requirements. The facility is partially sprinklered in the in the auditorium, gym, cafeteria,

No Dust Collection or Exhaust Systems in Wood/ Metal Shop

4.0 SUPPORT DOCUMENTATION

and kitchen; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

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

Past PSCOC Funding:
This facility has not received PSCOC funding since its construction or through the DCU program.

FMAR's
As part of the Facility Assessment Process, the district's FMAR's were reviewed to determine if conditions still exist or have been improved. The most recent FMAR available is from 2017, NMPSFA will schedule a new FMAR to be completed in 2020. There were several areas in the major findings have been combined along with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan. The minor findings in several areas have already been addressed and items that were not, were also identified as maintenance repair needs were given to the SCSD Maintenance Department to be entered into School Dude and will be summer work projects.

Cooking Stations do have ventilation system

No Protection Around Transformer

Gas Meter Needs Replacement

SOCORRO CONSOLIDATED SCHOOLS

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Ron Hendrix
Superintendent

Denise Cannon
Assistant Superintendent

Systems Assessment
Socorro High School

Parking Lot - Estimated Cost $606,839.00
Parking lots at Socorro High show cracking and pot holes in various locations. While some areas are in more need of repair than others resurfacing or top coating and restriping are required.

Walkways – Estimated Costs $70,416.00
Sidewalks have lifting and cracking. Many areas have spalled surfaces and are in poor condition requiring repair and replacement.

Landscaping – Estimated Cost $60,480.00
There is very little landscaping at Socorro High School as an adequate irrigation system. Any type of beautification or landscaping would help improve the environment of this site.

Exterior Walls – Estimated Cost $97,682.00
The exterior walls show cracking and weathering. The majority of the exterior walls were constructed in 1966. There are numerous mortar repairs and restoration to be made.

Interior Walls – Estimated Cost $326,455.00
Walls inside the building require repair and repainting throughout.

Interior Doors, Partitions, and Stairs – Estimated Cost $625,000.00
Interior doors are in need of new panic hardware, locks, door handles, hinges, and closers. Some doors are in need of full replacement. The entire lock system needs to be replaced with uniform locks.

Fire Alarm System – Estimated Cost $386,964.00
The fire alarm system consists of audible and visual annunciators in all occupied spaces and corridors; the system is activated by pull stations and is centrally monitored in the

administrative office, however both fire alarm system needs to be upgraded. There is fire sprinkler system in place with the fire riser installed in the far northeast corner of the building that has had previous issues with leaks; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

Feasibility of Projects

All system upgrades, repairs and replacements will improve the safety and overall conditions of our schools and extend the life of the buildings while costing less than 50% of total facility replacements. As you can see our needs are reflected in PSFA site visits, FMAR reports, FMP and various assessments, (Yearout Energy Services, Clover Leaf Solutions, Inc., etc).

4.0 SUPPORT DOCUMENTATION

Facility Notes and Comments:

Socorro High School is located at 1200 Michigan Ave in Socorro, NM and serves grades 9th - 12th. Enrollment for the 2017/18 school year is 464 students and the functional capacity of the school is 707 students. SHS was originally constructed in 1966 and consisted of the main academic building (100,454 sf) and VoAg building (7,097 sf), with the site designed to accommodate four separate parking areas, football field and track, tennis court, baseball, and softball fields. Over the past fifty years the facility has been added to three times and has received only targeted minor renovations as evidenced by many of the original remaining building materials such as casework, ceiling tiles, VAT, and other types of original flooring.


Main Entry - Deteriorated Asphalt

In 2002, the main academic building received an expansion to the seating area in the gym along with a new main entry vestibule to the school and an expansion to the cafeteria (8,383 SF), the band room addition was completed in 2008 consisting of 3,505 SF, and in 2011 the CTE Building (VoAg) underwent a complete renovation and a 10,502 SF building addition. The campus is split in elevation with the main educational facilities located on the north portion of the site and the athletic facilities located to the south at a lower elevation. The current campus facilities are now comprised of 129,941 permanent square feet and the main academic building needs renovation to replace degraded building systems as well as reconfiguration of interior areas to improve overall building security and to accommodate changes in educational programs that promote project-based learning. There are currently four portable buildings located on the western side of the site near the softball field that were previously used solely by AIM High School which is now closed. The portables are not used by either school and are not included in the SHS campus square footage.


Exit needs to be cleaned and new handrails

Overall Campus Site Conditions:

Socorro High School is located south of the "downtown or Historic Plaza" and is accessed via Michigan Avenue from the adjacent NM Hwy 60 or from the east along High School Road. The campus is bordered by open space on all four sides with a small residential area just to the north and to the east of the school. The SHS campus is approximately 90.3 -acres and is partially developed with buildings, parking areas, walkways, minimal landscaping, and the main sport facilities are located at the lower level directly to the south of the academic facilities. Small native trees and shrubs are the main landscaping features on the campus and needs improvement including irrigation. Pedestrian access from the main upper parking area near the Main Academic Building to the lower parking area is non-existent and needs to be provided and meet ADA accessibility requirements and continue from the lower parking area all the way to the football bleachers for both the home and visitors, including adequate pathway lighting for safety.


Ramp is to steep to access Playfields for ADA


Multiple cracks and patches throughout

Currently the school has a large developed football field with track that is in the process of having artificial turf installed and the track resurfaced as of Spring 2018. There is a fully developed baseball field with a press box and with built in bleachers, the railroad ties that are used as steps up a dirt path to access the bleachers at the baseball field are not ADA compliant nor are the concrete stairs at the bleachers. The baseball dugouts area in poor condition


Spalled Concrete Sidewalks

4.0 SUPPORT DOCUMENTATION

and need to be upgraded as well as the batting cages. The Score/ Press Box is poor condition and needs to be renovated. The softball field is located at the far west end of the site and is only used for practice, as the girls utilize the City of Socorro Softball Fields which are in better condition. In order to meet Title IX requirement for equal access the softball field needs a complete upgrade including full field improvements, bleachers, equipment storage and dugouts. Adjacent to the baseball field are some old tennis courts that have been abandoned and are in very poor condition that need to be demolished as the program is no longer offered at the school. The field house and concession/ restroom facilities located near the sports fields need repairs and the restrooms renovated to meet ADA requirements.

No handrails to access seating

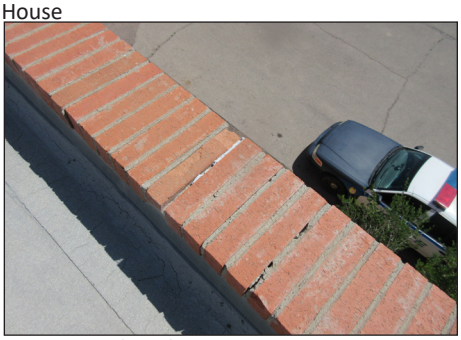
There are "four" designated paved parking areas at the high school –the main parking lot (132 parking spaces + 6 ADA) is located directly to the east of the Main Entrance, and further to the east near the guard shack is another small paved parking lot (2 parking spaces + 0 ADA). Directly to the south of the main parking lot at the lower level near the football field is additional parking that is used for athletic events (73 parking spaces + 5 ADA), and on the west side of the campus near the Cafeteria and CTE Building is another large parking lot (67 parking spaces + 0 ADA). While there is sufficient quantity of ADA spaces on site, they are not properly located in all parking areas, with the proper signage nor are there Van spaces provided as required by code. There is a small loop area near the main entrance that is used for parent drop-off/ pick-up; traffic congestion occurs in this area during both drop-off and pick-up times, as waiting parents block in the parked cars. School security personnel currently help direct traffic through the parent drop/pick-up area to keep traffic flowing. The parent drop/ pick up needs to be re-evaluated to improve access and safety. The connecting east/west access road through the site is utilized as the bus drop/pick-up near the southeast side of the main building which needs to have sidewalks installed for safety during the loading and unloading of students. All paved areas are in fair condition with some areas in poor condition. All four of the school's parking areas need various levels of repairs, resurfacing or top coat and re-striping, including replacement/upgrade of parking lot lighting.

Dilapidated Tennis Court - Need Demo

Poor ADA access to Bleachers at Football Field

Grading and drainage improvements are needed around the entire Main Academic Building as there are multiple locations of ponding and areas where the grade needs to be re-sloped away from the building to provide positive drainage. Additional grading and drainage issues at the transition from the south side of the student parking lot to the athletic fields need to be evaluated and corrected as there are issues with erosion beginning to form which is beginning to undermine some of the concrete at the edge. Along the southside of the Main Academic Building there are several areas that have both steps and ramps that need new handrails installed/ replaced, and portions of ramps that are too steep and do not meet ADA requirements also need to be replaced. The concrete sidewalks across the campus are in fair to poor condition with several areas of spalled surfaces that need to be replaced to prevent tripping, this is very predominate at the main entry to the school.

Maintenance Needed at Concession & Field House



Deteriorated Brick Copings

Site security of the campus is also concern as the campus is not fully fenced and can be easily accessed by the public via multiple areas. New fencing is needed around the perimeter of the campus to secure the areas that are used

4.0 SUPPORT DOCUMENTATION

by the school and secure entry access gates are needed to control daytime traffic access to the campus at both the west and east entrances.

Structural/Exterior Closure:

Both the Main Academic Building and the adjacent CTE Building were originally constructed in 1966, the Main Academic Building has undergone at least two additions and the CTE Building has undergone only one addition. The two buildings were constructed with concrete footings, stem walls, and a slab-on grade foundation system. There appears to be some structural settlement occurring at the southwest corner of the Auxiliary Gym (multiple cracks are visible in the CMU – including previous repairs) as well as the at the Band Room Addition there is settlement occurring at the northeast corner. The exterior walls consist of CMU with a red colored brick veneer all of which needs joint maintenance, repairs, and tuck-pointing. There are several areas along the upper perimeter of the exterior walls and on the roof parapets that have a stucco system in place that is cracked and damaged and is allowing water to penetrate the wall system; the stucco system needs to be repaired and recolor coated. At the Band Room addition, the exterior walls are sheathed with a horizontal metal panel system that needs inspection and all screws retightened, as well as the exterior metal wall panels at the north side of the CTE Building. There is a large metal fascia panel around the perimeter of both buildings that appears to have been painted within the past 3-4 year's, however the paint is peeling off in several areas which needs to be sanded, primed and repainted.

Deterioration of Exterior Brick Veneer

There are four roof systems in place on the Main Academic Building: metal "R" panel's, mechanically attached EPDM and TPO single-ply systems, and over the library the roof consists of an old "tar and gravel" asphalt roof system. There are multiple areas where punctures and patches were visible, roof drains without covers, tree debris, missing or poorly attached roof ladders, as well as several areas that have had long-term ponding. The brick parapets are deteriorated, cracked and in poor condition allowing water to infiltrate the building envelope, and there are multiple wires and conduits across the roof that need to be traced to find out what is active or not and all active lines need to be installed in conduit and properly put on roof jacks. Apart from the roof areas with TPO roofing which only need maintenance, the remainder of the entire roof needs a complete replacement and will require installation of additional insulation to meet current NM Energy Code requirements. All metal/stucco soffit/fascia panels that needs to be replaced as there are areas of continuous leaks and fascia/ flashing damage around the perimeter. The roof over the CTE Building consists of metal "R" panel's and a single-ply asphalt system with a pea gravel ballast. While the roofing for this building was installed in 2011, it needs maintenance, all flashings/copings need to be resealed, roof drains cleaned, and the screws at the metal panel laps need to be inspected and retightened.

Old Roofing Areas - Need Replacement

Old Roofing Areas - Need Replacement. Wires Not In Conduit

Exterior doors and frames are hollow metal, doors are a combination of solid panel at exterior storage, mechanical and secondary exits; and partially glazed doors at the main entry and classroom wings. The double door entries into the main entrance and classroom wings have double pane glazing and are in fair condition; while vestibules are in place in some location, doors have been removed rendering the vestibules inefficient. While some of the exterior doors have been replaced, there are several more that need replacement. Exterior

Upgraded Equipment - Band Room Area

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door hardware needs to be upgraded throughout and installation of magnetic door locks to improve overall building security.

A majority of the Main Academic Building does not have exterior windows in the classrooms, the areas that do are the original steel single pane window units. In all other areas the window units are in hollow metal frames and are double-glazed. The windows at the south and west sides of the cafeteria have had multiple issues with leaks, and many of the glazed units have had broken seals and condensation inside. This is an on-going issue as the glazing has been replaced several times. Around the perimeter of the library is a clerestory window system that needs replacement.


Clerestory Windows at Media Center

Interiors:
The interior walls are a combination of painted CMU walls, and wood/metal stud framed walls with painted gypsum board and are in fair condition and needing minor repairs and repainting, including installation of corner guards to reduce future damage.


Improper Flashing At CTE Building

The flooring throughout the school varies with 6”x6” ceramic tile that is old at the main entry vestibule and around central circulation corridor, some restrooms and in the kitchen; VCT (Vinyl Composition Tile) is in the main classroom corridors and most of the classrooms, however there are several classrooms that still have VAT (Vinyl Asbestos Tile) which needs to be abated and removed; carpet tile in the administrative offices, band room and library, polished and sealed concrete in the CTE building and part of the Band Room Addition; painted concrete in the locker rooms, and wood flooring in the main gym and rubber flooring in the auxiliary gym. Only the areas with the VCT, VAT, and 6”x6” ceramic tile need to be replaced and the wood flooring in the main gym needs to be sanded and refinished. The flooring in the restrooms is ceramic tile w/ ceramic tile wainscoting and sealed concrete in the mechanical/ janitor rooms.


Multiple Areas with Original VAT Flooring

The ceilings throughout consist of four types: exposed structure, painted gypsum board or plaster, and 2’x4’ suspended ceiling tile system. There are numerous stained ceiling tiles throughout the Main Academic Building from both current and previous roof leaks. The remainder of the ceiling system is in fair condition and should just require replacement of damaged/stained tiles.


Damaged Ceiling Tiles from Roof Leaks

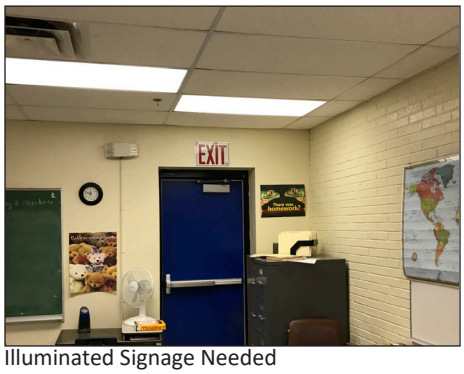
The interior door system consists of hollow metal frames with solid core wood doors (most are fire rated) with vision panels at classrooms, with the remainder of the building having a combination of hollow metal frames with either solid panel hollow metal doors or solid panel wood doors that are both rated and non-rated. There are interior window units around parts of the Administration Office and Library that have hollow metal frames that are in good condition.

Classrooms are spread-out in the facility due to design of the facility and the various additions over the years, which does not provide for easy supervision of corridors; additional security cameras are needed in strategic locations both for the interior and exterior. Technology upgrades are also needed throughout in as all classrooms need to be updated with Smart Board Technology systems. Many of the classrooms in the south classroom wing including the science labs


Old Science Lab Needs Renovation

4.0 SUPPORT DOCUMENTATION

in that area of the building have the original casework that needs to be replaced or no storage casework at all which needs to be installed. Security of the facility is a district priority, currently the school does not have a "true" secure entry and has installed a door bell/ camera, however it does not prevent anyone from once gaining access from the building not going directly to the Administration Office; based on the current layout of the entrance and administrative area without a visual connection, it is recommended that consideration be given to relocation the administration office into Classrooms 101 and 103 which would allow for a secure entry vestibule and visual site lines to the front doors and reconfiguration of the existing administration area into academic space such as a STEM Lab to help support the schools move towards project based learning.



Illuminated Signage Needed

Mechanical/Plumbing:
Heating and cooling is provided by a combination of roof top package units (natural gas fired heating with refrigerated and evaporative cooling), distributed by above ceiling ductwork, with roof mounted condensing units. A few of the units over the south classroom wing and on the Auxiliary Gym were replaced in 2011/2012 as well as the units serving the CTE building, all the remaining units are in fair to poor condition and need replacement. Heating and cooling is controlled by individual thermostats in each room, however they do not maintain adequate temperature control.


Renovation of Auxiliary Gym Needed

The restrooms in the CTE building are in good condition as they were constructed in 2011 and do not get a lot of use; the restrooms in the north and south classroom wings were renovated in 2015, and the PE and Varsity Locker Rooms locker rooms have undergone a "partial renovation". The restrooms in the main entry vestibule, in the administration office, nurse and across the corridor from the administration office have not been renovated in the past 15+ years. All of these restrooms are in need of complete renovation including ADA accessibility: all plumbing including hot water supply, fixtures, ventilation, lighting, toilet accessories and wall/ floor finishes. While the other restrooms and locker rooms were upgraded, problems with the water and sewer lines still are impacting the school and need to be addressed as part of the renovations of the remaining restrooms. The existing kitchen needs a complete renovation and reconfiguration including the serving area to be more efficient, new equipment and finishes including non-slip flooring surface; renovation of the north half of the cafeteria and install acoustic wall panels on both the north and south sides of the cafeteria is also needed.


Relocate Kiln in a secure area with ventilation


Residential Grade Casework in Admin Areas

Electrical:
The electrical system is fed from a 500kVA pad-mounted transformer that delivers 277/480 V., 3-phase, 4-wire power via multiple sized MDP's, that may need to upgraded as part of the HVAC upgrade and will also require a secondary service upgrade as all of the classrooms do not have enough power outlets to support current and future technology needs, and the school is also experiencing problems with breaker's tripping. An exhaust fan is needed in electrical closet 108 as there is no ventilation in this room and it gets very hot. Lighting throughout is a combination of 2'x4' lay-in fluorescent light fixtures, and surface mounted fluorescent light fixtures which need upgrading to LED, throughout as several areas have poor light quality. Emergency lighting is located in the classrooms and corridors; and emergency exit signs are


Locker Rooms only Received Partial Upgrades

4.0 SUPPORT DOCUMENTATION

illuminated, however there are several emergency exit locations that do not have illuminated signage which need to be installed. All exterior building light fixtures should be replaced with LED fixtures with photocells as the existing is in either poor condition or non-operable.

Fire Protection/Life Safety Systems/Accessibility:
The fire alarm system consists of audible and visual annunciators in all occupied spaces and corridors; the system is activated by pull stations and is centrally monitored in the administrative office, however both fire alarm system needs to be upgraded. There is fire sprinkler system in place with the fire riser installed in the far northeast corner of the building that has had previous issues with leaks; the system will need to be upgraded and expanded throughout the whole building as part of any major renovation project as required under the current International Existing Building Code (2009/2015 IEBC – Level 3 Renovation) and Fire Code.

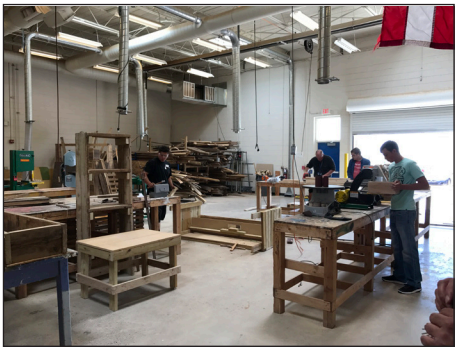
A new security camera system (interior/exterior) is needed and to be connected to the facility's Intrusion alarm system. The intercom system is outdated and needs replacement along with upgrades to the phone system. The school does have a security system in place and needs one that is comprised of intruder alarm, motion detectors, however additional security cameras in strategic areas need to be installed to better monitor the building. Overall, the facility meets most ADA requirements but will need to be upgraded to meet current code requirements.

Past PSCOC Funding:
This facility has not received PSCOC in 2002 for a small addition and partial remodel. Design and construction of the band room and CTE building was funded 100% by the district through GO Bond monies.

FMAR's
As part of the Facility Assessment Process, the district's FMAR's were reviewed to determine if conditions still exist or have been improved. The most recent FMAR available is from 2017, NMPSFA will schedule a new FMAR to be completed in 2020. There were several areas in the major findings have been combined along with additional deficiencies identified from the FMP facility assessments into larger capital improvement projects that have been prioritized in the district's Capital Improvement Plan. The minor findings in several areas have already been addressed and items that were not, were also identified as maintenance repair needs were given to the SCSD Maintenance Department to be entered into School Dude and will be summer work projects.


Old Kitchen Equipment - Needs Renovation


Old Kitchen Equipment - Needs Renovation


Equipment disconnected from Dust Collection System in Wood Shop

Preliminary Budget for PSFA Systems Grant Application

Socorro Consolidated School District

ECM No.	ECM Name	Facility	ECM Description	Annual Utility Savings	Annual O&M Savings	Total Annual Savings	Labor, Equipment, and Materials Budget*	Estimated Utility Rebates	Net Cost	SPB Years
1.05	Lighting Systems	Sarracino Middle School	LED lighting system replacement/retrofit	$15,900	$1,600	$17,500	$188,700	$14,700	$174,000	9.9
1.07	Lighting Systems	Socorro High School	LED lighting system replacement/retrofit	$25,100	$2,500	$27,600	$297,800	$22,200	$275,600	10.0
2.05	HVAC Systems	Sarracino Middle School	Replacement of selected HVAC units	$3,600	$400	$4,000	$1,149,300	$0	$1,149,300	287.3
2.07	HVAC Systems	Socorro High School	Replacement of selected HVAC units	$6,500	$600	$7,100	$1,386,200	$0	$1,386,200	195.2
Total				$51,100	$5,100	$56,200	$3,022,000	$36,900	$2,985,100	53.1

* Depicted budgetary costs are for Labor, Equipment Materials and GRT only, and currently excludes: Engineering, Design, Construction Management, Safety, Bonding, Commissioning, M&V, OH&P, Contingency and State Fees. The majority of these additional cost items are dependent on the final project scope of work.

Preliminary HVAC Equipment Replacement Scope of Work

Socorro Consolidated School District

Building	Tag	Existing Equipment	Existing Manufacturer	Area Served	Tonnage	Scope of Work
Raymond S. Sarracino Middle School	06-AC-01	AC	Carrier	Admin	-	None
Raymond S. Sarracino Middle School	06-EC-01	Evap cooler	Champion	Art	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-02	Evap cooler	Aerocool	Classroom 25	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-03	Evap cooler	Aerocool	Life Skills	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-04	Evap cooler	Champion	Kitchen	30.0	Replace kitchen MAH with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-EC-05	Evap cooler	Champion	IEP Conf Room	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-06	Evap cooler	Champion	Cafeteria	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-07	Evap cooler	Champion	Visitor Locker	30.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-08	Evap cooler	Champion	Concessions	12.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-09	Evap cooler	Champion	Boys Locker	30.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-EC-10	Evap cooler	Champion	Girls Locker	30.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-01	Evap/furnace	Reznor	Music	10.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-02	Evap/furnace	Reznor	Concessions	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-03	Evap/furnace	Reznor	Kitchen	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-04	Evap/furnace	Reznor	IEP Conf Room	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-05	Evap/furnace	Reznor	Cafeteria	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-06	Evap/furnace	Reznor	Admin	20.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-07	Evap/furnace	Reznor	Football Locker	3.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-08	Evap/furnace	Reznor	Boys Locker	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-09	Evap/furnace	Reznor	Gym	25.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-10	Evap/furnace	Reznor	Auditorium	30.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-FRN-11	Evap/furnace	Reznor	Girls Locker	-	Deinstall
Raymond S. Sarracino Middle School	06-FRN-12	Evap/furnace	Reznor	Gym	25.0	Replace evaporative cooler with DX/NG RTU
Raymond S. Sarracino Middle School	06-RTU-01	RTU	Trane	Computer Lab 35 / Classroom 34	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-02	RTU	Trane	Home Ec	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-03	RTU	Carrier	Woodshop	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-04	RTU	Carrier	Computer Lab #23	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-05	RTU	Carrier	Media Center	12.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-06	RTU	Carrier	Classrooms, Wing C	7.5	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-07	RTU	Carrier	Classrooms, Wing C	10.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-08	RTU	Carrier	Classrooms, Wing C	7.5	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-09	RTU	Carrier	Classrooms, Wing C	10.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-10	RTU	Carrier	Classrooms, Wing C	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-11	RTU	Carrier	Classrooms, Wing B	7.5	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-12	RTU	Carrier	Classrooms, Wing B	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-13	RTU	Carrier	Classrooms, Wing B	7.5	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-14	RTU	Carrier	Classrooms, Wing B	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Raymond S. Sarracino Middle School	06-RTU-15	RTU	Carrier	Classrooms, Wing B	10.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-EC-01	Evap cooler	Aztec	Main Gym	37.5	Replace evaporative cooler with DX/NG RTU
Socorro High School	07-EC-02	Evap cooler	Aztec	Main Gym	37.5	Replace evaporative cooler with DX/NG RTU
Socorro High School	07-FRN-01	Furnace	Sterling	Aux Gym	-	Deinstall
Socorro High School	07-MAH-01	MAH	Aztec	Kitchen	20.0	Replace kitchen MAH with new, higher-efficiency unit
Socorro High School	07-RTU-01	RTU	Trane	Cafeteria	20.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-02	RTU	ComfortMaker	Art 119	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-03	RTU	York	Life Skills 118	10.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-04	RTU	York	Sci Lab 117	6.5	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-05	RTU	York	Clrm Sci 116	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-06	RTU	York	OT/PT and Speech Offices	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-07	RTU	York	Sci Lab 112	6.5	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-08	RTU	ComfortMaker	Sci Lab 110	5.0	Replace DX/NG RTU with new, higher-efficiency unit

Building	Tag	Existing Equipment	Existing Manufacturer	Area Served	Tonnage	Scope of Work
Socorro High School	07-RTU-09	RTU	York	Comp Lab 106	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-10	RTU	York	Comp Lab 105	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-11	RTU	ComfortMaker	Clrm 104	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-12	RTU	ComfortMaker	Restroom N	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-13	RTU	ComfortMaker	Corridor N	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-14	RTU	ComfortMaker	Clrms 120-123	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-15	RTU	ComfortMaker	Counselor Offices	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-16	RTU	York	Main Entry	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-17	RTU	York	Main Entry	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-18	RTU	ComfortMaker	Receptionist	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-19	RTU	ComfortMaker	Storage 301	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-FRN-20	Evap/furnace	Reznor	Locker	12.5	Replace evaporative cooler with DX/NG RTU
Socorro High School	07-FRN-21	Evap/furnace	Reznor	Locker	12.5	Replace evaporative cooler with DX/NG RTU
Socorro High School	07-RTU-22	RTU	ComfortMaker	Weight Room	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-23	RTU	ComfortMaker	Piano Lab	5.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-24	RTU	Trane	Band Reception	2.5	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-25	RTU	Trane	Band/Choir	6.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-26	RTU	ComfortMaker	Clrm 305	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-27	RTU	ComfortMaker	Clrm 307	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-28	RTU	ComfortMaker	Clrm 309	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-29	RTU	ComfortMaker	Clrm 308	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-30	RTU	ComfortMaker	Clrm 310	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-31	RTU	ComfortMaker	Sci Lab 306	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-32	RTU	ComfortMaker	Clrm 319	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-33	RTU	ComfortMaker	Clrm 321	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-34	RTU	ComfortMaker	Comp Lab 317	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-35	RTU	ComfortMaker	Clrm 318	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-36	RTU	ComfortMaker	Clrm 320	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-37	RTU	ComfortMaker	Clrm 316	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-38	RTU	ComfortMaker	Teacher Wk Rm 326	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-39	RTU	ComfortMaker	Library Desk	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-40	RTU	ComfortMaker	Library Equip Stor	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-41	RTU	ComfortMaker	Library Books/Video	12.5	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-42	RTU	ComfortMaker	Library	3.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-43	RTU	ComfortMaker	Clrm 315	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-44	RTU	Trane	Restroom C	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-45	RTU	ComfortMaker	Academic Resource 304	15.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-46	RTU	Carrier	Aux Gym	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-47	RTU	Carrier	Aux Gym	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-48	RTU	Carrier	Aux Gym	4.0	Replace DX/NG RTU with new, higher-efficiency unit
Socorro High School	07-RTU-49	RTU	Carrier	Aux Gym	4.0	Replace DX/NG RTU with new, higher-efficiency unit

YEAROUT
ENERGY SERVICES

SOCORRO CONSOLIDATED SCHOOLS

PROJECT FEASIBILITY REPORT

May 2, 2018

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1.0 Executive Summary

In April 2018, Socorro Consolidated Schools (SCS) engaged with Yearout Energy Services Company to perform a preliminary feasibility study on SCS's facilities with the intent to identify the potential for developing a self-funding / budget-neutral Energy Savings Performance Contracting (ESPC) project. As a result of this feasibility study, Yearout Energy has determined that an ESPC project would provide SCS with a tremendous opportunity to leverage future utility and operational cost savings to self-fund essential capital improvements immediately.

A fundamental benefit of ESPC projects is that they allow for measures of varying financial returns to be bundled together to form a combined project that meets SCS's financial, operational and sustainability objectives. This process places SCS at the project helm in terms of selecting which measures will be implemented as part of the final project scope.

The following table depicts approximate fundable project amounts based on targeted reductions in SCS's current annual utility spend within a preferred financing term. The values shown currently anticipate no capital contribution from SCS or PSFA, which if available, would result in either a larger project scope or condensed finance period.

Table 1: Fundable Project Amounts

Scenario	Targeted Annual Savings				Duration of Financing Term		
	% Reduction	Utility Savings	O&M Savings	Total Savings	15 Years	20 Years	25 Years
Quick Payback Measures Only	15%	$84,000	$12,600	$96,600	$1,449,000	$1,932,000	$2,415,000
Blend of Quick & Medium Payback Measures	20%	$112,000	$16,800	$128,800	$1,932,000	$2,576,000	$3,220,000
Blend of Quick & Medium Payback Measures with Limited Capital Improvements	25%	$140,000	$21,000	$161,000	$2,415,000	$3,220,000	$4,025,000
Blend of Quick & Medium Payback Measures with Moderate Capital Improvements and Renewable Energy	40%	$224,000	$33,600	$257,600	----------	$5,152,000	$6,440,000

Following the review of this Project Feasibility Report, Yearout Energy would recommend SCS take the following step to perform an Investment Grade Audit (IGA) with the intent to develop and implement an ESPC project. We are confident that you will find this report substantiates our ability to deliver a high-integrity project with unparalleled benchmarks for performance, quality, transparency and service. We are prepared to mobilize a highly-skilled project team and look forward to partnering with SCS to develop and implement a seamless program that exceeds your sustainability, financial, facility, and operational objectives.

Yearout Energy would like to extend a great deal of thanks to SCS staff for their efforts and contributions during the feasibility study.

2

Facility Information

2.0 Facility Information

Socorro Consolidated Schools is located In Central New Mexico, where the District has been serving the educational needs of the surrounding communities for over one hundred years. The District is comprised of seven schools, an administration office, maintenance / bus barn and GRADs facility.

Table 2: Socorro Consolidated Schools - Facilities

Facility	Street Address	City	State	Zip	NMCI Rank	Gross Area (ft^2)	Year Built	Grades	Enrollment
Administration Office	700 Franklin Street	Socorro	NM	87801	-----	10,200	1975	-----	-----
Cottonwood Valley Charter School	201 Neel Street	Socorro	NM	87801	248	20,318	2000	K - 8th	170
GRADS / Adult Education	310 Fisher Ave	Socorro	NM	87801	-----	11,500	1937	-----	-----
Maintenance / Bus Barn	1425 El Camino Drive	Socorro	NM	87801	-----	7,200	1992	-----	-----
Midway Elementary	9 Midway Road	Polvadera	NM	87828	665	22,215	1992	K - 5th	101
Parkview Elementary	107 Francisco de Avondo Street	Socorro	NM	87801	405	76,685	1998	PreK – 3rd	349
San Antonio Elementary	4th Street	San Antonio	NM	87832	640	14,875	2016	K - 5th	77
Sarracino Middle	1452 El Camino Real	Socorro	NM	87801	81	90,484	1986	6th - 8th	385
Socorro High	1200 Michigan Ave	Socorro	NM	87801	230	142,799	1966	9th - 12th	447
Zimmerly Elementary	511 El Camino Real	Socorro	NM	87801	552	39,575	2007	4th - 5th	246
Totals	-----	-----	-----	-----	-----	424,351	-----	-----	1,775

3

Baseline Utility Analysis

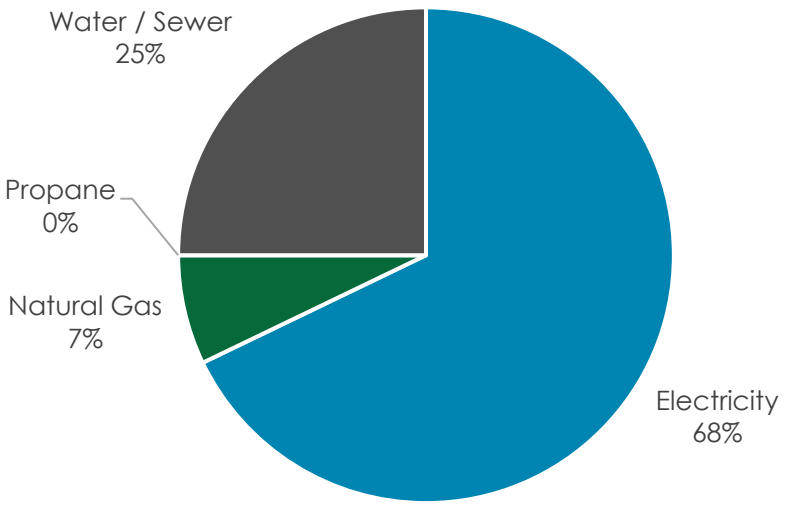
3.0 Baseline Utility Analysis

A baseline utility analysis was performed using historic utility information provided by the District, which did not include information for Cottonwood Valley Charter School or the Maintenance / Bus Barn facility. Furthermore, the information provided did not cover a full 12-month period, nor was propane utility information available at the time of this preliminary study. Therefore, Yearout Energy has taken the available information and applied some assumptions in order to gain a high-level understanding of the District's current annual utility consumption and cost. During the Investment Grade Audit, Yearout Energy will request historic utility information directly from utility providers and perform a comprehensive analysis of this information in an effort to establish an accurate baseline for each facility.

Table 3: Baseline Annual Approximate Utility Cost Summary

Utility	$/Year
Electricity	$380,000
Natural Gas	$40,000
Propane	TBD
Water / Sewer	$140,000
Total	$560,000

Figure 1: Baseline Annual Utility Cost Breakdown

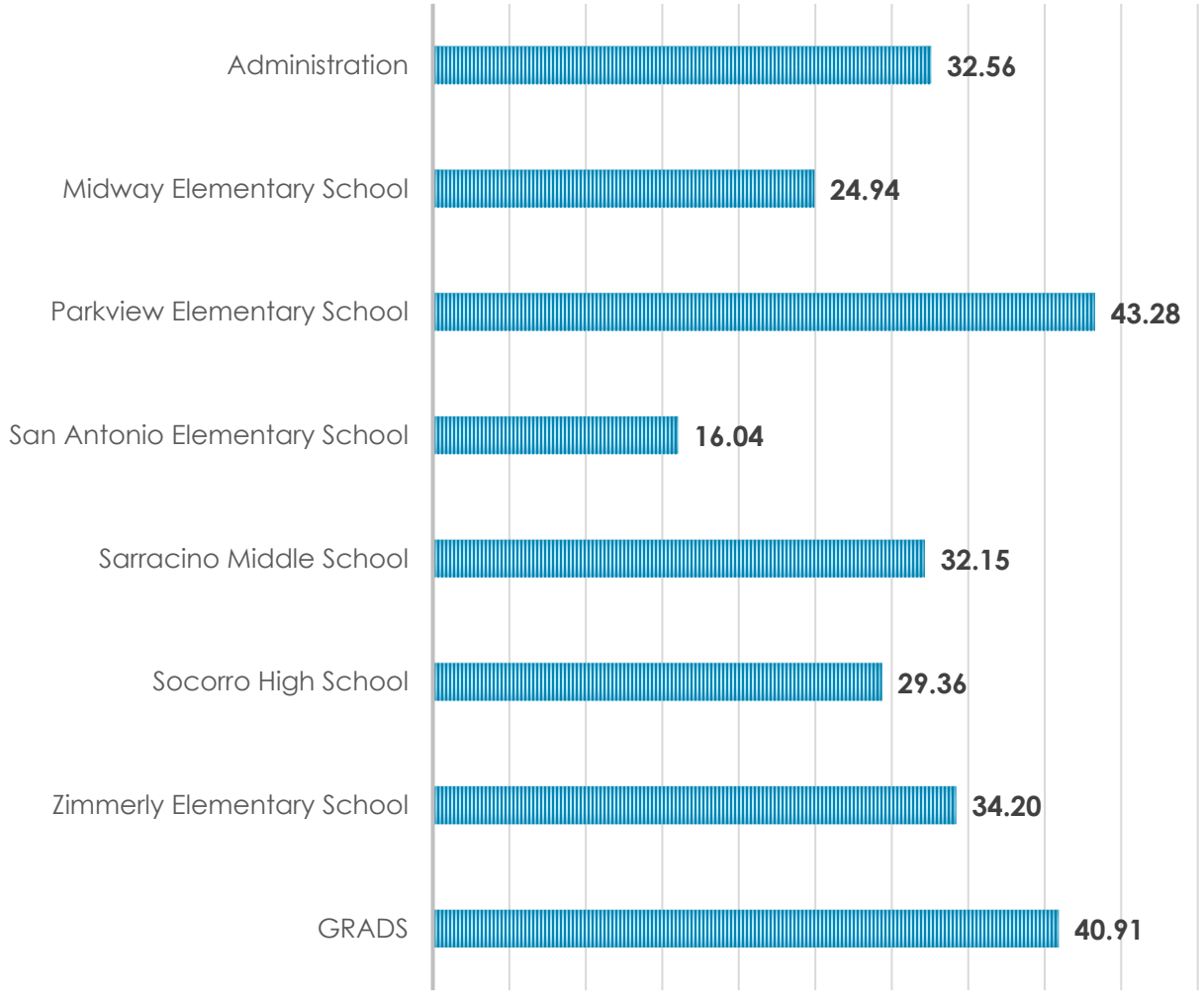


3.1 Benchmarking

Baseline Energy Utilization Index (EUI)

A common approach to benchmarking a facility is through the comparison of the facility's Energy Utilization Index (EUI) against that of similar facilities. The EUI is determined by dividing the total annual energy consumption by the area of the facility (kBtu/ft^2/Year). The lower the EUI, the better the energy performance of the facility. The following table and chart depicts the EUI for each facility included in the feasibility study.

Figure 2: Baseline EUI Comparison (kBtu/ft^2/Year)

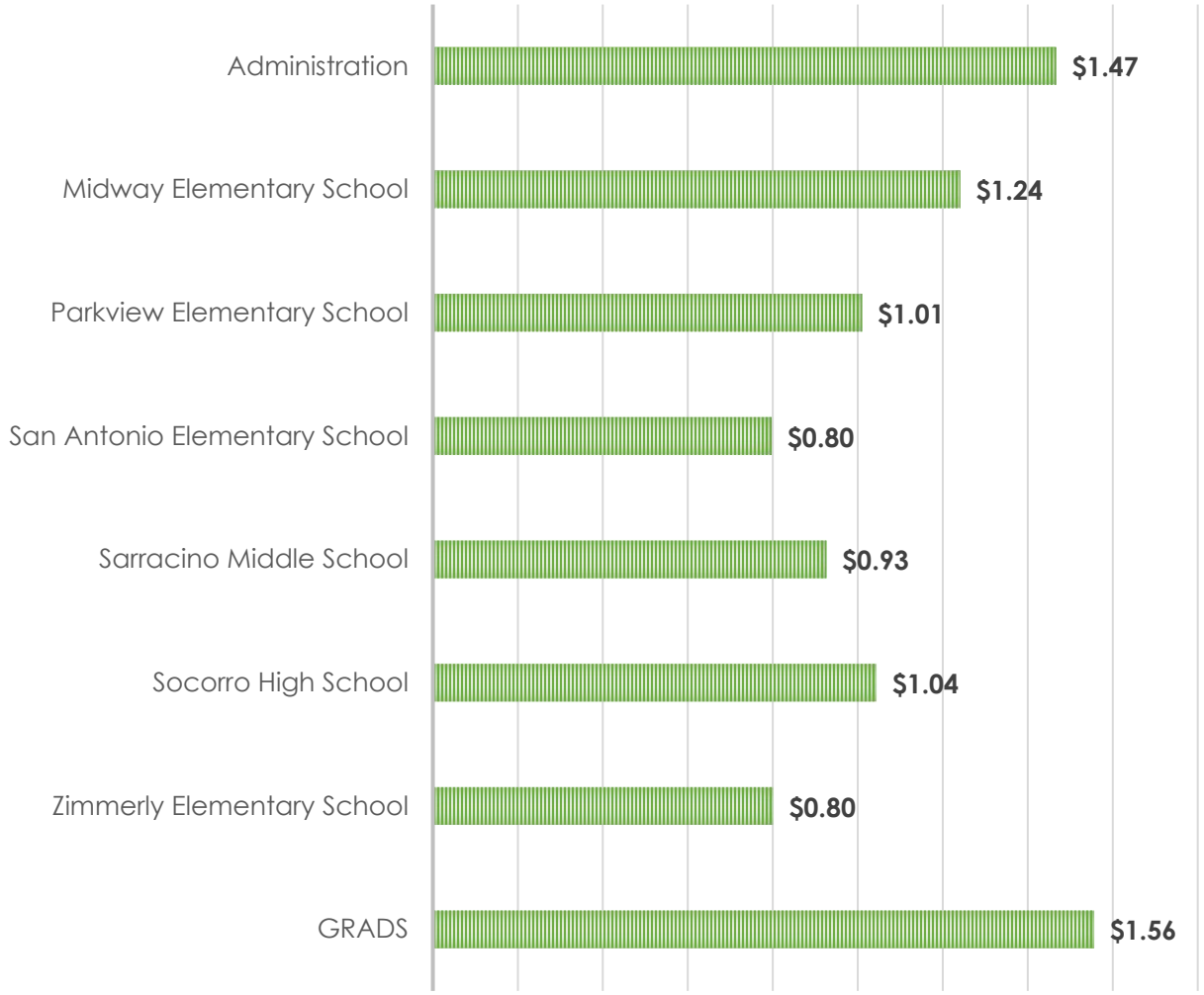


Provided utility information was incomplete at the time of this preliminary analysis. These figures are subject to change during the Investment Grade Audit.

Baseline Energy Cost Index (ECI)

Another common method for benchmarking a facility is through the comparison of the facility's Energy Cost Index (ECI) against that of similar facilities. The ECI is determined by dividing the total annual energy utility cost by the square footage of the facility ($/ft²/Year). The lower the ECI, the better the energy cost performance of the facility.

Figure 3: Baseline ECI Comparison ($/ft²/Year)



Provided utility information was incomplete at the time of this preliminary analysis. These figures are subject to change during the Investment Grade Audit.

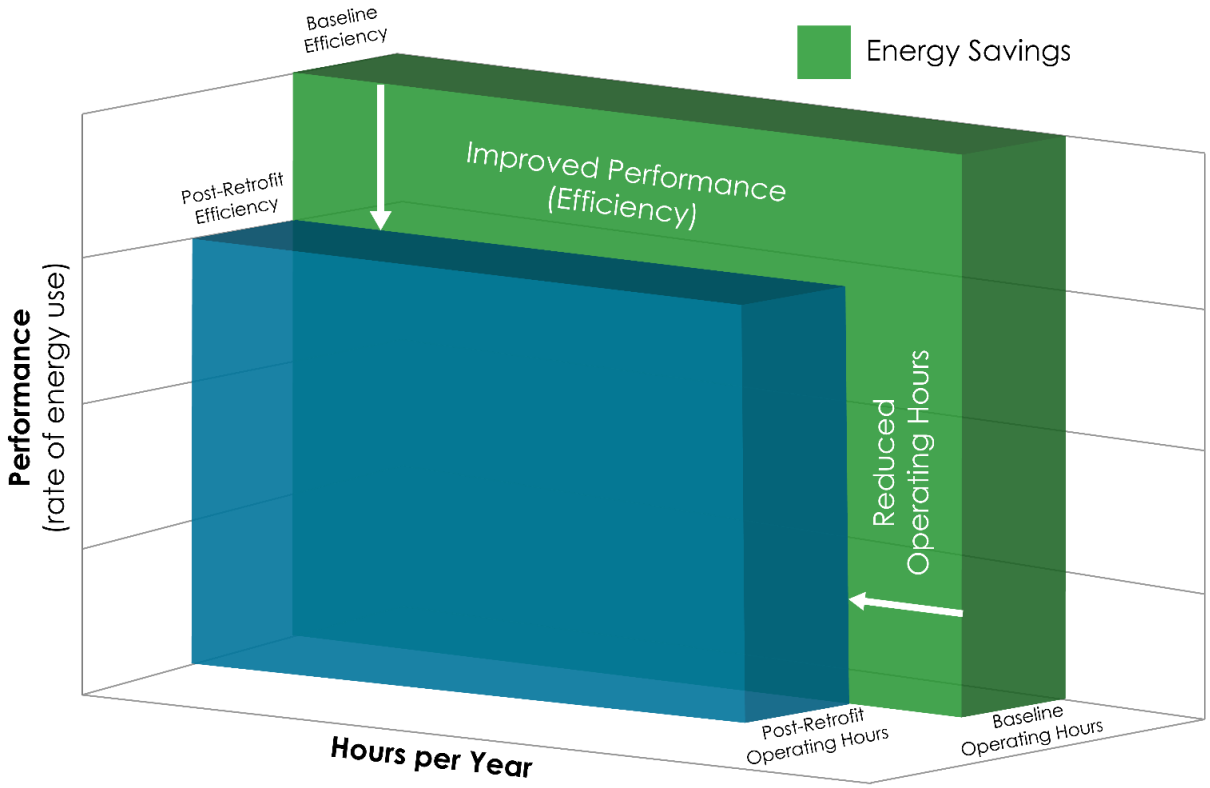
4

Energy Conservation Measures

4.0 Energy Conservation Measures

The two fundamental factors contributing to energy savings are performance and duration. Performance describes how much energy is being used to accomplish a task, while duration describes how much time the task operates.

Figure 14: Energy Conservation Measures (ECM) Diagram



(M&V Guidelines: Measurement and Verification for Federal Energy Projects Version 3.0)

A fundamental benefit of ESPC projects is that they allow for measures of varying financial returns to be bundled together to form a combined project that meets your financial and operational objectives. This process places the facility owner at the project helm in terms of selecting which measures will be implemented as part of the final project scope within a targeted financing term.

The following section provides is a general description of a preliminary sample of Energy Conservation Measures (ECM's) that will be further investigated during the Investment Grade Audit.

4.1 HVAC System

4.1.1 HVAC Equipment Replacement

This measure will replace the existing aged inefficient HVAC equipment that has met the end of their useful life with new more efficient equipment. Replacing this equipment will greatly improve occupant comfort, improve system reliability, and reduce maintenance and utility costs.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

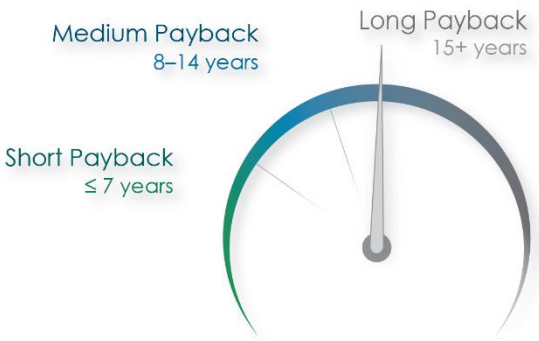


Photo Tour

Socorro High School

These aged HVAC Units serving the High School gymnasium have met the end of their useful life and are in need of immediate replacement.

Midway Elementary School

One of the two HVAC units serving the cafeteria / gym area at this facility is currently non-operational and in need of replacement.

Parkview Elementary School

Several areas within this facility are currently served by aged evaporative cooling equipment. The District has a strong desire to replace this equipment with new high efficiency mechanical cooling equipment which will greatly improve occupant comfort.

Socorro High School

This unit serving the High School kitchen is currently out of operation due to equipment failure. The occupants of this space are currently working in an uncomfortable indoor environment.

4.1.2 HVAC Controls

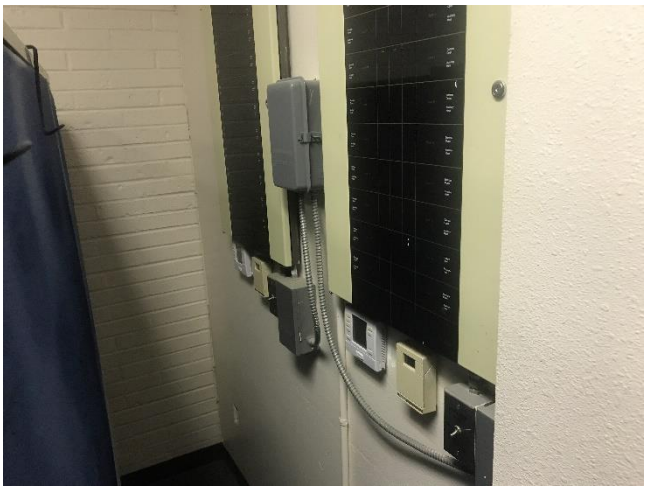
This measure will install a new open-protocol energy management control system that will allow the maintenance staff to efficiently troubleshoot equipment, extend equipment service life, and optimize energy performance.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour



Socorro High School

The HVAC controls at the High School are aged and in need of replacement. This equipment provides no remote access to the maintenance team, requiring a visit to the facility for every service call.

Midway Elementary School

Several of the District's facilities are currently equipped with standalone thermostats, such as the one shown in this photo, which provide no remote visibility or troubleshooting capabilities. This thermostat serving the gym/cafeteria is set to maintain a cooling space temperature of 69°F, which is much colder than what is necessary to provide a comfortable indoor environment for occupants.

Socorro High School

This standalone thermostat serving the band area is not only set to maintain a cooling space temperature of 68°F, but is also in "permanent hold", forcing the equipment to operate during unoccupied periods.

4.1.3 Recommissioning / Tune-Up

The HVAC system accounts for a significant portion of any facility's operating, maintenance, and energy costs. Re/Retro-commissioning is the process of improving the operation and maintenance of building systems to ensure that the building continues to operate effectively and efficiently based on the current needs of the facility. A well-engineered re/retro-commissioning program goes beyond typical maintenance practices and applies direct focus on optimizing building systems for peak energy performance and occupant comfort.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary School

During the initial site visit it was observed that the damper actuator and linkages on this HVAC unit appear to be damaged and not operating correctly. This would allow for excessive outside air to be treated, increasing energy consumption and cost.

Socorro High School

A considerable amount of the rooftop HVAC equipment throughout the District have condenser coils which have been damaged by hail or other objects. When the fins are flattened, airflow through the condenser coil can be reduced, which can negatively affect the ability of the coil to transfer heat. These fins can often be combed to restore the units to pre-loss condition, which would improve performance and reduce energy consumption.

GRADs

The cooling equipment serving a small data closet at this facility is currently set to maintain a space temperature of 64 °F, which requires equipment to operate more than what is necessary to properly serve the space.

4.1.4 High Efficiency Air Filtration

This measure would install new high-efficiency media sections to applicable air-handling equipment which removes ultrafine particles, odors, VOCs, biologicals and gas phase contaminants from indoor and ventilation air. The new media will conserve energy by reducing fan work and outdoor ventilation levels. The new media has a longer service life than standard air filters, saving on on-going operational costs.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

All Facilities

This photo depicts a high-efficiency air filtration system that could be installed on applicable equipment to improve indoor air quality and reduce energy consumption.

4.1.5 Duct Sealing

This measure will reduce leakage in the air distribution system which will significantly improve occupant comfort and reduce unnecessary energy losses. A sealant is dispersed into the air distribution system, where it coats the interior lining of duct work, repairing nearly all visible and non-visible leaks. Large visible repairs often need to be sealed manually by a trained service technician.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

All Facilities

This photo depicts a trained technician operating the duct sealing equipment in a commercial facility. This measure will be investigated in all applicable facilities.

4.2 Lighting System

4.2.1 LED Lighting Retrofits and Replacements

This measure will retrofit and/or replace the existing interior and exterior lighting equipment with new Light Emitting Diode (LED) technology. This will significantly reduce the energy consumption of the lighting system while improving the indoor and outdoor environment. As a comparison, LEDs use 75% less energy and last 35 to 50 times longer than incandescent lighting. In addition to less energy use and extended life, LEDs are more durable, contain no mercury and require less maintenance.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary

This gym at this facility, and others throughout the District, are currently lit by inefficient 400-Watt MHL fixtures. These fixtures should be replaced with new LED fixtures to improve light quality, reduce energy consumption and lessen ongoing maintenance costs.

GRADS

This facility, and several others throughout the District, are primarily lit by aged inefficient T12 fluorescent lighting fixtures. These fixtures should be replaced with new LED fixtures to improve light quality, reduce energy consumption and lessen ongoing maintenance costs.

Parkview Elementary

The District has done an excellent job replacing failed exterior lighting fixtures throughout all facilities with new LED fixtures. However, there is still a considerable number of existing fixtures that could benefit from a similar upgrade to LED technology to further improve security, reduce energy consumption and lessen ongoing maintenance costs.

Socorro High School

The sports field lighting at this facility and others in throughout the District could benefit greatly from an LED upgrade which would significantly reduce energy consumption, improve light quality, uniformity, visual comfort and limit obtrusive light to surrounding areas.

4.2.2 Lighting Controls

Beyond improvements made to lighting fixtures, Yearout Energy with investigate the potential to further enhance project outcomes through enhanced lighting control strategies, such as:

- Occupancy / Vacancy Sensors
- Daylight Harvesting
- Personal Dimming Control
- HVAC Integration
- High-End Trim
- Plug-Load Integration / Control
- Demand Response
- Scheduling

Key Benefits

✓	Utility Savings
	Operations & Maintenance Savings
	Improve System Reliability
✓	Extend Equipment Service Life
✓	Improve Occupant Comfort
✓	Improve Safety / Security
	Standardize Equipment
✓	LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary

The lighting fixtures in the restroom are currently controlled by a keyed light switch which allows for the fixtures to operate at all times, even when the space is unoccupied. Installing an occupancy sensor would disable the lighting in the space during unoccupied periods, significantly reducing energy consumption of the connected fixtures.

4.3 Building Envelope Improvements

4.3.1 Weatherization & Insulation

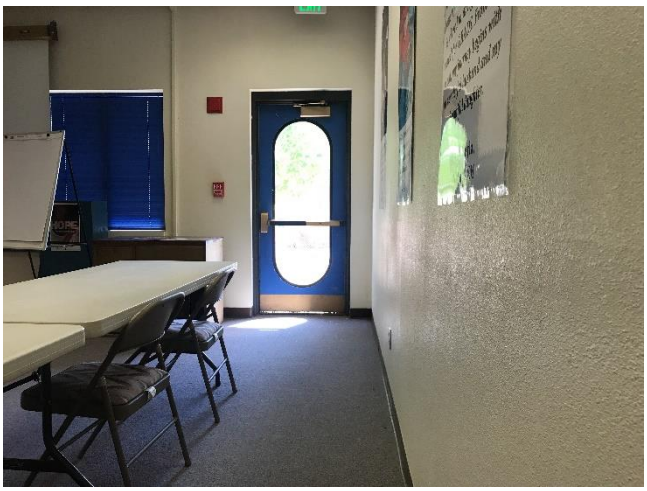
Door systems, window seals and roof-wall seams are the most common areas of infiltration in a facility. Sealing these leaks and replacing damaged or missing insulation will significantly reduce energy losses throughout the facility, while also improving occupant comfort.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour



GRADs

The door in this photo has a large visible air gap which can be sealed to eliminate losses and reduce energy consumption.

4.3.2 Window Improvements / Window Film

Providing natural lighting through windows in a building is essential to human comfort and health. Unfortunately, this can create excessive heat, computer screen glare, damage to indoor surfaces and increase energy cost. Existing aged single-pane windows will be evaluated for replacement, while all windows will be evaluated for window film application to reduce these negative impacts while improving overall occupant comfort.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

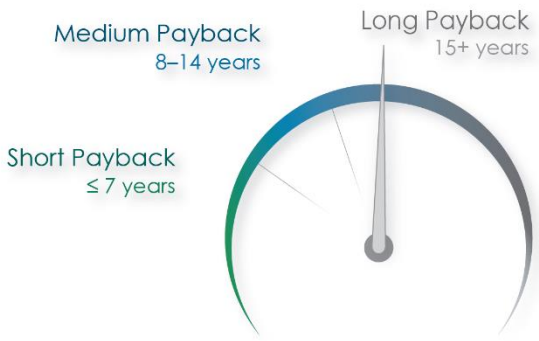


Photo Tour

GRADs

The aged single-pane windows at this facility, and others throughout the District, will be evaluated for replacement with new more efficient double-pane windows to reduce energy consumption while greatly improving indoor occupant comfort.

4.3.3 Roofing Improvements

Cool roofing materials are very effective at reflecting the energy from the sun. In warm and sunny climates, the high emissivity property of cool roofs can also help to reduce the cooling load on the building by releasing the remaining heat absorbed from the sun. Cool roofs can significantly reduce the surface temperature of the roof, thereby lessening the heat transferred into the building below. This helps to reduce energy costs, improve occupant comfort, cut maintenance costs, increase the life cycle of the roof, and reduce urban heat islands along with associated smog.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

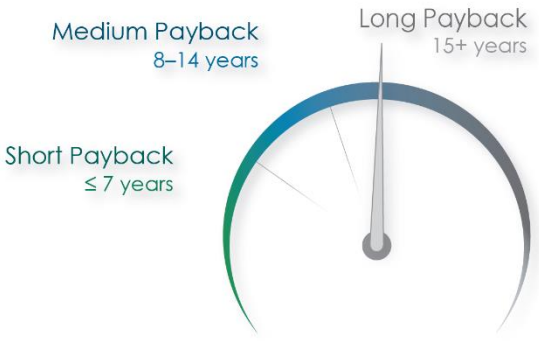


Photo Tour

Socorro High School

The roof at this facility, and others throughout the District, are in poor condition, and should be evaluated for replacement with a new cool roof to reduce energy consumption and improve indoor occupant comfort.

4.4 Renewable Energy

4.4.1 Solar Photovoltaic (PV)

Installing a Solar Photovoltaic (PV) system would produce clean energy onsite and reduce the amount of power purchased from the electric utility grid for 25 to 50 years depending on the quality of the equipment installed. Solar PV systems are interconnected behind the electric utility meter, and can be installed on the ground, roof and/or elevated carport structure. This measure will provide a complete turnkey design, interconnection, installation, start-up and commissioning of a Solar PV system.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

All Facilities

During the Investment Grade Audit, Yearout Energy will evaluate all facilities as potential candidates for the installation of a new Solar PV System. Factors that support this decision include: location, orientation, solar access (shading), electric rate structure, consumption load and pattern, available space, and many others.

4.5 Water Conservation

4.5.1 Domestic Water Fixtures

This measure will replace and/or recalibrate existing toilet and urinal flush valves to ensure the volume delivered per flush is the minimum required for optimal fixture performance. Where applicable, faucets will be outfitted with new vandal resistant low flow aerators, showerheads will be replaced with new low flow models, kitchen spray valves will be equipped with new efficient pre-rinse spray valves.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary

The domestic water fixtures at this facility, and several others throughout the District, operate at higher flow rates than was is necessary. These fixtures will be either replaced or recommissioned for optimal performance.

4.5.2 Faucet Sensors

This measure will replace applicable existing manual faucets with new faucets equipped with sensors to reduce water waste by automatically shutting off when they no longer sense a presence.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary

The aerator on this faucet was removed, allowing for the fixture to operate at full flow when running. In addition, the faucet was found running while the space was unoccupied.

4.5.3 Evapo-Transpiration Irrigation System

Evapo-Transpiration Irrigation Systems leverage key data inputs in order to deliver the optimal amount of water to served vegetation based on actual needs. This approach typically results in significantly less water consumption when compared to more traditional time-based systems. Overwatering is minimized due to the accurate delivery of water based on a customized profile established for each zone. In addition, water waste due to high winds is eliminated due to the ability of the system to recognize harsh weather conditions and disable watering.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Sarracino Middle School

The District is in the process of making improvements to the football field at this facility, which will use treated water to irrigate once complete. Installing an enhanced irrigation control system with help to deliver the optimal amount of water necessary to properly serve the space, while minimizing utility costs.

4.6 Plug Loads & Other ECMs

4.6.1 Energy Efficient Office Equipment

Replacing aged inefficient office equipment and appliances with new ENERGY STAR® compliant equipment will reduce energy consumption and costs. Enabling power savings modes and installing smart devices can help to further reduce energy consumption during unoccupied period.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Midway Elementary

This PCs in this computer lab are still larger less efficient desktop computers which can be replaced with new more efficient thin clients similar to other computer labs throughout the District.

4.6.2 Computer Power Management

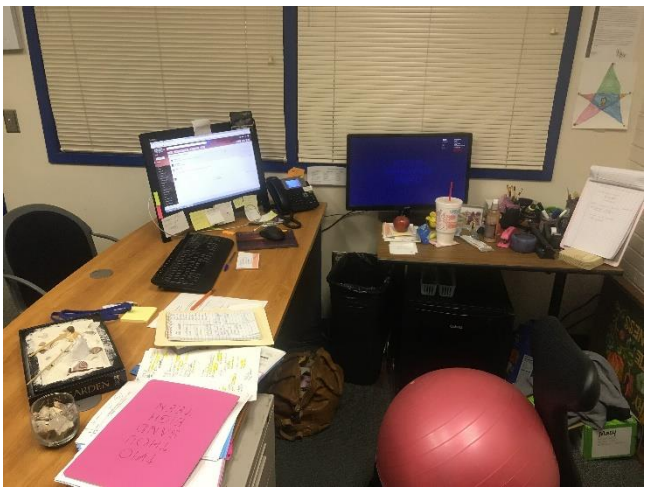
This measure involves the implementation of a network-based computer management solution that will significantly reduce energy consumption during periods of inactivity. This network-based solution allows for a streamlined implementation of system-wide best practices that balance user productivity and energy efficiency.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour



Socorro High School

An example of a computer and monitor left on while an office was unoccupied. With a more aggressive computer power management approach, this computer, along with all others throughout the District, would consume less energy during periods of inactivity.

4.6.3 High Efficiency Transformers

Replacing standard efficiency transformers with new high efficiency transformers will reduce energy consumption and help to eliminate waste. Transformer losses can account for as much as 5% of a facilities total electricity bill. This waste is converted to heat, which can further increase energy consumption in the facility if the transformer is located in an indoor conditioned space.

Key Benefits

✓	Utility Savings
	Operations & Maintenance Savings
✓	Improve System Reliability
✓	Extend Equipment Service Life
	Improve Occupant Comfort
	Improve Safety / Security
✓	Standardize Equipment
✓	LEED / Sustainability

Typical Payback Period

Photo Tour

Socorro High School

This standard efficiency transformer could be replaced with a new high efficiency transformer

4.6.4 Vending Machine Power Management

Refrigerated cold drink vending machines consume a significant amount of energy in order to deliver products at the desired temperature. Load-managing devices designed for cold drink vending machines utilize a Passive Infrared (PIR) Sensor which completely powers down the cold drink vending machine when the surrounding area is unoccupied for a set period of time. Once powered down, the device senses the surrounding ambient temperature, and automatically re-powers the vending machine at set intervals, independent of occupancy, to ensure that the vended products maintain their desired temperatures. The device also detects electrical current to ensure the machine is never powered down while the compressor is running. Similar devices will also be installed on non-refrigerated snack vending machines.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

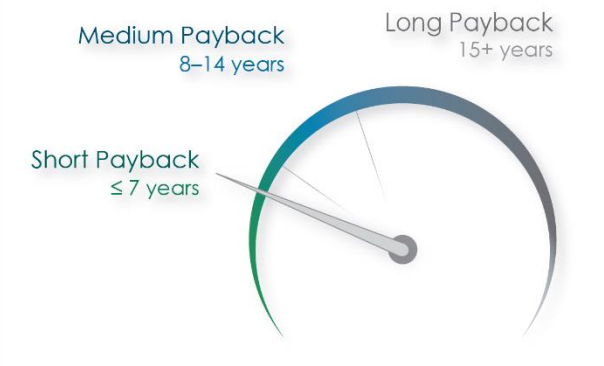


Photo Tour

All Facilities

This photo depicts a device that can be installed on vending machines throughout the District to reduce energy consumption during unoccupied periods.

4.6.5 Walk-in Cooler / Freezer Optimization

Walk-in coolers and freezers consume a considerable amount of energy in order to maintain the contained products at a desired temperature. Installing a smart controller to properly monitory and operate the evaporator in these spaces helps to: eliminate unnecessary defrosts typically associated with timed based alternatives, preserve product integrity, maximizes energy efficiency with less compressor runtime resulting from shorter defrosts, prevent ice formation on floors and ceilings and avoid excessive temperature swings.

Walk-in cooler and freezer evaporator motors can also be upgraded with ECM motors to further improve performance and reduce energy consumption.

Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Parkview Elementary

This walk-in freezer evaporator could benefit greatly from the installation of a smart control device and replacement of its motor with a new ECM motor.

4.6.6 High Efficiency Hand Dryers

High-performance hand dryers use 80% less energy than conventional hand dryers while completely drying hands in 10 to 15 seconds. Installing new high-performance hand dryers will save up to 95% in operational costs when compared to paper towels, as well as helping the facility to qualify for additional LEED credits.

Key Benefits

- Utility Savings
- **Operations & Maintenance Savings**
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- **LEED / Sustainability**

Typical Payback Period

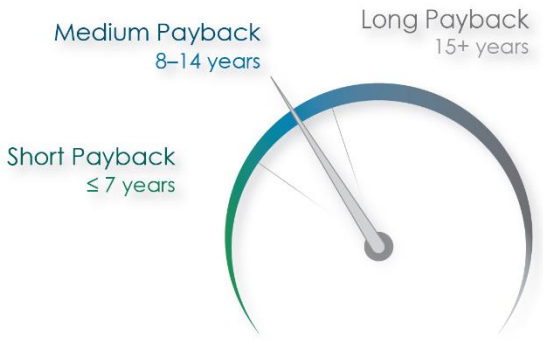


Photo Tour

Administration Office

The paper towel dispensers at this facility and others throughout the District could be replaced with new high efficiency hand dryers to significantly reduce cost and waste generated by the district.

4.6.7 Utility Management

During the Investment Grade Audit (IGA), Yearout Energy performs a comprehensive review of the most recent 1 - 3 years of historic utility information to establish baseline performance for each facility. During this process, Yearout Energy examines the data for potential billing errors, incorrect rate categorization, inconsistent patterns, and other inaccuracies triggering unnecessary expenditures. Yearout Energy uploads the historic utility information to our online database and continues to track utilities on an on-going basis during the IGA and through the entire ESPC Performance Period.

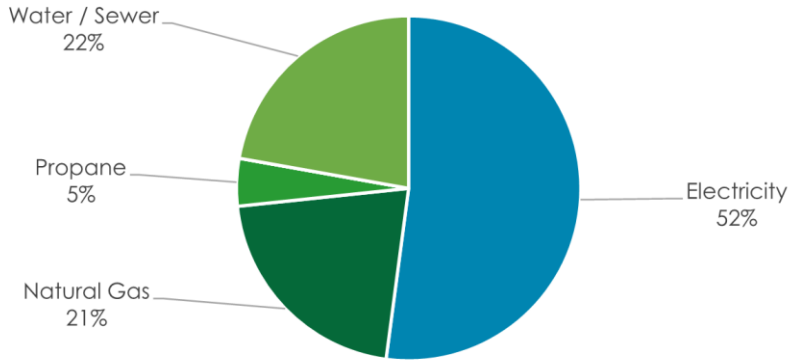
Key Benefits

- Utility Savings
- Operations & Maintenance Savings
- Improve System Reliability
- Extend Equipment Service Life
- Improve Occupant Comfort
- Improve Safety / Security
- Standardize Equipment
- LEED / Sustainability

Typical Payback Period

Photo Tour

Figure 1: Baseline Annual Utility Cost Breakdown



All Facilities

Example of a utility cost breakdown that is performed for all facilities during the Investment Grade Audit

5

Environmental Impact

5.0 Environmental Impact

Through the implementation of a comprehensive ESPC project that would reduce the District's current annual energy consumption by roughly 30.0%, the resulting environmental impact would be as follows:

Fuel Type	Annual Savings	lbs CO_2	Metric Tonnes CO_2
Electricity	774,269 kWh	681,258	309.01
Natural Gas	13,690 Therm	160,264	72.69
Propane	0 Gallon	0	0.00
Total	----------	841,522	381.71

This Reduction in Annual Emissions Is Equivalent to Any of the Following:	
73	Number of Vehicles Removed from Roads (Avg Size); or
496,498	Number of Miles Not Driven (Avg Size); or
10,519	Number of 75-Watt Light Bulbs Not Energized; or
37	Number of Avg Sized Houses Removed from Power Grid; or
104	Acres of Trees Planted; or
393,235	Pounds of Coal Not Burned

Other Emissions Factors
Electric: 0.879872 lbs. CO2e / kWh (eGRID 2014v2 Sub region AZNM)
Natural Gas: 11.707 lbs. CO2 / Therm
Steam: 195.3636 lbs. CO2 / Mlbs (Seattle Steam)
Fuel Oil: 22.384 lbs. CO2 / gal
Propane: 12.5 lbs. CO2 / gal
Conversion: 2,204.623 lbs. CO2 / Metric Tonnes CO2

Equivalents Conversions
Car Emissions: 11,470 lbs. CO2 / car / yr.
Tree Carbon Sequestration: 8,066 lbs. CO2 / acre / yr.
Vehicle Mileage Emissions: 0.59 lbs. CO2 / mile
75 W Light Bulb Emissions: 80 lbs. CO2 / Light Bulb / yr.
Tree Carbon Sequestration: 8,066 lbs. CO2 / acre / yr.
Coal Emissions: 2.14 lbs. CO2 / pound Coal
Houses Removed: 22,880 lbs. CO2 / house

Sources:
* Energy Information Agency (EIA)
* Environmental Protection Agency (EPA)
* ENERGY STAR
* eGRID 2014v2

6

Company Profile

6.0 Company Profile

Yearout Energy is part of the family of Yearout Companies, which was established in 1964 in Albuquerque, NM as a mechanical contractor. The Yearout Companies are a syndicate of focused businesses that work closely together to develop and build high quality projects intended to last. However, we do not just build buildings. We build relationships with our clients, subcontractors, vendors and employees through our dedication to safety, quality, sustainability and respect. Yearout Companies has grown to roughly $100 million in annual revenue, and has corporate headquarters operating out of a 60,000 square foot facility in Albuquerque, NM.

Yearout Companies has evolved over the past 54 years into a client-centric energy and facility services firm delivering high performance projects across the region. Yearout Energy was established in 2012 to provide guaranteed integrated solutions that optimize operational performance, design, efficiency, productivity and maintenance of a wide range of buildings and infrastructure. Over the past several years, Yearout Energy has grown to become the premiere Energy Services Company (ESCO) in the State of New Mexico and has assembled a team of highly experienced professionals from the energy services industry. Yearout Energy is an approved provider of Energy Savings Performance Contracts under New Mexico State GSD 15-05759 awarded in April of 2015. Yearout Energy is also on the DOE list of approved ESCO's for the federal sector.

- Experience – Established in 1964. 54 years delivering high performance projects.
- Local – The only ESCO founded and headquartered in New Mexico. We proudly support our local communities.
- Reputation – Our reputation is unmatched in regards to integrity, reliability, performance and quality.
- Privately Held – 3rd Generation Family-Owned Company.
- Our Team – 250 of the industry's finest professionals, located right here in NM.
- Engineered Solutions – Yearout Energy is vendor and product neutral, allowing us to provide the best overall engineered solution to our customers. Our total cost of ownership approach ensures that our customers always experience the maximum benefit from the work performed.
- Total Transparency – True open book pricing.
- Best Value – Our regional expertise, service, buying power and integrated delivery approach provides our customers the very best value.

Roof Assessment Report

July 27, 2018

Prepared for:
Daniel Juarez
Regional Manager
New Mexico Public School Facilities Authority

Prepared by:
Clover Leaf Solutions, Inc.
5600 Wyoming Blvd NE, Ste. 270
Albuquerque, NM 87109
505-200-0057

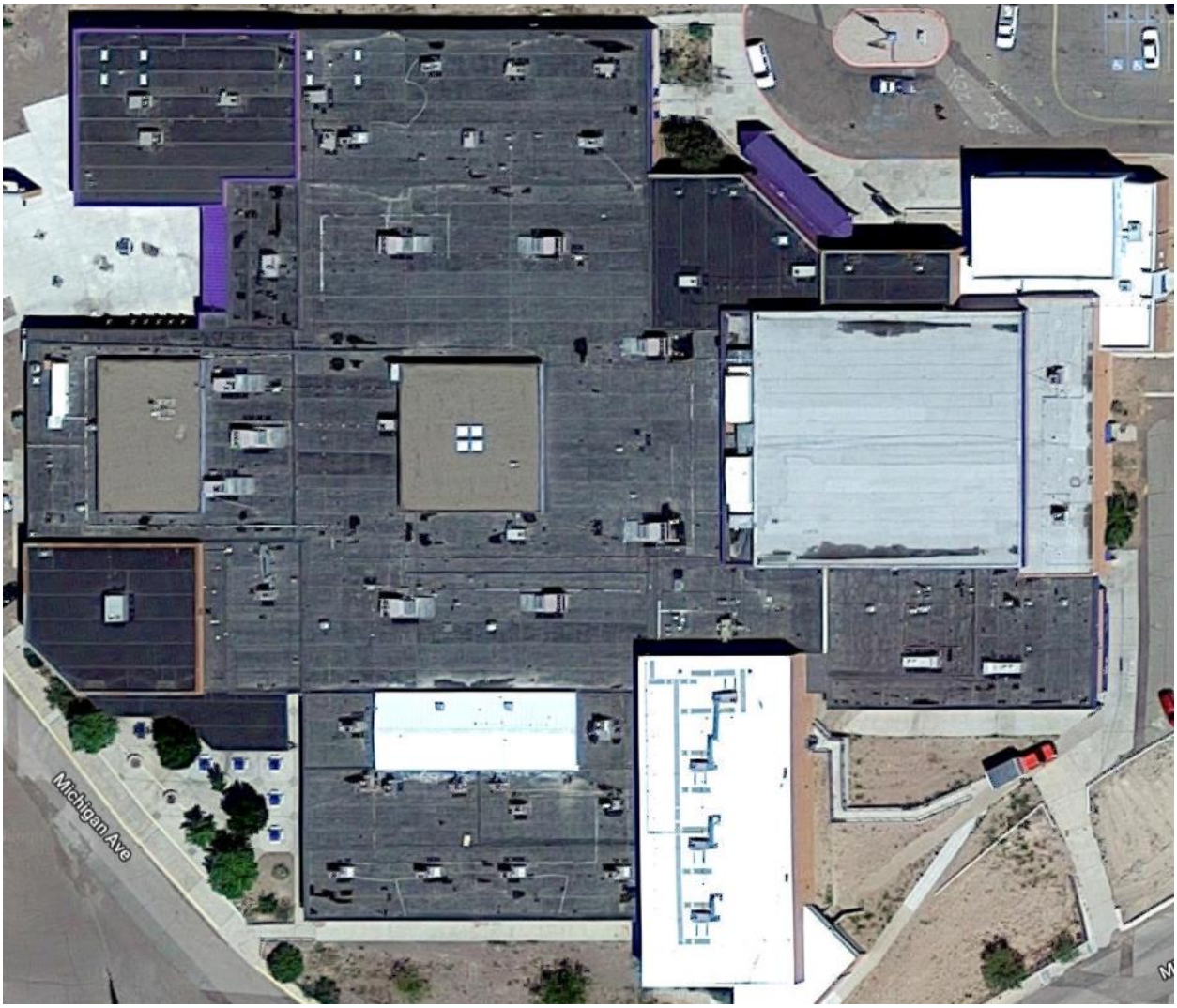
Subject: Socorro Consolidated School District - Socorro High School & Sarracino Middle School Roof Assessments

Inspection Date: July 25, 2018

Summary:

As requested, Clover Leaf Solutions, Inc. visually inspected Socorro High School & Sarracino Middle School roofs, on Wednesday July 25, 2018, to assess the overall condition of the roof systems and provide recommendations.

Socorro High School



Existing conditions:

Roofing systems in place

- Single Ply Membrane (Rubber)
    - Areas with Single Ply Membrane (Rubber) are estimated in age from 18 to 20 + years. Overall fair to poor condition.
        - There are two relatively small areas that are newer and in fair to good condition located at the south entrance shade roof and northeast entrance.
    - Existing leaks are numerous according to school maintenance staff and evident by stained ceiling tiles throughout.
    - Significant joint shrinkage is apparent throughout.
    - Seam failure at joints and aged patches throughout.
    - Drainage appears to be working as designed. A rain had occurred the evening prior to our inspection. Normal pooling was evident and predicted to be gone within 24-36 hours.

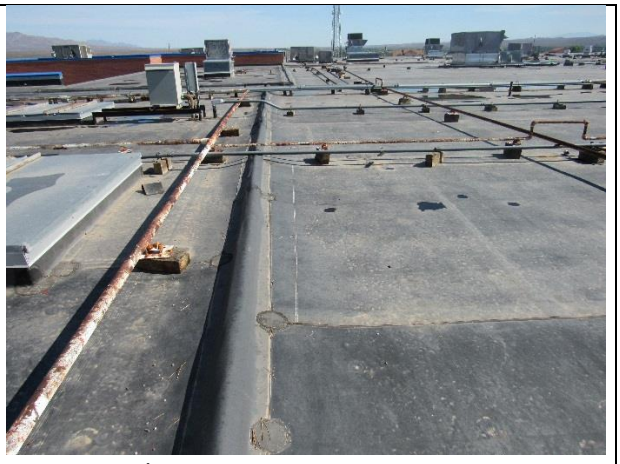
    - Parapet metal coping is in good condition. Joints are aged and separating.
- Modified Asphalt – East Gym
    - Cracking, buckling, and soft spots throughout these areas
    - Potential underlayment damage
- TPO (Thermoplastic Polyolefin) South Gym & North East Addition
    - Areas show signs of normal wear and are in good condition.
    - Staff indicated no leaks or issues had been present.
- BUR (Built Up Roofing)
    - Significant cracking with fiberglass exposure. This roof has exceeded its performance life expectancy. Fair to poor condition
- Metal
    - Areas with metal roof show normal wear for age and are in fair to good condition.

Recommendations:

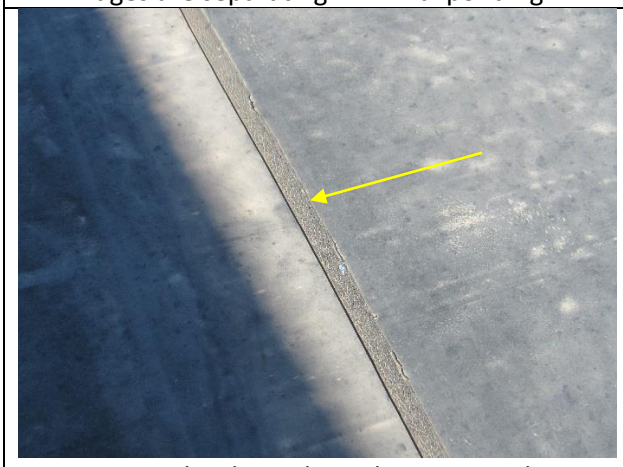
- Single Ply Membrane (Rubber)
    - Do to age and a fair to poor condition rating replacing the Single Ply Membrane (Rubber) system with a modern TPO system is recommended.
        - Single Ply Membranes (Rubber), under normal conditions, have life expectancy of approximately of 20 years.
    - When reinstalling parapet metal coping metal is in good condition and can be removed and reset using proper joint procedures.
- TPO (Thermoplastic Polyolefin)
    - Continue to maintain area keeping drains clear.
- Metal
    - Continued normal maintenance.
- BUR (Built Up Roofing)
    - Do to age and fair to poor condition rating a more modern reliable, lower maintenance, and energy efficient system is recommended, TPO.

Photos:

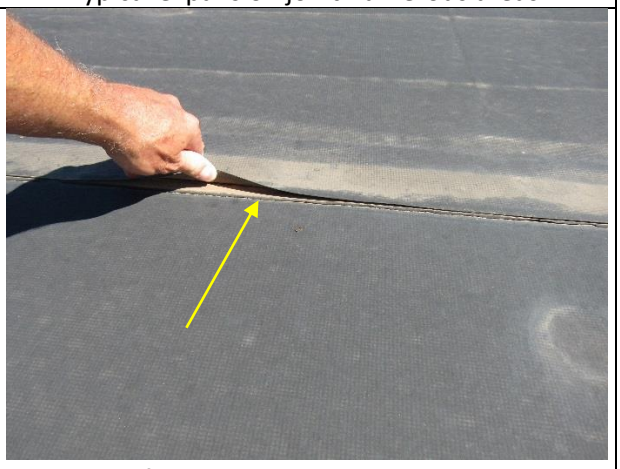
Edges are separating. Minimal ponding.



Typical expansion joint numerous areas

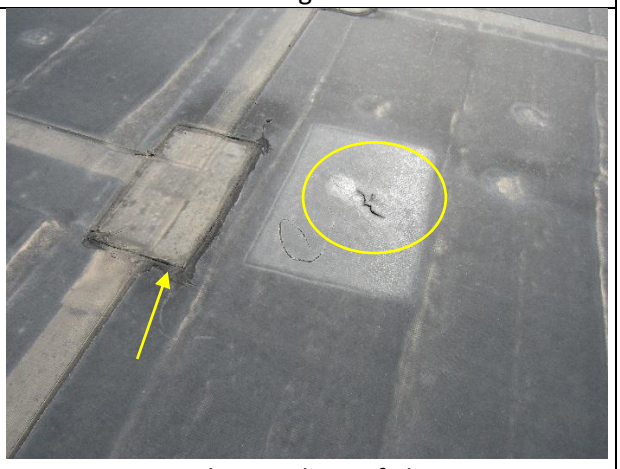


Seam shrinkage throughout - typical



Seam failure at joints and aged patches throughout.

Patch repair failure - typical



Cracking and joint failure

Recommend new seal all parapet coping upon reroof

Roof drains need to be maintianed and kept clear of debris.

Conduits need carriers or new wood blocking

Crickets typical

Walk pads coming up do to age

(M) Curbs need to be removed and replaced

(BUR) Normal aging, edges separating from metal

All termination bars need to be replaced upon reroof

South Gymasium – TPO good condition

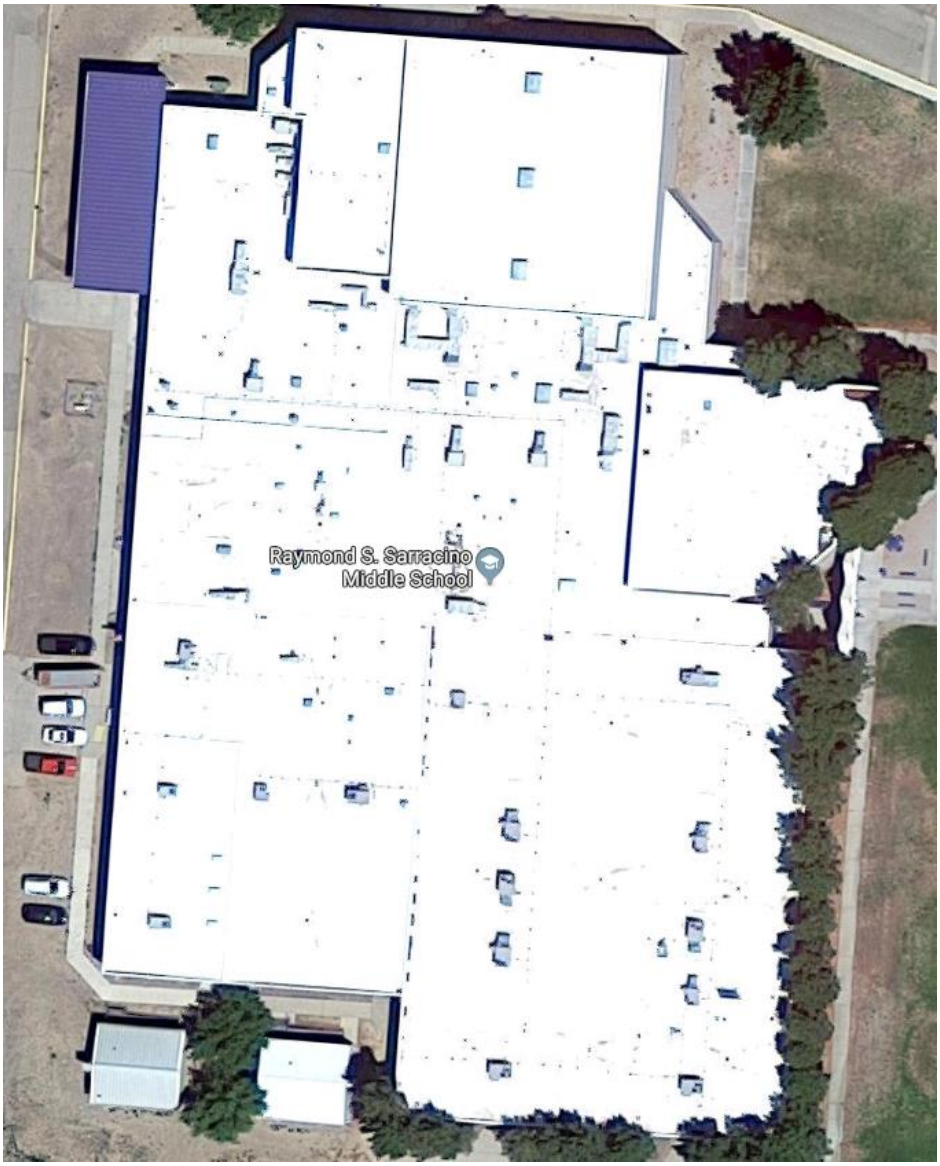
Remove loose mechanical equipment to prevent roof damage

East Gymnasium modifed in fair condition recommend reroof

Edges failing do to accumulation of water all areas.

Northeast addition TPO – good condition

Sarracino Middle School



Existing Conditions:

Roofing systems in place

- TPO (Thermoplastic Polyolefin)
    - A new roof installed was completed approximately 3 months ago. Over approximately 75% of the lower roof.
        - Staff has reported the new roof is leaking midway on the west side. Contractor is being notified.
    - Band room, gymnasium and cafeteria roofs are in good condition with no reported issues.
    - Area of concern – Roof over science labs/classrooms 1-22 at the southeast of building. Fair condition.
        - Leaks are present. Reported by staff.

- Existing seam patches are deteriorating.
- Numerous patches.

Recommendations:

- Replace roof over science labs/classrooms 1-22.
  - Maintenance issues will continue with existing roof.

Photos:

Numerous patches – staff reports failures & leaks present

Seam patches throughout. Shaded walls with pine needles needs constant maintenance to avoid material deterioration.

Roof drain typical – Pine needles need to be removed often.

Recommend removal of 2x6 board and or cover or extension of solar panel legs

Cafeteria roof aging normally - good condition. Repairs or replace as needed

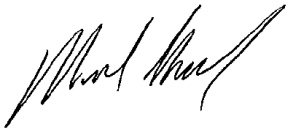
Gymnasium roof in good condition

Disclaimer:

The means and methods used for this inspection conform to current practices being utilized within the industry. There may be exist conditions within the roofing system and/or the building structure that are not apparent or detectable based upon the inspection means, and methods employed. Accordingly, we disclaim any responsibility to you and other persons who may rely upon the contents of this report for any and all damages, liability, expenses and costs of any kind that result from or arise because of any latent, hidden or undetected condition. This report does not constitute a warranty or guarantee of any kind.

Inspected by:

Clover Leaf Solutions, Inc.
David Sharp
Mark Goerlitz



CARRIZOZO

CARRIZOZO MUNICIPAL SCHOOLS
800 D Avenue
Carrizozo, NM 88301
575 – 648 – 2346

2018 / 2019 PSCOC SYSTEMS-BASED FUNDING REQUEST

PRESENTATION INFORMATION FOR

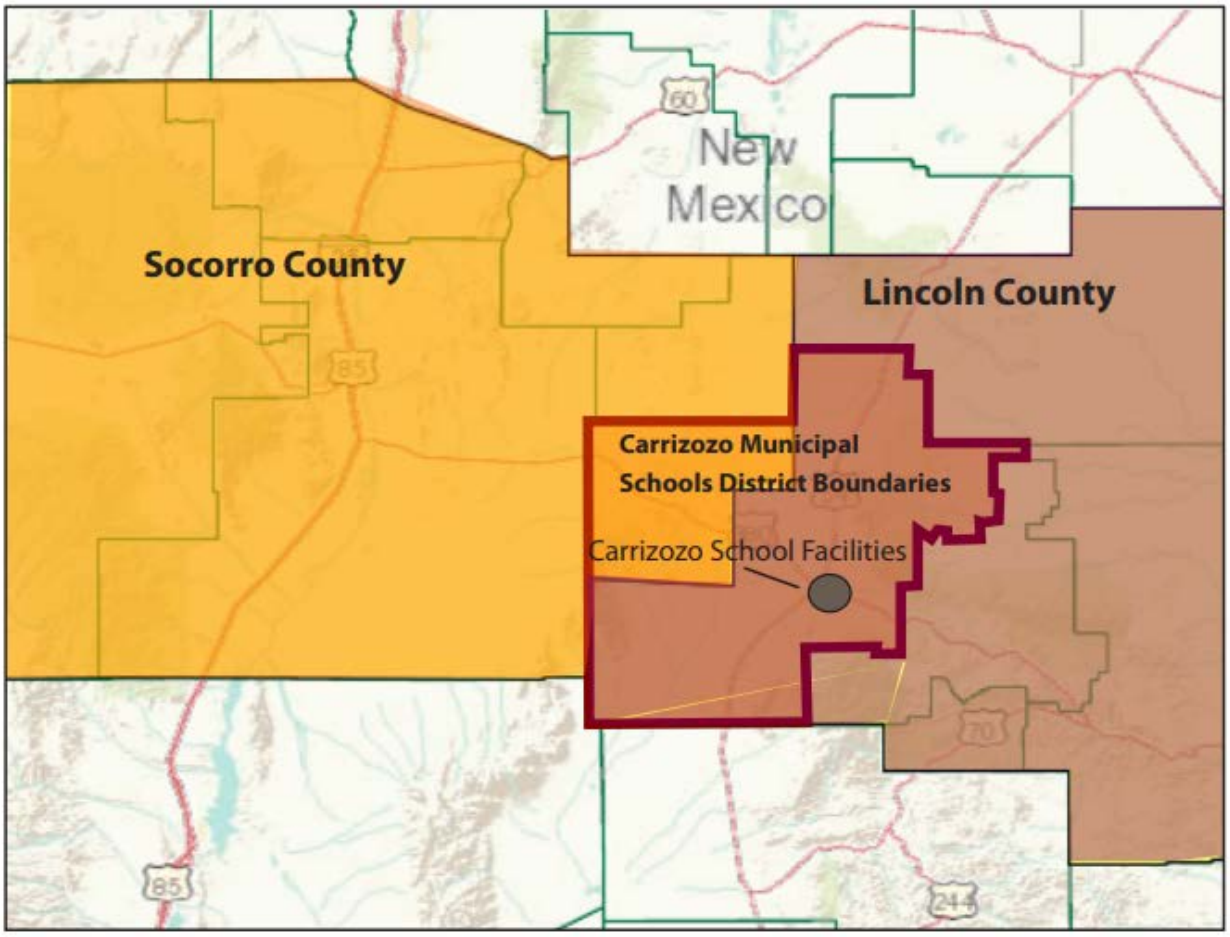
CARRIZOZO COMBINED SCHOOL

August 10, 2018

Contents

District Background Information

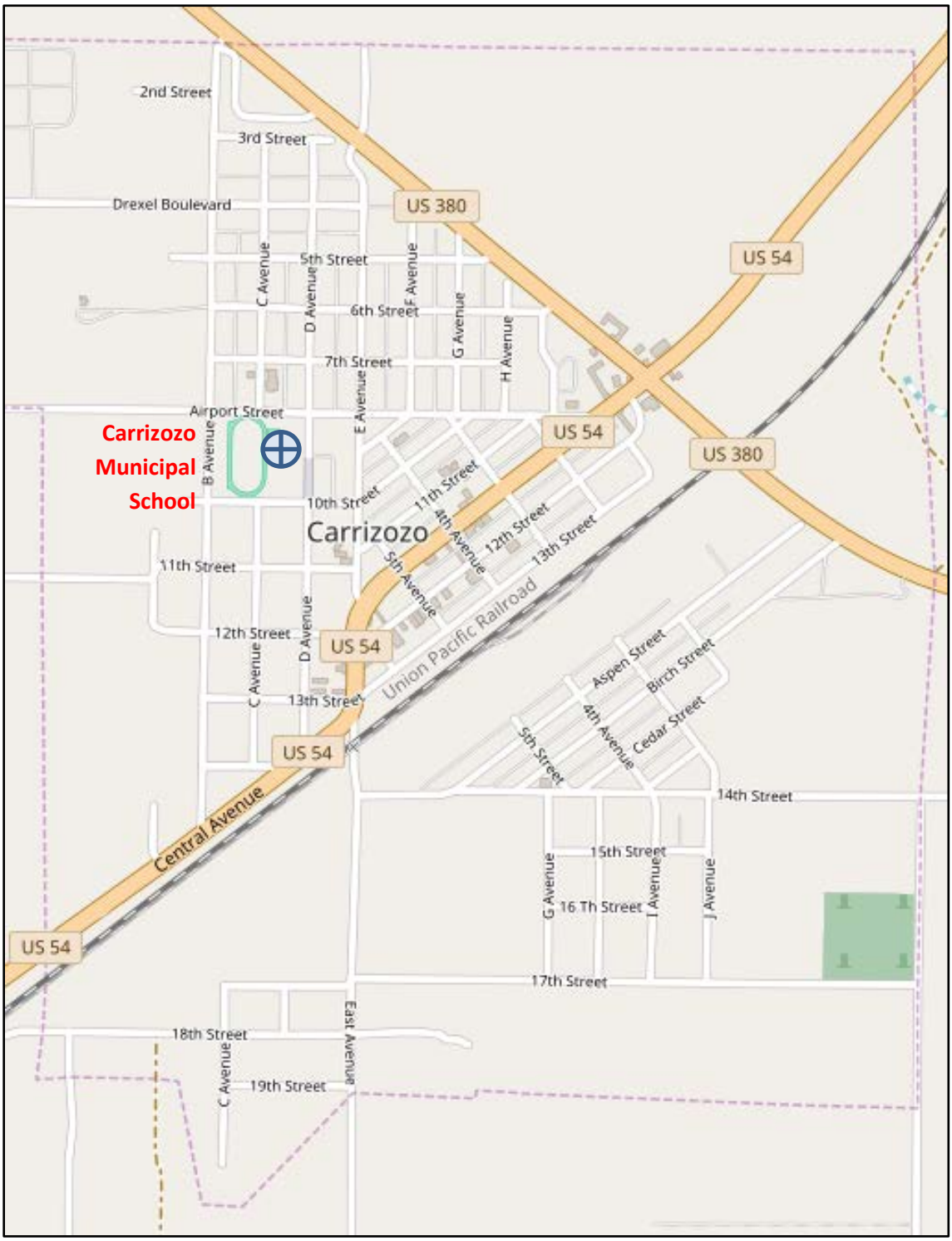
Carrizozo Municipal Schools is located in the Town of Carrizozo. The District's boundary area spans both Socorro and Lincoln Counties, with the majority of the students residing in Lincoln County. PED recognizes 3 schools on one combined campus with a total inventory square footage of 102,041 square feet including administration and support.



Carrizozo Combined School Data

- Site Acreage: 12.45 acres
- Construction Phases: 1940, 1953, 1964, 1968, 1976, 1984, 1996, 2002, 2004
- Total Permanent Area: 102,041 sq. ft.
- 2017-18 40th Day Enrollment: 147 Kindergarten – 12th Grade

Location of Carrizozo Combined School in the Town of Carrizozo



Previously Funded PSCOC Projects

Carrizozo Schools has received PSCOC Awards totaling: $27,346
This amount was for their 2007 and 2015 Facility Master Plans which have been completed and submitted to PSFA.

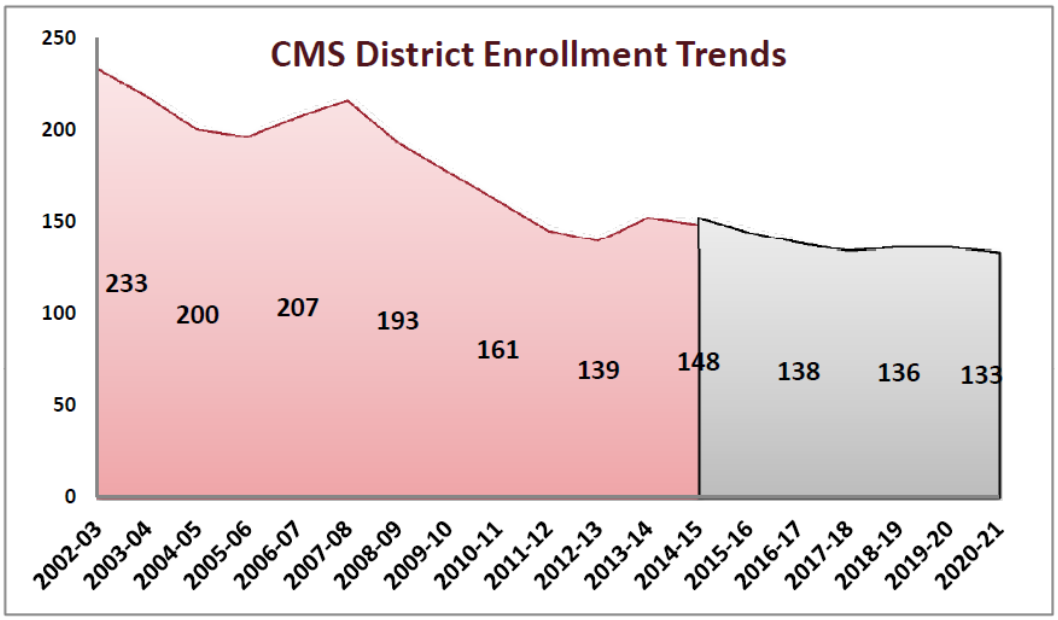
State Match: 10%
District Match: 90%

Application Information

Carrizozo Municipal Schools is considered by PSCOC / PSFA to be a combined campus housing Kindergarten – 12th grade students. It is comprised of:

▪ Carrizozo Elementary School:	K – 4th	59 students
▪ Carrizozo Middle School:	5th – 8th	39 students
▪ Carrizozo High School:	9th – 12th	48 students

Total Student Population: 146 students
There was 1 Pre-K Student off campus



NM Recommended Adequacy Standard Square Footage:	30,331sf
Total Campus Square Footage:	89,732sf
Total Square Footage ABOVE NM Adequacy Standards:	59,401sf
Maximum Capacity:	876
Functional Capacity:	635
2017-18 40th Day Enrollment:	146
Total Number of Classrooms:	36

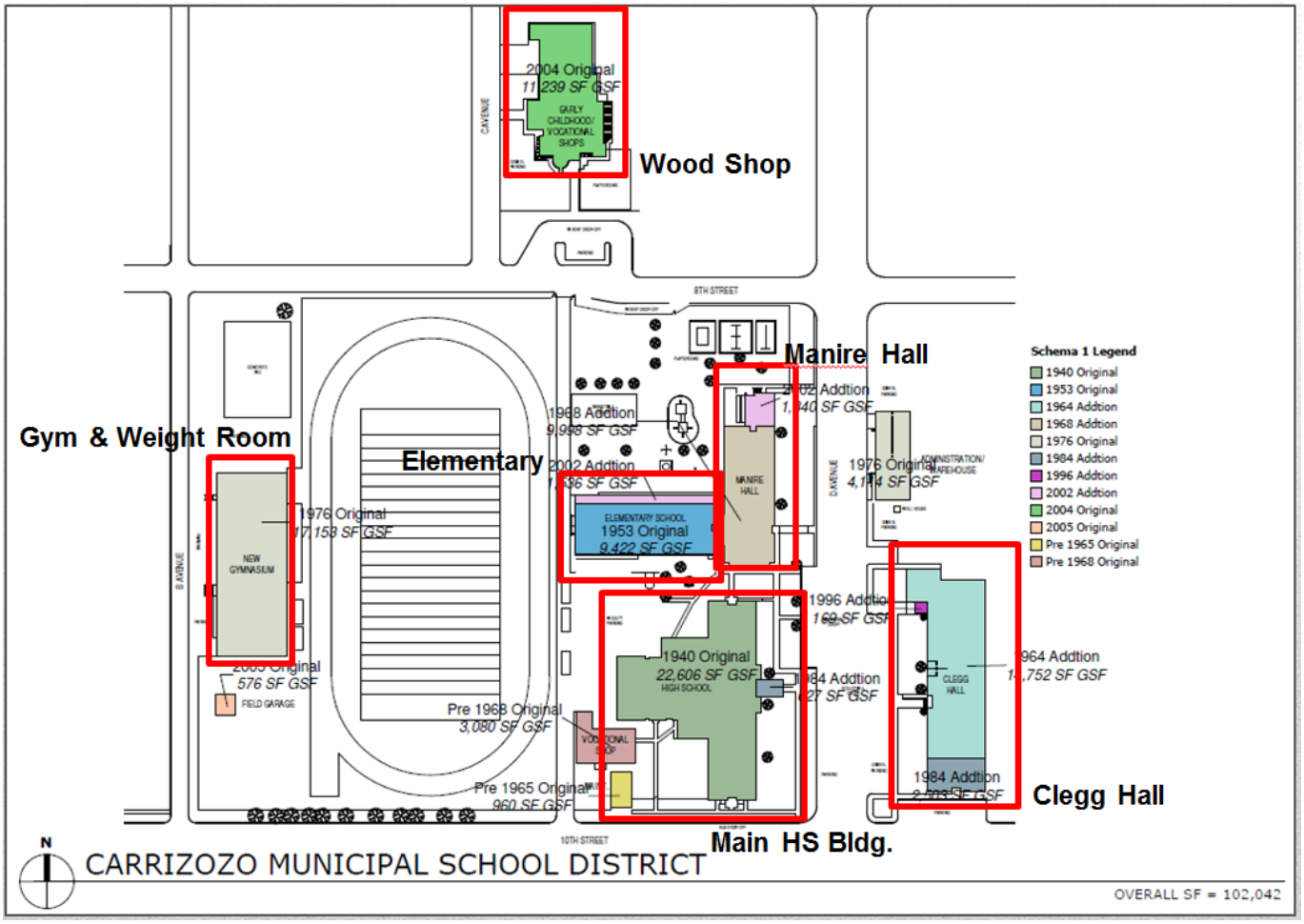
Carrizozo Municipal Schools is comprised of 6 buildings:

▪ Clegg Hall:	Original	1964	14,752sf
	2 Classroom Addition	1984	2,503sf
▪ Gym & Weight Room:	Original	1976	17,153sf
▪ Main High School Building:	Original	1940	22,606sf
	Entry Addition	1984	627sf
▪ Elementary School:		1953	9,422sf
▪ Manire Hall:		1968	9,998sf
	Restroom Addition:	2002	2,876sf

- Early Childhood / Vocational Shop: 2004 11,239sf

Total Educational Square Footage: 89,732sf

Construction Dates Plan



FAD Status

- Carrizozo Combined School has a FAD ranking of 10
- The New Mexico Facilities Assessment Database (FAD) shows that the Facility Condition Index is 56.42%.
- Carrizozo Combined School was originally constructed in 1940 with additions in 1953, 1964, 1968, 1976, 1984, 1996, 2002, and 2004.
- Carrizozo Combined School had a 2017 FMAR rating of 61.84%.
- During the 2015 FMP process, discussion took place concerning the future of the Carrizozo Combined School facilities. It was the desire of the School Board to keep all district facilities and to continue to update building systems as necessary to keep the facilities safe and comfortable for students, staff and visitors.

Description of Proposed Work at Carrizozo Combined School

Carrizozo Combined School is requesting funds for all six (6) of its educational buildings:

- Clegg Hall
- Gym & Weight Room
- Main High School Building
- Elementary School
- Manire Hall
- Early Childhood / Vocational Shop

A majority of the requested funds have been identified to stop the deterioration of the exterior building envelopes from exposure to weather by upgrading the exterior finish systems, windows and doors at all six (6) educational buildings. The exterior finish system of the High School was identified as a high priority during the 2015 FMP process. The exterior finish system at the High School and Clegg Hall are identified to be in need of upgrading in the FAD executive summary. The exterior windows and doors at the Elementary School, Clegg Hall and Manire Hall are identified to be in need of upgrading in the FAD executive summary.

The remaining requested funds have been identified to bring the buildings up to NM

Adequacy Standards and provide a comfortable environment for students and staff by upgrading the HVAC systems of each of these buildings and to replace ceiling tiles that are beyond their expected life and ceiling tiles that have been damaged due to infiltration of water. HVAC upgrades were a top priority for the Elementary School, Manire Hall, Clegg Hall and the New Gym in the 2015 FMP process as well as replacing ceiling tiles and finishes in the High School.

The FAD Executive summary identifies the HVAC systems at Clegg Hall and the New Gym to be in need of upgrading, along with the HVAC controls at the High School. The FAD executive Summary also identifies the ceiling finishes to be in need of upgrading at Clegg Hall, Manire Hall, the New Gym and the High School.

Adoption of Facilities Master Plan District Priorities and Capital Plan

The district priorities were approved by the School Board of Education on July 16th, 2015 and the final FMP document was adopted on July 21st, 2015. The arrows identify FMP priorities that are part of this PSCOC funding request:

FMP DISTRICT PRIORITIES

The following table lists the CMS GOB funded priorities from the 2015-20 FMP.

DISTRICT PRIORITY	FACILITY NAME	FACILITY NEEDS	GOB	TOTAL PROJECT COST	YEAR
0	ES	Replace HVAC System	GOB	$356,135	2015
0	New Gym	Renovate Locker Rooms: includes upgrading ceiling; plumbing; lighting; plumbing fixtures; wall finishes	GOB	$130,000	2015
1	Manire	Replace HVAC System	GOB	$273,000	2016
1	Clegg Hall	Replace HVAC System except for Library and Computer Lab	GOB	$438,750	2016
1	New Gym	Upgrade HVAC (No cooling, 2 heaters, only 1 works)	GOB	$80,275	2016
2	Clegg Hall	Upgrade communications system	GOB	$45,302	2016
2	District	Replace Fire Alarm	GOB	$374,587	2018
3	New Gym	Replace Ceiling finish	GOB	$30,034	2017
3	New Gym	Replace ceiling tiles throughout	GOB	$51,480	2017
4	HS	Update Plumbing	GOB	$343,928	2018
5	New Gym	Upgrade electrical service	GOB	$192,722	2019
6	Clegg Hall	Replace roof	GOB	$453,024	2019
6	HS	Replace all BUR (Gym roof coated 2014)	GOB	$52,000	2020
7	HS	Repair and stucco exterior	GOB	$124,800	2020
8	New Gym	Replace wood floor	GOB	$162,500	2020
9	Clegg Hall	Install sprinkler system	GOB	$226,512	2021
10	HS	Replace ceiling tiles throughout	GOB	$78,000	2022
11	District	Technology Infrastructure Upgrade	GOB	$325,000	2015-20
12	District	Upgrade track surface	GOB	$15,600	2022
13	District Wide	Install Wind & Solar Farm @ Ag. Facilities	GOB	$325,000	2022
14	District Wide	Address Excess Square Footage Issue	GOB	$0	2020+
		DISTRICT GOB PRIORITIES TOTAL:		$4,078,650	

PSFA Project Site Visit

Section 1 – District's Request/Notes: The PSFA notes discussed the request for HVAC upgrades for Clegg Hall and the Early Childhood Center/Woodshop. At the time of the site visit these were to only two buildings identified on the funding application.

Section 2 – Master Plan Assessment: The PSFA notes identified the HVAC upgrades for Clegg Hall and the Early Childhood Center/Woodshop. The revised CMSD's PSCOC funding request also includes HVAC at the Elementary School, Manire Hall, the New Gym, and the High School. Clegg Hall, Elementary School, Manire Hall and the New Gym are listed as district priorities for HVAC upgrades in the 2015 FMP. At the time of the 2015 FMP, the district was not certain how the Early Childhood / Woodshop was going to be utilized in the future and did not include it in their priorities. At the time of the 2015 FMP, the High School HVAC was operational and was not considered a high priority, but it has continued to deteriorate and has become a priority.

Section 3 – Maintenance Assessment: During the 2015 FMP process CMSD and PSFA worked together to develop the district's first Preventive Maintenance Plan. The district will continue to work with PSFA to improve its facility maintenance.

Section 4 – PSFA Recommendation:

- CMSD is working with PSFA on the waiver for district matching funds.
- CMSD continues to monitor its student enrollment, demographics and educational programs to be able to address the issue of under-utilized space.
- CMSD would like to replace the roof at Clegg Hall and possibly other district roofs; it is a matter of available funding at this time.
- CMSD has applied for funds to address exterior windows and doors at all of its educational buildings. The amount of funding requested might need to be adjusted to fully reflect the needs.
- CMSD will investigate the strong odor in Clegg Hall.
- CMSD will review the FAD executive summary and all building systems identified as a category 1 – 4 and make a determination as to their impact on the student educational experience and how to obtain funding to upgrade the building systems determined to have a negative impact on the student educational experience.
- CMSD has a 90% district match and very limited access to GOB funds at this time. This has been a major factor in reduction of the size of CMSD facilities, the CMSD PSCOC application process and the building systems identified for upgrades. Should the district's access to capital funds improve, or PSCOC grant the CMSD a wavier, the district will proceed with the upgrade of all building systems at all of its buildings that have a negative impact on the student educational experience. At that point in time, CMSD will be in a position to address under-utilized facilities and consider demolition on its combined campus.

Project Schedule

The current project schedule calls for the solicitation and procurement of a design professional team as soon as the PSCOC/PSFA MOU is signed. The anticipated project schedule is:

- Award and issuance of MOU: September 2018
- Design Professional Team Selection: October 2018
- Design Start: November 2018
- Design Complete: April 2019
- Bid Process: May 2019
- Construction Start: June 2019
- Construction Complete: December 2019

Funding and Availability of Local Match

Estimated Total Project:	$4,777,206
FY19 Offset:	$198,182
Estimated 10% State Match:	$477,721
Estimated 90% District Match:	$4,299,485
Estimated Total State Match After Offset	$279,539
Estimated Total District Match:	$4,497,667

Carrizozo Schools Match of $4,497,667 would come from July 2018 G.O.Bonds and an anticipated PSCOC waiver.

Above Adequacy Standards Square Footage

As mentioned above, Carrizozo Municipal Schools is comprised of 6 buildings:

▪ Clegg Hall:	Original	1964	17,255sf
▪ Gym & Weight Room:	Original	1976	17,153sf
▪ Main High School Building:	Original	1940	23,233sf
▪ Elementary School:		1953	9,422sf
▪ Manire Hall:		1968	12,874sf
▪ Early Childhood / Vocational Shop:		2004	11,239sf

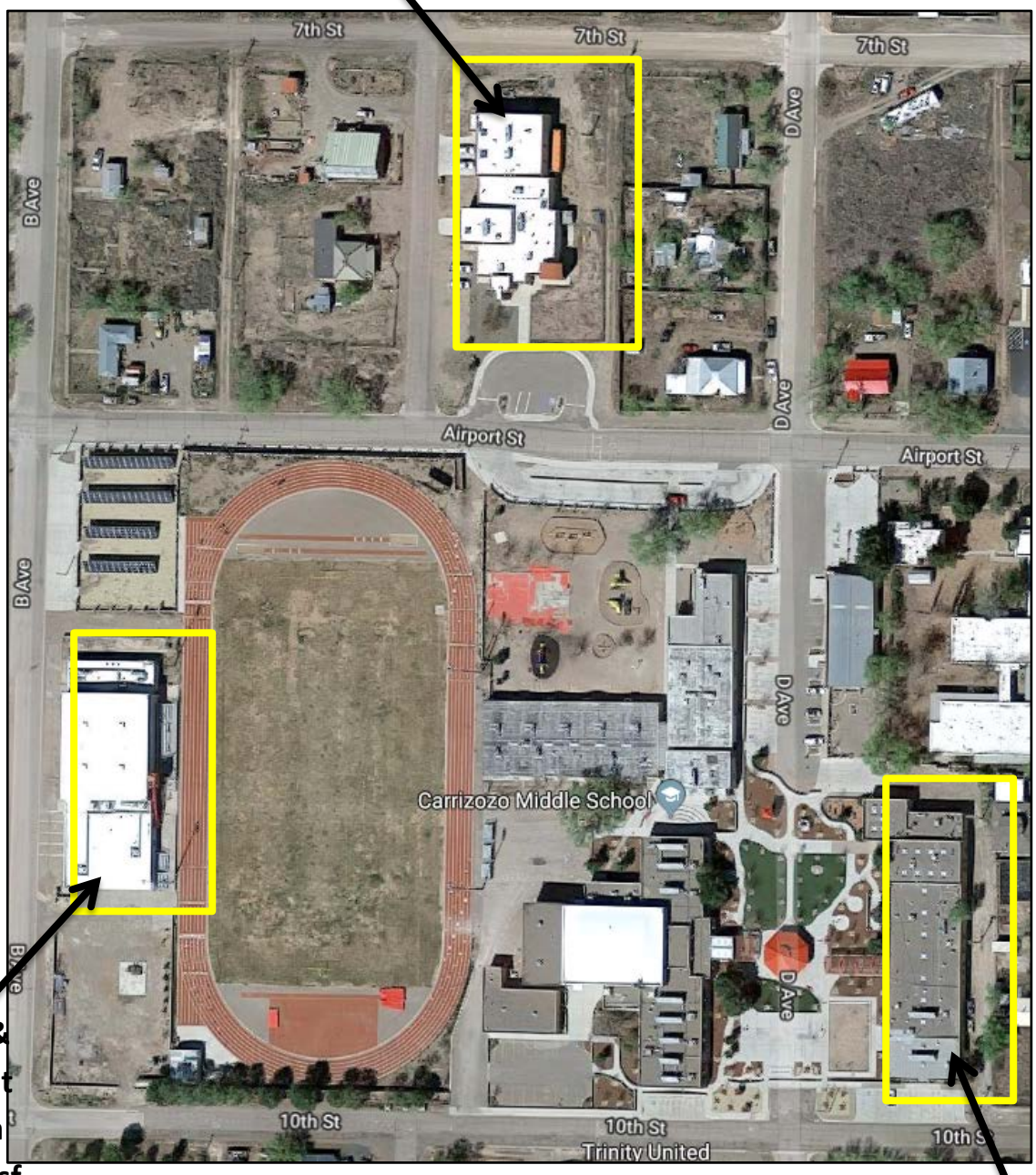
Total Educational Square Footage:	89,732sf
Square Footage to Adequacy Standards for 146 Students:	30,331sf
Square Footage above Adequacy Standards:	59,401sf

Or 296% above Adequacy Standards

For Carrizozo Municipal Schools to reduce its facilities to get close to meeting the recommended Adequacy Standards it would have to demolish:

▪ Gym& Weight Room:	17,153sf
▪ Clegg Hall:	17,255sf
▪ Early Childhood / Vocational Shop:	11,239sf
Total Square Footage Reduction:	45,647sf
Additional Square Footage Reduction Required:	13,754sf

The additional 13,754sf would have to come out of classroom buildings. The demolition of Clegg Hall would leave the district without a kitchen, cafeteria, and library. The demolition of the Early Childhood / Vocational Shop would leave the district with limited vocational instructional space. It would be extremely difficult to demolish enough existing facilities to meet recommended adequacy standards and still have a functioning K-12th grade school. The district does not have funds to upgrade the building systems in the above adequacy standards square footage.



2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Carrizozo Municipal School District**	**Rank:**	**10**
Applicant Facility:	**Carrizozo Combined School**	**wNMCI:**	**56.42%**

	Total	State Match 10%	Local Match 90%
Estimated Project Cost	$4,777,206	$477,720	$4,299,485
Offset	$0	($198,182)	$198,182
Adjusted State/Local Match	**$4,777,206**	**$279,539**	**$4,497,667**

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☒Exterior Walls	☒Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☐Parking Lots	☒Exterior Windows & Doors	☐Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☒ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
93,176	133	93,176	3,444	0	89,732	30,331	59,401

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match		**X**
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
Site	-	Building 3	74.67	Building 6	45.81	Building 9	-	**66.14**
Building 1	88.46	Building 4	72.33	Building 7	42.69	Building 10	-	
Building 2	85.82	Building 5	53.20	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**61.84%**
District Average FMAR Score	>70%	**61.84%**
FIMS Proficiency	>2.0	PMD **1.75** MD **1.75** UD **1.0**
District Preventive Maintenance Completion Rate	>90%	**0%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**4**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Carrizozo Municipal School District **Contact Person:** Ricky Espinoza or Todd Lindsay

Address 1: PO Box 99 800 D Ave.

Address 2:

City: Carrizozo **State:** NM **Zip:** 88301 **Phone:** 1-575-648-2346

Funding Match

District Match	90%
State Match	10%

Click Here to Access Your District's Current Match Information

District Offsets

$ 198,182

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Carrizozo Combined School	$ 4,777,206	$ 4,777,206	$ 4,299,485	$ 198,182	$ 4,497,667	$ 477,721	$ 279,539	$ -	$ -
2										
3										
4										
5										
	Total	$ 4,777,206	$ 4,777,206	$ 4,299,485	$ 198,182	$ 4,497,667	$ 477,721	$ 279,539	$ -	$ -

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.

W. Todd

Name of Signatory --
Superintendent of School District

8-15-18

Date

John Kemphill

Name of Signatory
School Board President

8/15/18

Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Carrizozo Combined School

Facility wNMCI Rank: 10
Facility wNMCI: 56.42
Facility FCI: 65.98
Facility FMAR: 61.84

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
	Site Subtotal		$ -
Security	Security Systems - *Please Describe* :		
	Site Security Subtotal		$ -
	Total		**$ -**

Total (Site and All Buildings)	**$**	**3,344,044**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**1,433,162**
Total Estimated Project Cost	**$**	**4,777,206**

BUILDING 1

Building Name:	Wood Shop
Building FCI:	88.46
Year Built:	1968
Existing Building SqFt (FAD):	3,133
SqFt of Proposed Project:	3,133
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	3,133

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 33,084
	Exterior Windows & Doors		$ 42,941
	Roof		
	Building Exterior Subtotal		$ 76,025
Building Interior	Ceiling Finishes		$ 13,311
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 13,311
Building Equipment and Systems	Air/Ventilation		
	HVAC		$ 48,914
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 48,914
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 9,263
	Security Subtotal		$ 9,263
	Total		**$ 147,513**

BUILDING 2

Building Name:	Clegg Hall
Building FCI:	85.82
Year Built:	1964
Existing Building SqFt (FAD):	18,103
SqFt of Proposed Project:	18,103
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	18,103

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 275,281
	Exterior Windows & Doors		$ 38,769
	Roof		
	Building Exterior Subtotal		$ 314,050
Building Interior	Ceiling Finishes		$ 184,596
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 184,596
Building Equipment and Systems	Air/Ventilation		
	HVAC		$ 282,633
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 282,633
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 53,522
	Security Subtotal		$ 53,522
	Total		**$ 834,801**

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	
Building Name:	Gym and Weight Room
Building FCI:	74.67
Year Built:	1967
Existing Building SqFt (FAD):	15,903
SqFt of Proposed Project:	15,903
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	15,903

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 23,511
	Exterior Windows & Doors		$ 12,715
	Roof		
	Building Exterior Subtotal		$ 36,226
Building Interior	Ceiling Finishes		$ 67,568
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 67,568
Building Equipment and Systems	Air/Ventilation		
	HVAC		$ 794,514
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 794,514
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 7,314
	Security Subtotal		$ 7,314
	Total		**$ 905,622**

BUILDING 4	
Building Name:	Main Building
Building FCI:	72.33
Year Built:	1940
Existing Building SqFt (FAD):	23,110
SqFt of Proposed Project:	23,110
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	23,110

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 507,607
	Exterior Windows & Doors		$ 316,746
	Roof		
	Building Exterior Subtotal		$ 824,353
Building Interior	Ceiling Finishes		$ 109,971
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 109,971
Building Equipment and Systems	Air/Ventilation		
	HVAC		$ 105,836
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 105,836
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 10,628
	Security Subtotal		$ 10,628
	Total		**$ 1,050,788**

BUILDING 5	
Building Name:	itary (1953/2002 Renewal & A
Building FCI:	53.2
Year Built:	1953 & 2002
Existing Building SqFt (FAD):	11,275
SqFt of Proposed Project:	11,275
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	11,275

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 6,350
	Exterior Windows & Doors		$ 144,233
	Roof		
	Building Exterior Subtotal		$ 150,583
Building Interior	Ceiling Finishes		$ 1,277
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ 1,277
Building Equipment and Systems	Air/Ventilation		
	HVAC		$ 7,041
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 7,041
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 13,889
	Security Subtotal		$ 13,889
	Total		**$ 172,790**

Full Application - Small Project (Systems-Based)

Priority 1 Page 3

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 6		BUILDING 7		BUILDING 8	
Building Name:	Vanire Addition (Elem/Middle	**Building Name:**	rly Childhood Center/Wood Sh	**Building Name:**	
Building FCI:	45.81	**Building FCI:**	42.69	**Building FCI:**	
Year Built:	2002	**Year Built:**	2004	**Year Built:**	
Existing Building SqFt (FAD):	12,889	**Existing Building SqFt (FAD):**	8,763	**Existing Building SqFt (FAD):**	
SqFt of Proposed Project:	12,889	**SqFt of Proposed Project:**	8,763	**SqFt of Proposed Project:**	
Proposed Demolition SqFt of this Building:	0	**Proposed Demolition SqFt of this Building:**	0	**Proposed Demolition SqFt of this Building:**	
Net Building SqFt of After Project:	12,889	**Net Building SqFt of After Project:**	8,763	**Net Building SqFt of After Project:**	

	Area	Alteration Level	Estimated Cost	Area	Alteration Level	Estimated Cost	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		$ 22,685	Exterior Walls		$ 4,318	Exterior Walls		
	Exterior Windows & Doors		$ 70,663	Exterior Windows & Doors		$ 7,006	Exterior Windows & Doors		
	Roof			Roof			Roof		
	Building Exterior Subtotal		$ 93,348	Building Exterior Subtotal		$ 11,324	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		$ 70,096	Ceiling Finishes		$ 6,950	Ceiling Finishes		
	Floor Finishes			Floor Finishes			Floor Finishes		
	Foundation/Slab/Structure			Foundation/Slab/Structure			Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs		
	Interior Walls			Interior Walls			Interior Walls		
	Building Interior Subtotal		$ 70,096	Building Interior Subtotal		$ 6,950	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation			Air/Ventilation			Air/Ventilation		
	HVAC		$ 5,366	HVAC		$ 25,538	HVAC		
	Main Power/Emergency			Main Power/Emergency			Main Power/Emergency		
	Lighting/Branch Circuits			Lighting/Branch Circuits			Lighting/Branch Circuits		
	Plumbing			Plumbing			Plumbing		
	Fire Sprinkler			Fire Sprinkler			Fire Sprinkler		
	Fire Alarm System			Fire Alarm System			Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 5,366	Building Equipment and Systems Subtotal		$ 25,538	Building Equipment and Systems Subtotal		$ -
Demo	Demolition			Demolition			Demolition		
	Demolition Subtotal		$ -	Demolition Subtotal		$ -	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		$ 15,878	Security Systems - *Please Describe:*		$ 4,030	Security Systems - *Please Describe:*		
	Security Subtotal		$ 15,878	Security Subtotal		$ 4,030	Security Subtotal		$ -
	Total		**$ 184,688**	**Total**		**$ 47,842**	**Total**		**$ -**

RCIA DATA FORM
ARMSTRONG GROUP INC

BUILDING COVER SHEET

District: Carrizozo Municipal Schools
School: Carrizozo Elementary, Manire Middle, Carrizozo High School, Clegg Hall, New Gym, Early Childhood/ Vocational Shops, Administration/ Warehouse
Building: Carrizozo Elementary, Manire Middle, Carrizozo High School, Clegg Hall, New Gym, Early Childhood/ Vocational Shops, Administration/ Warehouse

Revised Building Name:
Total Building SF: 94,833 SF
Year Building Built: Carrizozo Elementary 1953 addition 2002, Manire Middle 1968 addition 2002, Carrizozo High School 1940, Clegg Hall 1964 addition 1984, New Gym 1976, Early Childhood/ Vocational Shops 2004, Administration/ Warehouse 1976

COMMENTS - Building & Section History: List approximate Age & describe existing repairs:

Section #1 Carrizozo Elementary: Granule surface cap sheet Builtup Roof "BUR" (10,958 SF) installed approximately 2002 with ¼" in 12" slope in tapered ISO installed above deck. Larry (Maintenance Worker) showed us through the building and pointed out multiple stained ceiling tiles which were caused by leaks in the roof and/ or ducts. There are updated HVAC units on the roof which have new granule surface BUR flashing installed. Abandoned curbs are still in place as well.

Section #2 Manire Middle School: Smooth and granule surface APP cap sheet BUR (11,338 SF) installed approximately 2002 with ¼" in 12" structural slope. Leaks were reported through out classrooms, computer lab, server room, multi-purpose room and in commons areas. No repairs are noted on roof.

Section #3a Carrizozo High School: Gravel surface BUR (15,984 SF) installed at undisclosed time with ¼" in 12" structural slope. Larry reported leaks in various areas throughout the building. Few repairs were noted on the roof.

Section #3b: Main entrance foyer was an addition in 1984, the metal roof (alternating R-panel-U-panel) is installed with ½" in 12" slope on structural frame. Larry reported that this area leaks heavily in all rain and snow conditions.

Section #3c: Gym, coated BUR installed, at undisclosed time, on structural barrel roof. Larry stated that the only leaks reported in this (gym) area was around heater vent stacks.

Section #4a Clegg Hall: Gravel surfaced BUR installed, at undisclosed time, with ¼" in 12" structural slope. Larry reported various leaks throughout classrooms, library and cafeteria.

Section #4b: Clegg Hall 1984 addition, Granule surface BUR installed approximately 1984 with ¼" in 12" structural slope. Leaks were reported in classrooms.

Section #5a New Gym: Locker room and weight training area have Fully adhered TPO roof system installed with ¼" in 12" structural slope. Few leaks were reported and no repairs on roof were noted.

Section #5b: Gym area has metal R-panel roof with urethane coating applied in 2006 installed with 1" in 12" structural slope. Larry stated that the only leak reported in the gym was resolved when overhead water lines were repaired.

Section #6 Early Childhood/ Vocational Shops: Fully adhered TPO roof system installed approximately 2004 with ½" in 12" structural slope. Larry reported leaks throughout all areas. No repairs were noted on the roof.

Section #7 Administration/ Warehouse: Metal R-panel roof system was installed, at undisclosed time, with ½" in 12" structural slope. One leak was noted in warehouse area. No repairs were noted on roof.

COMMENTS - Building Section Info: Give roof type, overall conditions, major defects, items to monitor, short and long term recommendations:

Section #1 Carrizozo Elementary: Granule surface cap sheet BUR (10,958 SF) installed approximately 2002 with ¼" in 12" slope in tapered ISO installed above deck was found to be in marginal-poor condition. Granules have washed off cap sheet surface leaving the modified bitumen membrane exposed which is now showing signs of fibered mat exposure. There is blisters throughout and ridging. It is recommended that abandoned curbs be removed and crickets be installed at top side of HVAC curbs to prevent ponding. VTR's, conduits and water supply penetrations are failing. Recommend complete replacement.

Section #2 Manire Middle School: Smooth surface APP cap sheet BUR (11,338 SF) installed approximately 2002 with ¼" in 12" structural slope was found to be in marginal- poor condition. Granule surface capsheet has granules washed off surface leaving the modified bitumen membrane exposed which is now showing signs of fibered mat exposure. The roof membrane is not sealed to the edge metal in many areas. Wall flashings are open at ends which will allow moisture infiltration. Fiber mat is exposed in wall flashing membrane. Surface mounted counter flashing is not sealed at top edge, laps and corners. Major leaks over server room and multipurpose room. Recommend complete replacement ASAP.

Section #3a Carrizozo High School: Gravel surface BUR (15,984 SF) installation year unknown. The roof has a ¼" in 12" structural slope which is in marginal- poor condition. Minimum Blisters and gravel has washed off some surfaces, wall flashings have fibered mat exposed, penetrations are cracking and surface mounted counterflashing is not sealed to wall. Recommend repair ASAP. If parapet walls need to be covered to top d to cover stucco issues that are above the roof.

Section #3b: Main entrance foyer (627 SF) was an addition in 1984, the metal roof (alternating R-panel- U-panel) is installed with ½" in 12" slope on structural frame is found to be in acceptable-marginal condition. With the metal roof panels installed with minimal slope, moisture is infiltrating the roof system at the ridge area. Recommend repairs ASAP by installing sealed closure at ridge/ vent area.

Section #3c: Gym (6,622 SF) coated builtup roof installation year unknown. The metal roof is on a structural barrel roof. The roof was found to be in acceptable condition, although scuppers, conductor heads and downspouts should be repaired ASAP.

Section #4a Clegg Hall: Gravel surfaced BUR installation year unknown. The roof has a ¼" in 12" structural slope. The roof was found to be in marginal- poor condition. Wall flashings are not sealed, penetration flashings are cracked open, improper reflashing to curbs and repairs that are now failing, missing counterflashing on walls allowing top of wall flashing to be exposed and allow moisture infiltration. Recommend complete replacement ASAP to prevent further damage to deck and interior.

Section #4b: Clegg Hall 1984 addition, Granule surface BUR installation is unknown but the lower foam roof was installed approximately 1984 with ¼" in 12" structural slope was found to be in marginal-poor condition. Granules have washed off surface exposing fiber mat of cap sheet, wall and curb flashings are in very poor condition, and this roof was installed improperly. There are undulations because of the uneven surface of the foam. Industry and manufacturers do not allow installation BUR roofs over foam roofs.

Section #5a New Gym: Locker room and weight training area have 9,233 SF fully adhered TPO roof system installed with ¼" in 12" structural slope. The roof is in marginal condition. Membrane is showing signs of systematic crazing throughout. The crazing is down to the scrim with holes and cuts noted in the membrane. This roof needs to be replace and is beyond repair and coating. Replace ASAP.

Section #5b: Gym area has 7,920 metal R-panel roof with urethane coating applied in 2006 installed with 1" in 12" structural slope was noted to be in acceptable condition, although the north and south rake edge flashings do not extend down to cover wood fascia or counter CMU wall. Repair only on the metal trim that doesn't extend over the fascia and onto the block leaving an exposed gap. Recommend installing prefinished metal flashing to fix this problem.

Section #6 Early Childhood/ Vocational Shops: Fully adhered TPO roof system installed approximately 2004 with ½" in 12" structural slope was found to be in marginal condition. TPO membrane is showing signs of crazing throughout system. The crazing is down into the scrim and is beyond coating and repair. The majority of leaks reported were below or along parapet wall areas therefore recommend removing coping, addressing wall flashing and re-install coping as a short-term repair. Complete roof replacement ASAP.

Section #7 Administration/ Warehouse: Metal R-panel roof system as found on metal buildings. The installation year is unknown. The has minimum slope for a metal roof which is ½" in 12" structural slope. The roof was found to be in acceptable condition. Recommend replacing penetration flashings, tightening or replacing screws that have backed out and cleaning gutter and sealing laps in gutter.

SECTION ANALYSIS

Section Designation (1 to 25):	#1
Other Designation (Example = 1a):	
Roof Section ID:	Carrizozo Elementary School
Section Area, SF:	10,958 SF
MACC Budget:	$ 306,824.00 **(no decking replacement, architectural or consultants fees Included)**
Time Frame Span (Years) to do work:	2 Years
Manufacturer, If Known:	
Contractor, If Known:	
Inspection Date:	07-23-18
Warranty (Y or N):	N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):		
	Built Up	Metal
	Mod Bit	Shingles

SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments: Granule surface cap sheet BUR (10,958 SF) installed approximately 2002 with ¼" in 12" slope in tapered ISO installed above deck was found to be in marginal-poor condition. Granules have washed off cap sheet surface leaving the modified bitumen membrane exposed which is now showing signs of fibered mat exposure. It is recommended that abandoned curbs be removed and crickets be installed at top side of HVAC curbs to prevent ponding. VTR's, conduits and water supply penetration flashings are failing. Cap sheet is blistered throughout. Leaks are throughout all classrooms although most are reported as minimal they are widespread.

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)

RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

No wet insulation was noted. Rain on prior night did however cause ceiling tiles to be wet in nine locations throughout the building.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 20

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

Granule surface modified bitumen cap sheet is in poor condition with blistering noted throughout and fiber mat of cap sheet exposed.

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Granule surface modified bitumen cap sheet is in poor condition on abandoned curbs with granules washed off exposing fiber mat in cap sheet.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

New "No Caulk" flashing have been installed in one area and are sealed with only silicone. Screws attaching these flashings to roof are not long enough to reach deck for solid attachment due to thickness of insulation.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 5

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Metal counter flashings are not sealed at corners and ends.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Slope is created using tapered ISO at a ¼" in 12" ratio. HVAC curbs do not have crickets installed which creates ponding on high side of all curbs. Roof drains over edge into gutter.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 8

COMMENTS

Recommend removing abandoned curbs reducing penetrations through roof and potential for ponding and leaks. Install crickets as necessary to eliminate ponding at curbs. Replace cracked/ broken skylight lenses.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Larry (maintenance worker) escorted us through the building pointing out leak areas in classrooms, hallway, nurses office and teachers lounge.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Plywood deck appears to be in sound condition at this time although multiple layers of ISO may be masking conditions of deck.

SECTION ANALYSIS

Section Designation (1 to 25): #2
Other Designation (Example = 1a):
Roof Section ID: Manire Middle School
Section Area, SF: 11,338 SF

MACC Budget: $ 317,464.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-23-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair Replace Unknown XX

Roof Type (Check Appropriate Type):

Built Up	Metal XXX
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Smooth and granule surface APP cap sheet BUR (11,338 SF) installed approximately 2002 with ¼" in 12" structural slope was found to be in marginal- poor condition. Granule surface capsheet has granules washed off surface leaving the modified bitumen membrane exposed which is now showing signs of fibered mat exposure. The roof membrane is not sealed to the edge metal in many areas. Wall flashings are open at ends which will allow moisture infiltration. Fiber mat is exposed in wall flashing membrane. Surface mounted counter flashing is not sealed at top edge, laps and corners

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
19 Leaks were noted throughout building including in the server room, computer lab, multi-purpose room, commons area and classrooms. Due to amount and location of leaks, wood nailer and deck damage is expected.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 15

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Smooth and granule surface APP cap sheet BUR. Granule surface capsheet has granules washed off surface leaving the modified bitumen membrane exposed which is now showing signs of fibered mat exposure. The roof membrane is not sealed to the edge metal in many areas. Wall flashings are open at ends which will allow moisture infiltration. Fiber mat is exposed in wall flashing membrane

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
The APP roof membrane is not sealed to edge flashing in many areas. Laps in edge flashing are not sealed.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 8

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Most penetrations are flashed in with pitch pans that appear to have been maintained recently. One heat vent was noted to have busts in flashing.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 8

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Metal surface mounted counter flashing is not sealed to walls. Laps, corners and ends are not sealed.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Slope was determined to be in the structure ¼" in 12". Drainage is through scuppers and or canales.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 8

COMMENTS
Edge flashing is not sealed at canales, corners or ends. Wood nailer and fascia is showing signs of damage caused by moisture infiltration.

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)
RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance
Larry stated that one of the worst leaks in this building is over the server. The leak in the commons area is full length of outside wall of multi-purpose room.

9.0 Roof Deck:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)
Metal deck appears to be in sound condition at this time although damage to deck and wood nailer should be expected at edges.

SECTION ANALYSIS

Section Designation (1 to 25): #3a
Other Designation (Example = 1a):
Roof Section ID: Carrizozo High School
Section Area, SF: 15,984 SF
MACC Budget: $ 95,904.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: Replacement within 5 years if repairs are made ASAP
Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-24-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Gravel surface BUR (15,984 SF) installed at undisclosed time with ¼" in 12" structural slope is in marginal- poor condition. Gravel has washed off some surfaces, wall flashings have fibered mat exposed, penetrations are cracking and surface mounted counterflashing is not sealed to wall. Scuppers are in poor condition as well as solar panel penetrations.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
28 Leaks were noted in classrooms, offices and stage area. 3 leaks in computer lab.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 10

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Gravel surface 5 ply BUR. Gravel was noted to be washing away in areas causing ply sheets to be exposed and weathering.

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
Granule surface APP cap sheet installed as wall and curb flashing is worn to the fiber mat core. Wall flashings were noted to be sliding from lack of or improper fastening, and are no longer sealed at top edge.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Lead pipe flashings are busting and/ or separating from roof flashing cement. Pitch pans have not been maintained and shrinkage has resulted in open seals.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Surface mounted counter flashing is not securely attached or sealed to wall.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 3

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both)
BUR installed on structural slope of ¼" in 12". Scuppers through walls are in poor condition. One roof deck ponds water to the extent of growing vegetation on the roof.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 8

COMMENTS
Metal penetration boxes for solar panels are not sealed at corners and seams and were reported to cause leaks inside building.

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 20

COMMENTS (Interview facility representative regarding leak tolerance
Larry (maintenance worker) escorted us through the building where 28 leaks were noted in classrooms and offices and 3 leaks in the computer lab.

9.0 Roof Deck:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)
Tongue and groove, plank decking appears to be in sound condition.

SECTION ANALYSIS

Section Designation (1 to 25): #3b
Other Designation (Example = 1a):
Roof Section ID: Carrizozo High School Main Entrance Foyer
Section Area, SF: 627 SF
MACC Budget: $ 2,000.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-24-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Main entrance foyer (627 SF) was an addition in 1984, the metal roof (alternating R-panel- U-panel) is installed with ½" in 12" slope on structural frame is found to be in acceptable-marginal condition. With the metal roof panels installed with minimal slope, moisture is infiltrating the roof system at the ridge area.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 30

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

Larry stated that leaks occur through the center of the foyer from any rain or snow. Ceiling tiles are heavily stained. Insulation was not checked at this time.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

Metal roof panels, alternating U-panel/ R-panel. Panels are in good condition although ridge vent is not sealed to roof panels

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 3

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Parapet walls are covered with metal flashing and coping which appears to be in good condition.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

Ridge vent is not sealed to roof panels.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Gutter should be cleaned and laps sealed.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 3

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Metal roof panels installed on structural slope ½" in 12". Moisture infiltrates ridge vent cap due to slow drainage.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 10

COMMENTS

Recommend sealing ridge vent ASAP to prevent further interior damage.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 20

COMMENTS (Interview facility representative regarding leak tolerance

Larry stated that leaks developed when any rain or snow occurs and this is a main entrance with high pedestrian traffic.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI:

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

NA

SECTION ANALYSIS

Section Designation (1 to 25): #3c
Other Designation (Example = 1a):
Roof Section ID: Carrizozo High School Gym
Section Area, SF: 6,622 SF
MACC Budget: $ 2,850.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: Repairs ASAP
Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-24-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair | Replace | Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:

Coated BUR (6,622 SF) installed on structural barrel roof was found to be in acceptable condition, although scuppers, conductor heads and downspouts should be repaired ASAP.

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 7

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
Larry stated that leaks had only been reported below heater vents
,

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Latex coating over BUR was noted to be in good condition.

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 3

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
Latex coated BUR wall flashing was noted to be in good condition.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 5

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Gas supply lines penetrating roof do not appear to have flashings installed.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 3

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Metal counterflashing installed on parapet walls is coated with latex coating.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Barrel roof area drains very well, although crickets at parapet wall show signs of minimal retention no ponding appears to occur. Scuppers. Conductor heads and downspouts are in need of repairs to prevent moisture infiltration into walls.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 8

COMMENTS

Conductor heads and downspouts are in need of repairs to prevent moisture infiltration into walls.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 20

COMMENTS (Interview facility representative regarding leak tolerance

Gym has wood floor which would be easily damaged in the event of leaks.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Wood tongue and groove plank deck appears to be in sound condition.

SECTION ANALYSIS

Section Designation (1 to 25): #4a
Other Designation (Example = 1a):
Roof Section ID: Clegg Hall
Section Area, SF: 14,752 SF
MACC Budget: $ 413,056.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: ASAP
Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-23-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:

Gravel surfaced BUR (14,752 SF) installed, at undisclosed time, with ¼" in 12" structural slope was found to be in marginal- poor condition. Wall flashings are not sealed, penetration flashings are

cracked open, flashing installed at a later date than roof are busting open, missing counterflashing on walls allowing top of wall flashing to be exposed and allow moisture infiltration

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)

RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

Larry (Maintenance worker) pointed out approximately 17 leaks through out building.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 15

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

Gravel surfaced BUR has gravel washing away leaving membrane exposed.

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

Granule surface APP membrane installed as wall flashing has fiber mat core exposed. Laps and corners are busting open.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

Granule surface APP membrane installed as curb flashing has fiber mat core exposed. Laps and corners are busting open.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Metal counter flashing is not securely attached and sealed to parapet walls.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 4

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Gravel surfaced BUR is installed with ¼" in 12" structural slope appears to drain adequately. Scuppers, conductor heads and down spouts are in poor condition.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 8

COMMENTS

VTR's are not securely installed through penetrations, allowing top of penetration to be open to moisture infiltration.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Larry (maintenance Worker) lead us through the building to note leaks. Leaks are widespread including classrooms, media room and cafeteria.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI:

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Gyp deck was not visible other than at core area. Due to the extensive amount of leaks, deck repairs or replacement should be expected.

SECTION ANALYSIS

Section Designation (1 to 25):	#4b
Other Designation (Example = 1a):	
Roof Section ID:	Clegg Hall 1984 Addition
Section Area, SF:	2,503 SF
MACC Budget:	$ 75,090.00 **(no decking replacement, architectural or consultants fees Included)**
Time Frame Span (Years) to do work:	ASAP
Manufacturer, If Known:	
Contractor, If Known:	
Inspection Date:	07-23-18
Warranty (Y or N):	N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Granule surface BUR installed approximately 1984 with ¼" in 12" structural slope was found to be in marginal-poor condition. Granules have washed off surface exposing fiber mat of cap sheet, wall and curb flashings are in very poor condition.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
Larry (Maintenance worker) pointed out approximately 5 leaks throughout the addition area..

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 15

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Granule surface APP membrane is in marginal condition except at tie in area which is not sealed.

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
Granule surface APP membrane is in marginal condition. Laps and corners are busting and are not sealed.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 5

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Penetrations are sealed at this time although on top of roofing membrane.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 8

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Metal counter flashing is not securely attached and sealed.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Slope is in the structure ¼" in 12".

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 10

COMMENTS
Existing scuppers, conductor heads and downspouts are not sealed.

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)
RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance
Leaks reported by Larry include 2 leaks in the library.

9.0 Roof Deck:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)
Metal deck was visible only at core site but there were no weak areas noted when walking on the roof.

SECTION ANALYSIS

Section Designation (1 to 25):	#5a
Other Designation (Example = 1a):	
Roof Section ID:	New Gym locker and weight training rooms
Section Area, SF:	9,233 SF
MACC Budget:	$ 258,524.00 **(no decking replacement, architectural or consultants fees Included)**
Time Frame Span (Years) to do work:	Replace ASAP
Manufacturer, If Known:	Stevens
Contractor, If Known:	
Inspection Date:	07-24-18
Warranty (Y or N):	Unknown

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Locker room and weight training area have 9,233 SF fully adhered TPO roof system installed with ¼" in 12" structural slope was found to be in failing condition. Membrane is showing signs of crazing which will progress with time. There were holes and cuts noted in membrane which should be replace ASAP

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 7

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
Larry (maintenance worker) pointed out a total of 5 leaks. One in each locker room and three in commons/ concession area.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 20

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
TPO membrane is crazing and starting to crack. Cuts and holes were noted in membrane.

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI:8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
TPO membrane wall flashing is showing signs of crazing. This condition will worsen with time.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 5

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
TPO membrane flashing is showing signs of crazing. This condition will worsen with time. Cuts in membrane were noted in or near flashings.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Metal counterflashing was not installed to protect termination wall or curb flashings. TPO clad edge metal has TPO material delaminating from metal.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 0

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

TPO roof system was installed on ¼" in 12" structural slope which provides adequate and positive drainage to gutter at edge of roof.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 5

COMMENTS

Debris on roof should be removed to prevent blowing which may cause additional damage to roof membrane.

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Larry (maintenance worker) escorted us through building to note leaks. One leak inside each locker room and 3 leaks in commons/concession area.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 5

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Plywood deck appears to be in sound condition.

SECTION ANALYSIS

Section Designation (1 to 25):	#5b
Other Designation (Example = 1a):	
Roof Section ID:	New Gym. (Gym)
Section Area, SF:	7,920
MACC Budget:	$ 10,125.00 **(no decking replacement, architectural or consultants fees Included)**
Time Frame Span (Years) to do work:	ASAP
Manufacturer, If Known:	
Contractor, If Known:	Roof Care
Inspection Date:	07-24-18
Warranty (Y or N):	Unknown

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
Gym area has 7,920 metal R-panel roof with urethane coating applied in 2006 installed with 1" in 12" structural slope was noted to be in acceptable condition, although the north and south rake edge flashings do not extend down to cover wood fascia or counter CMU wall

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 0

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Gym area has 7,920 metal R-panel roof with urethane coating applied in 2006 installed with 1" in 12" structural slope was noted to be in acceptable condition although the north and south rake edge flashings do not extend down to cover wood fascia or counter CMU wall

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
The rake edge flashings do not extend over wood fascia and counter CMU wall.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 3

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Flashings have been coated with urethane coating and appear to be in good condition.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 10

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
Exposed wood fasci should be covered with metal flashing to extend and counter CMU wall.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 0

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Metal R-panel roof panels are installed on structural slope with 1" in 12" pitch and drain over two edges into metal gutter.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 0

COMMENTS

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)
RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance
Gym floor is finished wood and has zero tolerance for moisture intrusion.

9.0 Roof Deck:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI:

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

SECTION ANALYSIS

Section Designation (1 to 25):	#6
Other Designation (Example = 1a):	
Roof Section ID:	Early Childhood/ Vocational Shops
Section Area, SF:	11,239 SF
MACC Budget:	$ 314,692.00 **(no decking replacement, architectural or consultants fees Included)**
Time Frame Span (Years) to do work:	Replaced ASAP, Replace within 5 years
Manufacturer, If Known:	Stevens
Contractor, If Known:	
Inspection Date:	07-25-18
Warranty (Y or N):	Unknown

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal XXX
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:

Fully adhered 11,239 SF TPO roof system installed approximately 2004 with ½" in 12" structural slope was found to be in marginal condition. TPO membrane is showing signs of crazing. The roof is failing and needs to be replaced ASAP. The majority of leaks reported were below or along parapet wall areas therefore recommend removing coping, addressing wall flashing and re-install coping as a short term repair. Complete roof replacement is needed.

1.0 Leaks, Moisture, Infiltration or Drainage:

(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)

RCI: 23

COMMENTS (Leaks, comments on wet insulation, moisture damage,)

The majority of leaks reported were below or along parapet wall areas. No noticeable insulation was found.

2.0 Field Membrane:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI:20

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)

. TPO membrane is showing signs of crazing which will progress with time

3.0 Perimeter Flashings:

0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)

TPO membrane is showing signs of crazing which will progress with time. It was noted in one are that the TPO wall flashing membrane was not extended over top of parapet wall and therefore has pulled its self from under coping.

4.0 Penetration Flashings:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 5

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)

TPO membrane flashings are showing signs of crazing as well as cuts in membrane.

5.0 Roof Related Sheet Metal:

(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 8

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)

Prefinished metal coping is not sealed at high wall abutments. Surface mounted reglet used as termination at top edge of high wall flashing is not securely attached and sealant is shrinking.

6.0 Drainage:

(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)

RCI: 2

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).

Fully adhered 11,239 SF TPO roof system installed with ½" in 12" structural slope drains through scuppers which are not sealed to conductor heads.

7.0 Miscellaneous:

(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)

RCI: 0

COMMENTS

8.0 Building Contents (Leak Tolerance):

(0-High, 10-Moderate, 20-Low, 30-None)

RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance

Approximately 50% of the roof area is over shop space which has no below deck insulation or ceiling.

9.0 Roof Deck:

(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)

RCI: 0

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)

Metal deck appears to be in good condition and may only require minor repairs.

SECTION ANALYSIS

Section Designation (1 to 25):	#7
Other Designation (Example = 1a):	
Roof Section ID:	Administration/ Warehouse
Section Area, SF:	4,114 SF
MACC Budget:	$ 8,750.00 **(no decking replacement, architectural or consultants fees Included)**

Time Frame Span (Years) to do work: Repair ASAP

Manufacturer, If Known:
Contractor, If Known:
Inspection Date: 07-24-18
Warranty (Y or N): N

Section Condition (Check Appropriate Type): Repair Replace Unknown

Roof Type (Check Appropriate Type):

Built Up	Metal
Mod Bit	Shingles
SP-Thermoset	Slate
SP-Thermoplastic	Tile
Sprayed PUF	Exposed Concrete
Liquid Applied	Other

Description of Other Roof Type:

Building Section: Section comments:
: Metal R-panel roof system installed with ½" in 12" structural slope was found to be in acceptable condition. Recommend replacing penetration flashings, tightening or replacing screws that have backed out and cleaning gutter and sealing laps in gutter.

1.0 Leaks, Moisture, Infiltration or Drainage:
(0-None, 7-Minimal, 15-Moderate, 23-Heavy, 30-Extreme)
RCI: 7

COMMENTS (Leaks, comments on wet insulation, moisture damage,)
One leak was noted over the shop door in the warehouse area. Warehouse has fiberglass blanket type insulation inside metal roof and wall panels.

2.0 Field Membrane:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI: 5

COMMENTS (Type of membrane, conditions, defects, if exposed concrete-NA, leave RCI blank)
Metal roof panels are in sound condition although there was damage to ribs noted , caused by trafficking roof between structural joists. There were screws noted to be backing out which require tightening or replacing with new neoprene washered screws.

3.0 Perimeter Flashings:
0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 0

COMMENTS (Type of flashing, conditions, defects, if none-NA, leave RCI blank)
Perimeter flashings are in good condition.

4.0 Penetration Flashings:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)

RCI: 10

COMMENTS (Type of flashings, conditions, defects, if none-NA, leave RCI blank)
Penetration flashings are deteriorated and should be replaced ASAP.

5.0 Roof Related Sheet Metal:
(0-New&Good, 3-Acceptable, 5-Marginal, 8-Poor, 10-Failed)
RCI: 0

COMMENTS (Types of metal components, condition, attachment, if NA, leave RCI blank)
All metal roof components are in sound condition.

6.0 Drainage:
(0-Good, 2-Adequate, 3-Marginal, 4-Poor, 5-None)
RCI: 4

COMMENTS (Approx. slope, type of drainage devices, % ponding, note if slope is structural, tapered insulation or both).
Gutters should be cleaned and laps sealed.

7.0 Miscellaneous:
(0-None, 3-Minimal, 5-Moderate, 8-Threatening, 10-Damaging)
RCI: 0

COMMENTS

8.0 Building Contents (Leak Tolerance):
(0-High, 10-Moderate, 20-Low, 30-None)
RCI: 30

COMMENTS (Interview facility representative regarding leak tolerance
Building houses Administration offices and conference rooms as well as storage for supplies.

9.0 Roof Deck:
(0-New&Good, 5-Acceptable, 10-Marginal, 15-Poor, 20-Failed)
RCI:

COMMENTS (Type of deck, condition, % anticipated to replace if reroofed. (Metal roof & transite - NA). If NA, leave RCI blank.)
NA

Core Information:

ROOF SECTION CORE DATA (Top to Bottom):

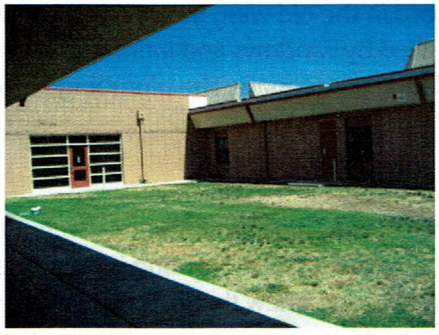
	1	2	3	3c
1.	Cap sheet	Aluminum coating	Gravel	Latex coating
2.	2 ply BUR	Cap sheet	4 ply BUR	5 ply BUR
3.	½"Perlite	7 ply BUR	1" wood fiber	½" wood fiber
4.	Tapered ISO	1" wood fiber	3 ply BUR	T&G wood deck
5.	Plywood Deck	4 ply BUR	Vapor barrier	
6.		1" ISO	T&G wood deck	
7.		Metal Deck		

ROOF SECTION CORE DATA (Top to Bottom):

	4a	4b	5a	6
1.	Gravel	Cap sheet	TPO	TPO
2.	6 ply BUR	3 ply BUR	3/8" coverboard	1 ½" ISO
3.	½" wood fiber	PUF	1 ½" ISO	Metal Deck
4.	vapor barrier	Metal Deck	Plywood Deck	
5.	Gyp Deck			

CORE COMMENTS: Multiple cores were taken on High School and Middle School, with results varying slightly. Please see photos for all core results.

DEMING



CHAPARRAL ELEMENTARY SCHOOL:

Chaparral Elementary School is located at 1400 East Holly in Deming, New Mexico, and falls within the Deming Public School District. The 1-story campus contains 48,347 SF of permanent buildings and 896 SF of portable buildings for a total of 49,244 GSF. Occupancy is 427 kindergarten through fifth grade students and a staff of 53. The campus is made up of one building and one portable, placed on site in 1992. The original building was constructed in 1967, a new wing was built in 1973. In 2000 a kindergarten/first grade classroom was added. Three permanent building assessments was conducted for this school.

Site:

The site is approximately 7.82 acres and includes a playground and a hard surface play area. The school has a parking capacity of 68, including 4 accessible spaces. All paved areas and concrete sidewalks are in good condition and do not require improvement. Landscaped areas include grass and a few trees, and these areas are irrigated. Site drainage is adequate.

Structural / Exterior Closure:

The building rests on continuous concrete footings that are not showing signs of damage or settlement. The building structural system uses CMU construction. The facade is CMU and is not architecturally significant. The TPO roof was installed in 2008 and is not leaking. Exterior doors are metal and windows are operable, double-pane units with steel frames.

Interiors:

Partition walls are painted drywall in the new wing. The old wing interior partition types are painted CMU, exposed brick, and plaster over metal lath. Ceilings are 2 x 4 lay-in acoustical tiles and flooring in high use areas is vinyl composition tile, most classrooms have carpet. Interior doors are solid wood.

Mechanical / Plumbing:

Heating is provided by a combination roof-top air conditioning and natural gas

heating units that were last replaced in the old wing in 2001. The new wing is served by roof top units. Fresh air is supplied by windows and infiltration. Exhaust fans are installed in bathrooms and ventilation is adequate. The plumbing fixtures and piping are original.

Electrical:

The electrical system is fed from a 150 kVA transformer that delivers 120/240 V., 3-phase, 4-wire power via a 1500 amp main panel. Lighting is fluorescent and illumination is inadequate. The gym needs a new fluorescent lighting system. There is emergency lighting with battery back-up in corridors and emergency exit signs are typically illuminated. The facility does not have an emergency generator.

Fire Protection / Life Safety Systems / Accessibility:

The fire alarm system consists of audible and strobe annunciators in rooms, corridors, and other public spaces. The system is activated by pull stations and smoke detectors, and it is centrally monitored. Egress corridors have appropriate fire separation and interior doors on escape corridors are fire-rated. The building is not sprinkled. The facility does not have a security system. The complex is generally ADA compliant.

Educational Adequacy:

Chaparral Elementary does not meet the state general adequacy requirements. The gross square footage is inadequate for the current enrollment. Adequacy deficiencies include inadequate classroom square footage and the facility requires a larger serving kitchen. There is safe access and adequate parking when considering street parking and parking lots on adjacent property. There is a two-way public address system and classrooms have data and CATV ports.

Growth Issues:

Chaparral Elementary enrolment is expected to stay fairly even over the next five years.

Adequacy Standards Deficiencies:

Chaparral Elementary operates at below adequacy. The site is very tight, expansion by way of further additions to the facility will be limited to available space.

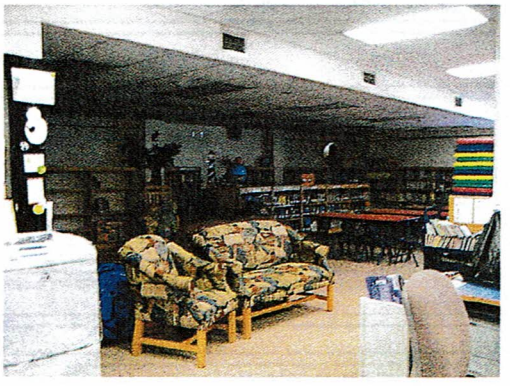
Proposed Projects:

There are no proposed projects pending.

SCHOOL NAME: Chaparral ES

SCHOOL INFORMATION

Address:	1400 Holly Deming, NM 88030	**Phone:**	575.546.2047
School Mascot:	Roadrunners	**Fax:**	
School Colors:	Blue & Red	**Principal:**	Nasa Speer
FAD Ranking 2011/Weighted NMCI:	FAD 285 NMCI 23.27%		2 yrs
Grade Levels:	K - 5	GRADE:	D



Staff:

Full Time Teachers:	27
Full Time Special Ed Teachers:	3
Part Time Teachers:	
Part Time Special Ed Teachers:	
Total Teaching Staff:	**30**
Principal:	1
Assistant Principal:	1
Secretary:	2
Counselor:	1
Custodian(s):	3
Kitchen Staff:	0
Nurse:	2
Educational Assistant(s):	9
Librarian:	1
Special Ed Non-instruction staff:	4
Security Officer:	
Other:	2
Total Non Teaching Staff:	**26**

Miscellaneous School Information:		
Portables:		1 Portable for music
Food Service:		Satelite kitchen. Serve Breakfast in clrm to all students. Lunch is served in cafeteria. All students receive free breakfast and lunch. Receive fruit and veggie program. Each grade level goes to lunch by themselves. This helps with discipline and fights.
Technology: (Approx. no. of computers per classroom)		Wall mounted projector screens, ceiling mounted projectors, all teachers have computer, approximately 4 student computers in each clrm. Each 3rd, 4th & 5th grade clrm except 1 clrm has mobile computer cart with 30 wireless laptops. 8 mobile computer carts. All clrms have document cameras. All clrms have mobi (interactive tablets), all 2nd thru 5th clrms have immediate response clickers. One smart board, but teachers like the Mobi. One sp ed clrm is getting an interactive projector.
Safety/Security:		No surveillance cameras. Crash bars on all hall doors except for 5 sets of double doors have to be chained at night. These need to be replaced. Fire alarm works. There are a few sensors that are troublesome. Check fire alarm. Two way intercom interior. One way intercom exterior. Telephones in all clrms.
Maintenance:	2009-10	
Utilities:	2009-10 Utilities Electricity: Natural Gas: Water: Sewer: Propane:	
Transportation:		12 to 15 buses includes 2 special ed buses. Majority of students are parent pick-up, then bus then walkers.
Compliance with District Policies:		
Community Use / After School Programs:		Some college classes have used gym for PE classes. It is a voting place.
Items of Concern: (Related to condition of facilities / safety of students) per Principal:		
Identified Facility Needs per Principal:		Replace HVAC. Air conditioner is swamp coolers. Heating is sporatic. Heaters do not work properly. The building is uninsulated. No ceiling insulation. Exist doors are a safety concern. Gym is too small and not accessible. Serving room is too small for servers. There is a concrete ramp in front of serving line that does not work and needs to go away. Cafeteria serves 2 grade levels at one time. A new roof was installed about 5 years ago, then it started leaking. District has repaired most of the leaks, but there is still one leak in 4th grade pod. Would like a vestibule at the front entry for heat and security. All building entries have no vestibule. Restrooms in Pod areas are not ADA compliant. The newest addition restrooms are ADA compliant. Nurse's office has 2 restrooms that are not ADA compliant. Sp Ed clrms do not have restrooms and they are not ADA compliant. Any student in wheel chairs go to Bataan because Chaparral cannot. Both play areas do not work. The large play area is grass but does not drain. The small play area would be usable if it had a shade structure over it. In large play area put artifical turf and Parent pick-up needs to be redesigned. Lighting in gym is bad. Kitchen dock does not drain well. There is mud puddle to the south of the gym. Would like a large area off of Library for meetings and large projects. Music is in a portable. Instructional Leaders office only has one egress, no windows. Fire marshall writes it up. Office restrooms have no hot water.

Identified Facility Needs & Probable Costs:

Category	Facility Needs	Quant	Unit	Cost	MACC	Total Project
Code	Provide ADA access to gym via exterior ramp	1,200	SF	$425	$510,000	$637,500
Code	Provide ADA access to cafeteria at serving line	300	SF	$180	$54,000	$67,500
Code	Upgrade all toilet rooms to meet ADA - handrails and faucets	1,050	SF	$80	$84,000	$105,000
Code	Provide accessible playground surface, rubber matting with firm sub-grade prep.	150	SF	$75	$11,250	$14,063
Code	Provide accessible playground equipment - modular unit with accessible transfer platform	1	EA	$35,000	$35,000	$43,750
Code	Provide second egress for Instructional Leaders office - add window	1	EA	$3,000	$3,000	$3,750
Adequacy Standard	Increase electrical capacity	48,348	SF	$6	$290,088	$362,610
Technology	UPS in IT closets	2	LS	$7,500	$15,000	$18,750
Adequacy Standard	Replace HVAC	48,348	SF	$25	$1,208,700	$1,510,875
Technology	Add fan coil unit in IT room	2	LS	$7,500	$15,000	$18,750
Code	Insulate exterior walls	144,000	SF	$13	$1,872,000	$2,340,000
Facility Renewal	Replace weather package - exterior doors	28	EA	$200	$5,600	$7,000
Adequacy Standard	New flourescent lighting in gym	3,036	SF	$10	$30,360	$37,950
Adequacy	Provide warming kitchen	500	SF	$200	$100,000	$125,000
Facility Renewal	Create vestibule at exterior doors - Front entry	200	SF	$150	$30,000	$37,500
Life-Health-Safety	Provide new front office suite	1,000	SF	$225	$225,000	$281,250
Growth	Provide new classroom wing with support space - 4 CLRM	5,150	SF	$200	$1,030,000	$1,287,500
Life-Health-Safety	Surveillance NVR System	2	EA	$6,200	$12,400	$15,500
Life-Health-Safety	Upgrade security - Surveillance Camera's weather-proof	29	EA	$1,600	$46,400	$58,000
Life-Health-Safety	Viewer with software	1	EA	$2,300	$2,300	$2,875
Life Health Safety	Re-design bus droff off area	600	LF	$22	$13,200	$16,500
Facility Renewal	Landscape both courtyards	6,085	SF	$55	$334,675	$418,344
Local Policy	Provide site furn at CTYD-trash,benches,tables	2	LS	$15,000	$30,000	$37,500
Educational	Outdoor Learning Environment Upgrades	1,000	SF	$8	$8,000	$10,000
Life-Health-Safety	Install shade structures for playgrounds	1,800	SF	$20	$36,000	$45,000
Facility Renewal	Amend soil at grass fields	5,600	CY	$1	$5,600	$7,000
Technology	Provide wireless connections throughout campus	3	EA	$15,000	$45,000	$56,250
Total Probable Cost:					**$6,052,573**	**$7,565,716**

As of 2011

2001 - 2010 Completed Projects:

Description of Completed Repair:	Cost of Repairs	Year of Repair
2001-10 REPAIRS	**$0**	

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Chaparral Elementary School Facility Assessment

July 25th, 2018

Chaparral ES: K – 5th Grade (Pre-K-5th Grade starting 2018-19)

2017-18 40th Day: 389 Students

Functional Capacity without Portables:	390
Functional Capacity with Portables:	390
Instructional Space Capacity without Portables:	378
Instructional Space Capacity with Portables:	393
Number of Permanent Instructional Spaces:	27
Number of Portable Instructional Spaces:	1
Total Number of Instructional Spaces:	28

Chaparral Elementary School is comprised of one (1) permanent building and one (1) single portable. The permanent building was constructed in three (3) phases:

Phase 1:	1967	26,381sf
Phase 2:	1973	6,008sf
Phase 3:	2000	15,958sf
Total Permanent Square Footage:		48,347
Single Portable:		896sf
Total Square Footage:		49,243sf

Facility Needs:

The following is a list of major building systems identified in the 2013-18 FMP, the 2018 FAD and 2018 visual inspection of the Chaparral ES campus.

Major Building Systems in Need of Replacement / Upgrade at the 1967 and 1973 buildings:

- Ceiling Finishes: Replace lay-in ceiling tiles
- Communications / Security: Install secure Entry
- Drain, Waste, and Vent: Upgrade
- Exterior Walls: Install Insulation
- Exterior Windows & Doors: Replace Plexiglas windows and exterior doors
- Floor Finishes: Replace carpet

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HVAC: Upgrade from evaporative cooling to air conditioning
HVAC Controls: Upgrade HVAC controls
Water Distribution: Upgrade
Institutional Equipment: Replace/ repair casework
Lighting / Branch Circuits: Upgrade lighting
Main Power / Emergency Lighting: Provide additional power and data outlets for technology
Plumbing: Renovate all restrooms
Wall Finishes: Replace corridor wall finish

There are NO Major Building Systems in Need of Replacement / Upgrade at the 2000 addition.

Site Systems in Need of Replacement / Upgrade:

Landscape: Address drainage issue

Facility Assessment Summary:

The 2013-18 FMP District General Obligation Priorities were:

1. Deming High School
2. Deming Intermediate School
3. Chaparral Elementary School
4. Bell Elementary School

Since 2013, DPS has completed the replacement / renovation of Deming High School and replaced Deming Intermediate School. The district is ready to start work on its 3rd priority, Chaparral ES. During the 2013-18 FMP process the future of Chaparral was discussed and the consensus was that Chaparral ES appears to be a structurally sound building and can meet the educational programmatic needs of the district for the next 20+ years. Just over half of Chaparral ES square footage is 51 years old, but it has been well maintained and is anticipated to keep operating for the next 20+ years with regular maintenance and building system upgrades.

At the end of the 2013-18 FMP discussions, it was determined that the best use of the district's limited facility funds would be to keep the existing Chaparral ES operational for the next 20+ years and concentrate on replacing / upgrading building systems as facility funds become available. The priority building system needs for Chaparral ES are:

Communications / Security: Install secure Entry
HVAC: Upgrade from evaporative cooling to air conditioning
HVAC Controls: Upgrade HVAC controls
Exterior Windows & Doors: Replace Plexiglas windows and exterior doors

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Main Power / Emergency Lighting: Provide additional power and data outlets for technology
Plumbing: Renovate all restrooms

Due to the lack of ADA access to the existing gymnasium, DPS is planning to provide a gymnasium with ADA access by 2020 at Chaparral ES. This was part of the 2013-18 FMP.

Probable Cost of 2013-2018 FMP Total Identified Needs for Chaparral ES: $7,565,716 (53% of Replacement and Demolition Cost)

Chaparral ES Probable Replacement Cost of 36,972sf (52,930sf – 15,958sf 2000 addition) for 400 students: $13,217,490

Demolition Cost of 36,972sf: $924,300

Disposal Cost of 1 Portable: $7,500

Document prepared by:

Marilyn K Strube, ALEP
Greer Stafford SJCF Architecture Inc.
Planning Director, Vice President

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Deming Public Schools**	**Rank:**	**298**
Applicant Facility:	**Chaparral Elementary School**	**wNMCI:**	**27.50%**

	Total	State Match 69%	Local Match 31%
Estimated Project Cost	$2,334,728	$1,610,962	$723,766
Offset	-	-	-
Adjusted State/Local Match	$2,334,728	$1,610,962	$723,766

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☐Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
48,347	389	64,034	0	0	64,034	51,676	12,358

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**59.44**	Building 4	-	Building 7	-	Building 10	-	**53.25**
Building 2	**47.05**	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**75.72%**
District Average FMAR Score	>70%	**75.72%**
FIMS Proficiency	>2.0	PMD **1.0** MD **1.5** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**0%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**23**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Deming Public Schools **Contact Person:** Herb Borden

Address 1: 1001 S Diamond ST

Address 2:

City: Deming **State:** NM **Zip:** 88030 **Phone:** 575-543-1077

Funding Match

District Match	31%
State Match	69%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Chaparral ES	$ 2,334,728	$ 2,334,728	$ 723,766	$ -	**$ 723,766**	$ 1,610,962	**$ 1,610,962**	$ -	$ -
2										
3										
4										
5										
	Total	**$ 2,334,728**	**$ 2,334,728**	**$ 723,766**	**$ -**	**$ 723,766**	**$ 1,610,962**	**$ 1,610,962**	**$ -**	**$ -**

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 --
Superintendent of School District

7/25/18
Date

Name of Signatory
School Board President

7-25-18
Date

Full Application - Small Project (Systems-Based)

Priority 1

Chaparral ES

Facility wNMCI Rank: 298
Facility wNMCI: 27.50
Facility FCI: 56.07
Facility FMAR: 75.72

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.

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
	Site Subtotal		$ -
Security	Security Systems - *Please Describe* :		
	Site Security Subtotal		$ -
	Total		**$ -**

Total (Site and All Buildings)	**$**	**1,634,310**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**700,418**
Total Estimated Project Cost	**$**	**2,334,728**

BUILDING 1

Building Name:	Chaparral ES
Building FCI:	56.07
Year Built:	1967, 2001
Existing Building SqFt (FAD):	48,347
SqFt of Proposed Project:	0
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	48,347

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$ 1,634,310
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 1,634,310
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ 1,634,310**

BUILDING 2

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 & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

Chaparral Elementary School Facility Assessment

July 25th, 2018

Chaparral ES: K – 5th Grade (Pre-K-5th Grade starting 2018-19)

2017-18 40th Day: 389 Students

Functional Capacity without Portables:	390
Functional Capacity with Portables:	390
Instructional Space Capacity without Portables:	378
Instructional Space Capacity with Portables:	393
Number of Permanent Instructional Spaces:	27
Number of Portable Instructional Spaces:	1
Total Number of Instructional Spaces:	28

Chaparral Elementary School is comprised of one (1) permanent building and one (1) single portable. The permanent building was constructed in three (3) phases:

Phase 1:	1967	26,381sf
Phase 2:	1973	6,008sf
Phase 3:	2000	15,958sf
Total Permanent Square Footage:		48,347
Single Portable:		896sf
Total Square Footage:		49,243sf

Facility Needs:

The following is a list of major building systems identified in the 2013-18 FMP, the 2018 FAD and 2018 visual inspection of the Chaparral ES campus.

Major Building Systems in Need of Replacement / Upgrade at the 1967 and 1973 buildings:

- Ceiling Finishes: Replace lay-in ceiling tiles
- Communications / Security: Install secure Entry
- Drain, Waste, and Vent: Upgrade
- Exterior Walls: Install Insulation
- Exterior Windows & Doors: Replace Plexiglas windows and exterior doors
- Floor Finishes: Replace carpet

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HVAC: Upgrade from evaporative cooling to air conditioning
HVAC Controls: Upgrade HVAC controls
Water Distribution: Upgrade
Institutional Equipment: Replace/ repair casework
Lighting / Branch Circuits: Upgrade lighting
Main Power / Emergency Lighting: Provide additional power and data outlets for technology
Plumbing: Renovate all restrooms
Wall Finishes: Replace corridor wall finish

There are NO Major Building Systems in Need of Replacement / Upgrade at the 2000 addition.

Site Systems in Need of Replacement / Upgrade:
Landscape: Address drainage issue

Facility Assessment Summary:

The 2013-18 FMP District General Obligation Priorities were:

1. Deming High School
2. Deming Intermediate School
3. Chaparral Elementary School
4. Bell Elementary School

Since 2013, DPS has completed the replacement / renovation of Deming High School and replaced Deming Intermediate School. The district is ready to start work on its 3rd priority, Chaparral ES. During the 2013-18 FMP process the future of Chaparral was discussed and the consensus was that Chaparral ES appears to be a structurally sound building and can meet the educational programmatic needs of the district for the next 20+ years. Just over half of Chaparral ES square footage is 51 years old, but it has been well maintained and is anticipated to keep operating for the next 20+ years with regular maintenance and building system upgrades.

At the end of the 2013-18 FMP discussions, it was determined that the best use of the district's limited facility funds would be to keep the existing Chaparral ES operational for the next 20+ years and concentrate on replacing / upgrading building systems as facility funds become available. The priority building system needs for Chaparral ES are:

Communications / Security: Install secure Entry
HVAC: Upgrade from evaporative cooling to air conditioning
HVAC Controls: Upgrade HVAC controls
Exterior Windows & Doors: Replace Plexiglas windows and exterior doors

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Main Power / Emergency Lighting: Provide additional power and data outlets for technology
Plumbing: Renovate all restrooms

Due to the lack of ADA access to the existing gymnasium, DPS is planning to provide a gymnasium with ADA access by 2020 at Chaparral ES. This was part of the 2013-18 FMP.

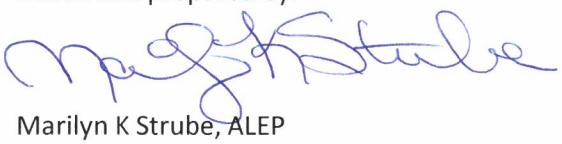
Probable Cost of 2013-2018 FMP Total Identified Needs for Chaparral ES: $7,565,716 (53% of Replacement and Demolition Cost)

Chaparral ES Probable Replacement Cost of 36,972sf (52,930sf – 15,958sf 2000 addition) for 400 students: $13,217,490

Demolition Cost of 36,972sf: $924,300

Disposal Cost of 1 Portable: $7,500

Document prepared by:



Marilyn K Strube, ALEP
Greer Stafford SJCF Architecture Inc.
Planning Director, Vice President

NMSBVI

NMSBVI

NEW MEXICO SCHOOL FOR THE BLIND & VISUALLY IMPAIRED
575/800-437-3505 • WWW.NMSBVI.K12.NM.US

PUBLIC SCHOOLS CAPITAL OUTLAY COUNCIL (PSCOC) SYSTEMS-BASED FUNDING REQUEST

August 2018

The New Mexico School for the Blind and Visually Impaired is a 39 acres campus founded in 1903 in Alamogordo, New Mexico. NMSBVI is as a residential public school providing specialized services for New Mexico's blind and visually impaired students.

The residential campus remains in Alamogordo serving students from preschool age through 21 years of age. In addition to residential students at the campus, local area day students and preschool students are transported to/from their home on a daily basis. With the exception of a few weekends per year, the residential students reside on the campus from Sundays late afternoon through noon on Fridays, at which time, students travel home for the weekend. NMSBVI provides weekend transportation to the students' home communities throughout New Mexico.

The Albuquerque campus was founded in 1974. As a day school, the Early Childhood Programs (ECP) campus provides specialized services to preschool and kindergarten-age students who are blind and visually impaired. The ECP site is located at 801 Stephen Moody SE in Albuquerque.

In addition to providing services to students at both campuses, NMSBVI also provides Statewide services to students, families and school districts through the following programs:

Birth-to-Three (Family, Infant Toddler Program or FIT)
Outreach Department
Vision Impairment Program
Instructional Resource Center
Low Vision Clinics

For more information on these programs, please refer to page 16 of the NMSBVI Annual Report included with this presentation.

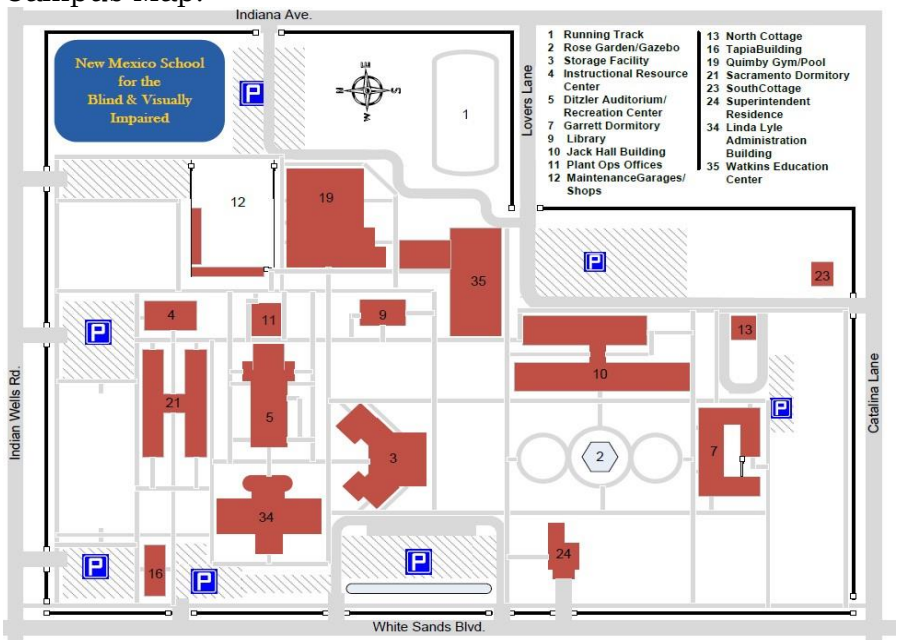
PROJECT

The project includes replacement of two (2) parking lots and replacement of sidewalk lighting at the Alamogordo Campus.

PROJECT LOCATION

NMSBVI Alamogordo Campus
1900 North White Sands
Boulevard Alamogordo, NM 88310

Campus Map:



Aerial Map:

FUNDING SUMMARY
Total Project Estimated Cost: $631,966
District 50% Share: $315,983
PSCOC 50% Share: $315,983

Note: NMSBVI has presented the paving portion of this project to the Higher Education Department for funding consideration to satisfy the District's 50% Share. The District's 50% Share on the sidewalk lighting piece will be paid directly by the NMSBVI.

PROJECT GOAL
To improve life, health, and safety concerns, and for the welfare of all students, staff and visitors, by addressing infrastructure deficiencies at the Alamogordo Campus.

MASTER PLAN STATUS
NMSBVI's first Facilities Master Plan (FMP) was prepared in 2012 by addressing all buildings on the campuses, identifying major deficiencies and addressing priority order of these deficiencies to be addressed by the individual building's ranking order. The FMP was designed to expire in 2018 at which time, NMSBVI would be ranked by a campus-wide ranking process rather than per individual building.

NMSBVI is currently in the process of developing a new FMP at the next available PSFA/PSCOC Facilities Master Plan application cycle to proceed with the development of an updated FMP. The FMP update will address campus-wide facility upgrades that have occurred the past five years and will identify future, long-term needs at both NMSBVI campuses.

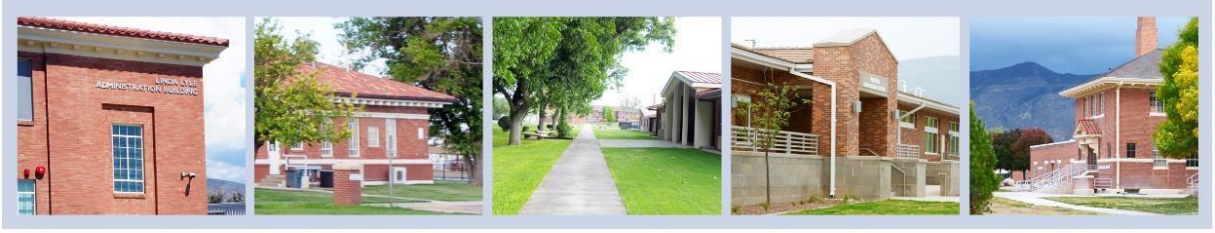
PROJECT SCHEDULE

Phase I; Sidewalk Lighting Replacement –
- Design Development – complete & shovel ready
- Construction – Fourth Quarter 2018

Phase II; Replacement of Parking Lots –
- Design Development – Second Quarter 2019
- Construction – Third Quarter 2019

PROJECT DESCRIPTION – REPLACEMENT OF TWO (2) PARKING LOTS
Parking Lot # 1 borders both the Linda Lyle Administration Building and the Paul & Lois Tapia Building. This lot serves as parking for both staff and visitors to these buildings as well as to other areas into the campus through sidewalk travel.

The former Watkins Education Center was proposed to be repurposed as an administration building after construction completion of the new Watkins Education Center. Historical records show new construction of the former Watkins Education



Center was approved in 1942, but because of World War II, NMSBVI believes the building was not completed until circa 1945. Repurposing this soundly structured building, with its architectural flair and its place in the hearts of the Alamogordo community, has allowed the school to consolidate departments and reduce square footage by demolishing the prior administration building.

In May 2017, while renovations were underway, the building was renamed as the Linda Lyle Administration Building in honor of Superintendent Linda Lyle who was retiring in June. The two-story building presently houses administration offices such as the Superintendent's office, the school's Board Room, business & finance offices, Human Resources and Capital Projects. Other departments occupying this building include the Personnel Preparation Program, Information Systems & Technology, the printing shop and Outreach Services. The building faces the main thoroughfare into Alamogordo and is considered the "gateway" to the rest of the campus.

To the north of the administration building is the Paul & Lois Tapia Building. This building, built in 1916, is on the State and National Registers of Historical Buildings. The building was originally known as the Teacher's Cottage as this is where teachers reside. In 2006 this building was lovingly renamed and dedicated in honor of two young, visually impaired teachers that met at NMSBVI, married, and continued to teach at NMSBVI for a combination of 90 years (Paul 48 years & Lois 42). Additionally, Paul

Tapia was a student at the school from a young age due to an unfortunate accident that left him blind.

Upon graduation, Paul attended the University of New Mexico and was a star athlete holding many State titles in wrestling and earning him at spot in the display cases at the NM Activities Association. He returned to NMSBVI to teach and coach wrestling until his retirement.

The school's Braille Production Department is presently housed in this building. In addition, NMSBVI's plans are to refurbish the front foyer portion of the building to house a small museum showcasing the long history of the school and the many services provided to the blind and visually impaired students of New Mexico.

The total square footage of the parking lot, which directly serves these two buildings, is **19,465 square feet**. The age of the parking lot is unknown, but due to its condition and coarseness of the asphalt, NMSBVI believes it may be the original asphalt parking lot.

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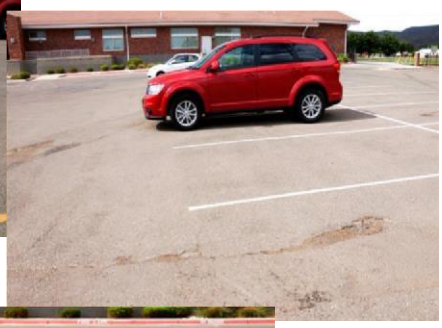
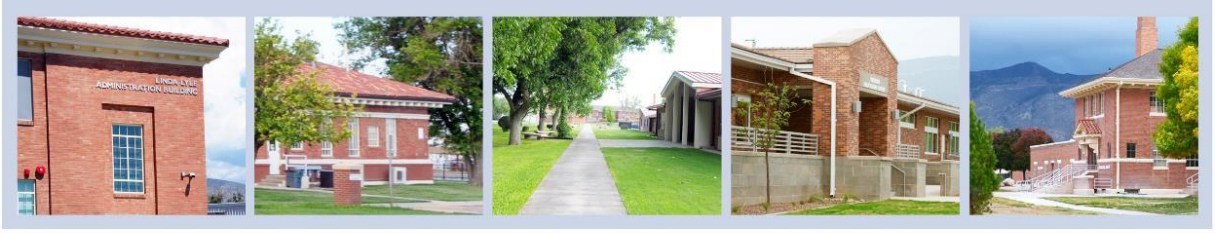
The second parking lot borders the Watkins Education Center and Jack Hall Building. Both buildings are instruction-based areas. The Jack Hall Building houses the school kitchen and student dining room, the Health Services Suite, music classroom, preschool classrooms, transportation department, ancillary services team, Director of Student Services, safety and security and the housekeeping department.

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The Jack Hall Building underwent construction in 2010 and this parking lot was used as a construction staging site. In 2013, construction on the new Watkins Education Center began, and this open space, once again, became the staging site for the new construction.

This parking lot was last repaved in 1989 during a campus-wide improvements project. Consequently, with its age, and the use of construction staging sites for two extensive projects, visible wear and tear of this parking lot has become increasingly evident.

This parking lot is heavily used by school staff transporting students directly to the Watkins Education Center and the Jack Hall Building. In addition, delivery trucks use this area for deliveries to the kitchen two to three times per week.

The total square footage of this parking lot, to include the drive into the campus from the city street, and a smaller portion outside of the kitchen delivery area is **49,093 square feet**.

To determine estimated costs and required scope of work, NMSBVI contracted with a design firm to determine the conditions of the two (2) parking lots and costs associated with the scope of work. The following page is a copy of the assessment report completed by WDG Architects.

WDG ARCHITECTS
WILLIAMS DESIGN GROUP INC

1014 S MAIN STREET
LAS CRUCES, NM 88005
P.575.528.0022
F.575.528.0023
wdg@wdg-architects.com
www.wdg-architects.com

New Mexico School for the Blind and Visually Impaired, Alamogordo, New Mexico

Parking Paving Study

Description of work

The estimated area of work for the project is approximately 68,558 square feet. The project consists of removing and discarding the old asphalt. All existing concrete curbs, gutters and sidewalks are to remain and will not be included in the scope of work. Care will be taken to avoid removing the existing gravel base course. Once the top layer is removed, the gravel base course will be raked and any low spots leveled out. This estimate does not include additional base course to be provided. If additional base course is needed due to low or ponding areas, or if in removing the top layer of asphalt the base course is inadvertently removed, additional gravel base course will need to be provided at additional cost. A new 2 inch top layer of asphalt will be provided where indicated on the attached campus map and/or where any old asphalt is removed by contractor.

Scope of work Summary

- Demo existing asphalt, remove all old asphalt and discard. 68,558 SF
- Regrade and re-compact existing gravel base course
- Provide 2" thick layer of Hot mix asphalt (HMA)
- Restripe. (provide some parking bumpers and signage)
- Areas requiring grade correction to ensure positive drainage will be addressed in Construction Documents.
- Extend the existing concrete apron in front of the dumpsters to address rutting in asphalt from garbage trucks.

Estimate

Three contractors with relevant experience and expertise in this type of work were consulted in regards to this project. Two in Las Cruces and one in Alamogordo. White Sands Construction may have the most relevant knowledge of cost because they are located in Alamogordo and have recently completed a re-paving project near the NMSBVI site. Estimates for this type of work vary significantly based on the location of the project, the fluctuating price/ availability of oil products and the possibility that this project may not begin construction until 2019. The average between the cost estimates that WDG received is approximately $3.90 per square foot.

Opinion of probable cost: Total approximately = $267,376.20

David Clarke, President

PROJECT RATIONALE

NMSBVI believes both parking lots are a life, health and safety concern. Recently a staff member tripped on a bad section of the Watkins Education Center/Jack Hall Building parking area. The injuries have required medical attention.

Four (4) parking lots were determined to meet the requirements of replacement; however, considerable construction is due to begin within the next few years that will trespass through two of these parking lots. During the construction phase, these areas will be used as staging areas for the contractors' use. It would not be prudent to replace them at this time due to heavy construction traffic and equipment coming in and out of these areas. It is NMSBVI's desire to include replacement of the parking lots within the scope of work on each construction project.

Of all the parking lots on the campus, the two mentioned for this project are the most used and traveled on with substantial foot and vehicle traffic throughout the day.

Consequences of not receiving funding would put the school at risk of more accidents requiring medical attention.

LIFE, HEALTH AND SAFETY

Due to recent falls, and, most importantly, the trip hazard requiring extensive medical attention, NMSBVI has determined the two identified parking lots as unsafe and considered a life, health and safety concern for visitors, students and staff.

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PROJECT DESCRIPTION – SIDEWALK LIGHTING REPLACEMENT

Conditions of the existing bases and poles to the sidewalk lighting at the Alamogordo Campus show extreme deterioration due to age and years of exposure to moisture. The school's campus sidewalk lighting is presently 24 years old.

To address life, health and safety concerns, NMSBVI proposes to replace sidewalk lighting, throughout the 35 acres campus, at the earliest time possible. Concerns with the campus lighting became a greater problem in 2016 on one windy evening when winds at 39 mph knocked down a parking lot pole. Fortunately, this happened in June when no students were on campus and in the evening when staff were home and parking lots were empty. Twenty-two parking lot poles were replaced under an emergency procurement.

NMSBVI has just recently finished renovations to two sizable construction projects and believes this to be a good time to proceed with replacing the sidewalk lighting bases and poles. NMSBVI feels a need to address this concern now that there will be a small window of no additional construction activity on the campus. It is important to limit


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construction barriers that will affect independent mobility for the blind and visually impaired students.

The total number of sidewalk lights that will need replacement is 46. The work associated will include, but is not limited to, the following:

- removal and disposal of the existing light bases and poles;
- installation of new concrete bases;
- installation of LED lights and poles; *and,* • replacement of circuitry wire as required.

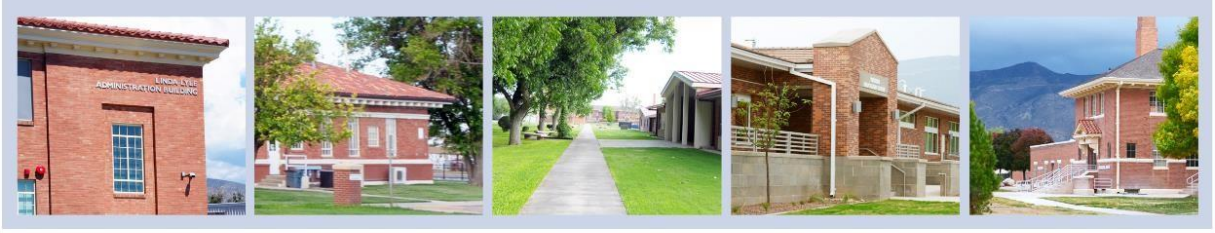
The new bases will be at a height of approximately 18-24" to prevent moisture deterioration and damage to the bases from lawnmowers and other landscaping equipment. The existing bases are at ground level, or beneath ground levels, thus the excessive deterioration due to moisture and damage from landscaping equipment. The new lights will be more energy efficient LED lighting.

Conditions of the current sidewalk lighting poles and bases are typical throughout the campus. Because of their "at ground" level, this has caused the anchor bolts to rust and deteriorate faster due to irrigation and rainwater. NMSBVI proposes to eliminate this problem by insuring the new concrete bases are between 18-24" in height.

Photos illustrate the original bases, now rusted, cracked and with broken anchor bolts. Because of the broken anchor bolts, the pole bases had to be rotated 90 degrees and new holes had to be drilled at the existing concrete base. Anchor bolts were epoxied into the concrete base to support the pole.

At present, design on the sidewalk lighting has been completed by RBM Engineering, Incorporated. This phase of the project is "shovel ready" upon contracting with an electrical contractor through a Cooperative Educational Services (CES) contract.

Following is a copy of the unofficial quote received from the same electrical contractor that replaced the parking lot poles and bases. It has been NMSBVI's intent, for the sake of continuity and familiarity, to use the same electrical design professional and the same electrical contractor that replaced the parking lot poles and bases in late 2016.



ZUNI ELECTRIC, INC.

PO Drawer 1909, Alamogordo, NM 88311-1909
1001 Zuni Drive, Alamogordo, NM 88310
(575) 437-6514 / FAX (575) 434-6721 / email zuni@zunielectric.com
NM LICENSE #27073 / NM WFS #002278220110712, expires 7.12.18 / TX License #32518

ELECTRICAL SCOPE/QUOTE

(Unless otherwise specified in the bid documents, this quote is valid for 30 days)

Project: NMSBVI – New Sidewalk LED Light Fixtures Feb. 27, 2018
Location: Alamogordo, NM
SoW: Replace Sidewalk Poles/Lights with LED Poles/Lights, 46ea

Electrical Budget: $190,000.00

SPECIFIC INCLUSIONS:

-Remove & Dispose of the existing Light Poles & Bases
-Install New Pole Bases and LED Lights/Poles
-Replace Circuitry Wire as required
-NM GRT at 8%
-Pmt/Perf Bonds at 1%

NOTE 1: For Budgetary Purposes, the new LED Lights/Poles are budgeted at $1,000 per Pole/Light Fixture.

NOTE 2: Due to the weight of the equipment (Line Truck & Backhoe) that will be required to accomplish this work, there will need to be a preliminary discussion as to the possible repair of the existing landscape areas and sidewalks that may be damaged during construction. This may need to be addressed on a Time/Material, as encountered basis. Obtaining a video of the existing conditions may also be a consideration. Once again, this is an item that will need to be discussed.

NOTE 3: No engineering design costs are included in the budget figure above. Should you like to have an engineer involved, those costs will be in addition to the budget amount above.

At the end of this document is a copy of the design documents developed by RBM Engineering for replacement of the 46 sidewalk light poles and bases. It is NMSBVI's intent to proceed with this project as soon as possible.

PROJECT RATIONALE

NMSBVI believes the condition of the sidewalk lighting is a life, health and safety concern. Present conditions of the existing bases and poles of the sidewalk lighting at the Alamogordo Campus show extreme deterioration due to age and years of exposure to moisture. The school's campus sidewalk lighting is presently 24 years old.

LIFE, HEALTH AND SAFETY

Consequences of not addressing this concern leaves the possibility open for any of the 46 sidewalk lighting poles to be knocked down by a strong wind surge and, potentially, causing harm to those in the area and/or walking by. This is extremely more dangerous around students who are blind and visually impaired as they are at a disadvantage to recognize the imminent danger.

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In closing, NMSBVI has been very fortunate and grateful for the funding considerations extended to the NMSBVI (the past seven years) from the Public School Capital Outlay Council (PSCOC).

Working with the Council and the Public School Facilities Authority (PSFA) staff has been a rewarding experience and a positive direction for the NMSBVI. The school's relationship with these two entities has afforded NMSBVI the opportunity to address building deficiencies and improve the footprint of the Alamogordo Campus for decades to come.

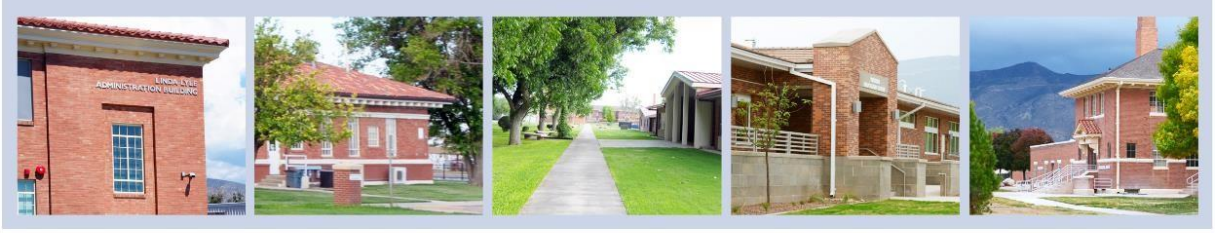
Below is a caption of the projects approved through the PSCOC, on behalf of the NMSBVI, and the current status of each project.

Projects Completed

Project C10-002A - NMSBVI Critical Deficiencies
Project C10-002B - NMSBVI New Construction of Watkins Education Center
Project P13-015 - NMSBVI Site Improvements
Project P13-016 - NMSBVI Health Services and Jack Hall Building Renovations
Project P14-021 - NMSBVI Ditzler Auditorium Recreation Center Renovations *(to include minor renovations to the former Central Receiving Building to repurpose this building as the new location of the Instructional Resource Center).*
Project P14-025 - NMSBVI Old Watkins Education Center Renovations

Note: Three buildings noted above (the former Health Services Building, Ditzler Auditorium and the former Central Receiving Building) are all on the State & National Registers of Historical Buildings.

During design phase of the Old Watkins Education Center (now the Linda Lyle Administration Building), NMSBVI understood the NM Historical Preservation Department was interested in moving forward with adopting this building as an additional historical building on the Alamogordo Campus.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Projects in Progress

Project P13-016 - NMSBVI Quimby Gymnasium & Natatorium Renovations

This project is currently in the second RFP phase for a design professional; RFP proposals are due 8/17/18. The first design professional's contract was completed up to Schematic Design before the design contract was terminated by NMSBVI and PSFA.

Project P14-020 - NMSBVI Sacramento Dormitory Demolition and Construction of Two Student Cottages

This project is being held up until a Building Systems Analysis/Feasibility Study on the Garrett Dormitory Project is determined. The Sacramento Dormitory cannot be demolished until the Garrett Dormitory is completed (renovations or new construction dependent on the BSA/FS study). The Sacramento Dormitory is needed as a staging dormitory to house students while the Garrett Dormitory is under construction.

Project P15-009 - NMSBVI Garrett Dormitory Renovations

Currently, a draft form of the Building Systems Analysis/Feasibility Study on the Garrett Dormitory is being finalized. At the site visit by PSFA, it was determined that a BSA/FS would be completed to determine the Return of Investment on this building. At present, the critical areas of this building are the underground utilities and the condition of the confined spaces to get to these utilities for repairs. It is the NMSBVI's intent to have the RFP for the BSA/FS advertised by the end of August 2018.

Construction Challenges for NMSBVI

NMSBVI realizes the significant amount of time it has taken to start a project, finish and move on to the next approved project within the campus space. Construction projects at the Alamogordo Campus require much consideration due to the orientation and mobility concerns of students who are blind and visually impaired.

Secondly, because the NMSBVI is a residential school, the closing of recreational, extra-curricular activities facilities and/or housing areas requires strategic staging so that the students' residential setting is not heavily impacted.

NMSBVI appreciates the PSFA's and PSCOC's understanding of the school's need to put the students first as we manage our projects.

NMSBVI SIDEWALK LIGHTING REPLACEMENT

NMSBVI

New Mexico School for the Blind & Visually Impaired

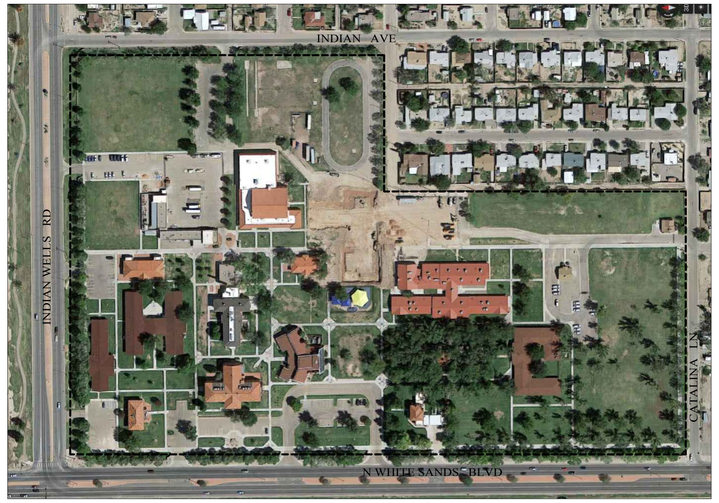
1900 N. WHITE SANDS BLVD, ALAMOGORDO, NM - 88310

RBM ENGINEERING INC.
1065 S. MAIN ST. BLDG D STE. A
LAS CRUCES, NM 88005
(575) 647-1554
FAX (575) 647-1563
rbm@rbm.cc

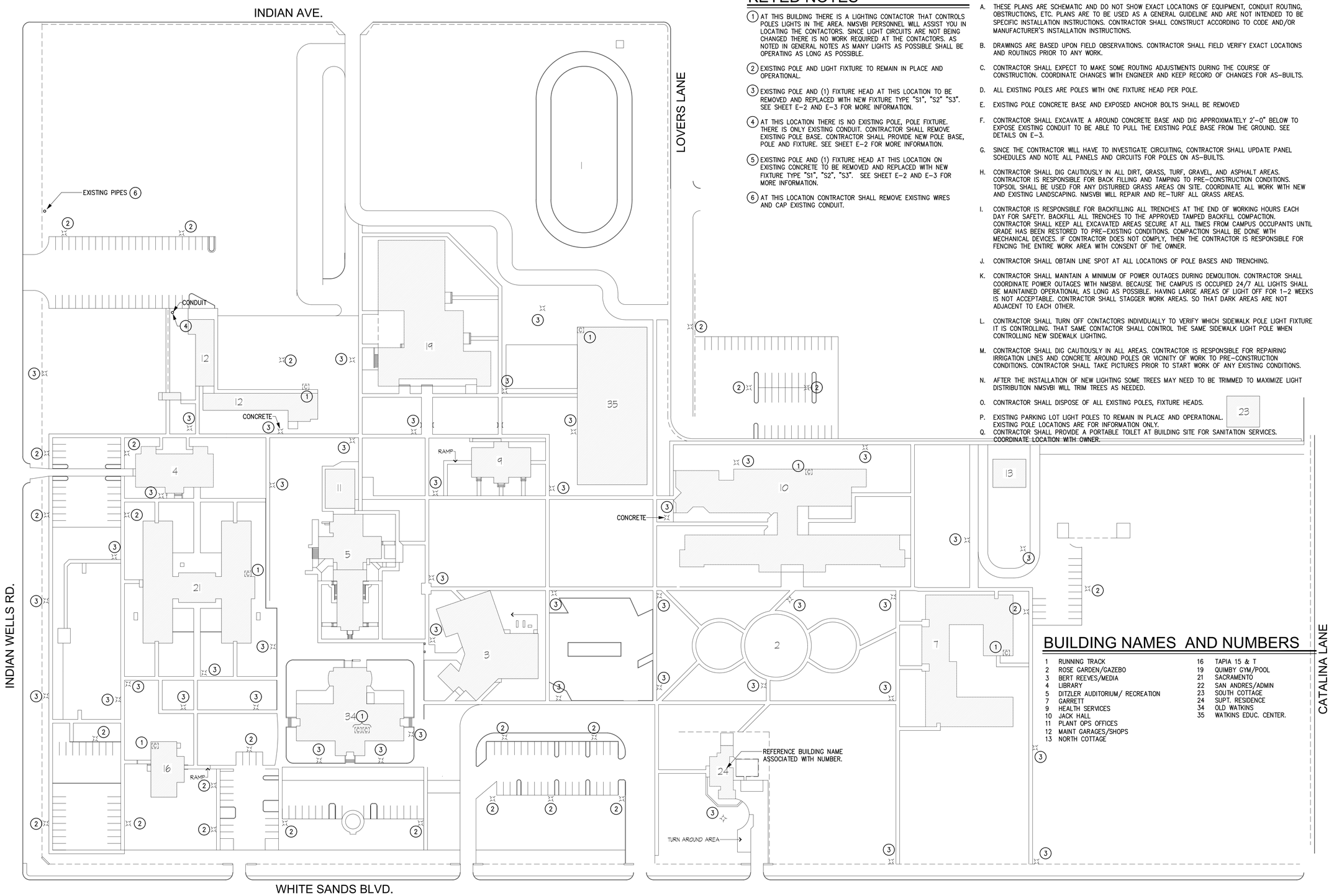
INDEX TO DRAWINGS

SEQUENCING NOTE:

1. CONTRACTOR SHALL START DEMOLITION WORK UNTIL ALL MATERIAL HAVE BEEN ORDERED AND DELIVERED.



LOCATION MAP



KEYED NOTES

1. AT THIS BUILDING THERE IS A LIGHTING CONTACTOR THAT CONTROLS POLES LIGHTS IN THE AREA. NMSVBI PERSONNEL WILL ASSIST YOU IN LOCATING THE CONTACTORS. SINCE LIGHT CIRCUITS ARE NOT BEING CHANGED THERE IS NO WORK REQUIRED AT THE CONTACTORS. AS NOTED IN GENERAL NOTES AS MANY LIGHTS AS POSSIBLE SHALL BE OPERATING AS LONG AS POSSIBLE.
2. EXISTING POLE AND LIGHT FIXTURE TO REMAIN IN PLACE AND OPERATIONAL.
3. EXISTING POLE AND (1) FIXTURE HEAD AT THIS LOCATION TO BE REMOVED AND REPLACED WITH NEW FIXTURE TYPE "S1", "S2" "S3". SEE SHEET E–2 AND E–3 FOR MORE INFORMATION.
4. AT THIS LOCATION THERE IS NO EXISTING POLE, POLE FIXTURE. THERE IS ONLY EXISTING CONDUIT. CONTRACTOR SHALL REMOVE EXISTING POLE BASE. CONTRACTOR SHALL PROVIDE NEW POLE BASE, POLE AND FIXTURE. SEE SHEET E–2 FOR MORE INFORMATION.
5. EXISTING POLE AND (1) FIXTURE HEAD AT THIS LOCATION ON EXISTING CONCRETE TO BE REMOVED AND REPLACED WITH NEW FIXTURE TYPE "S1", "S2", "S3". SEE SHEET E–2 AND E–3 FOR MORE INFORMATION.
6. AT THIS LOCATION CONTRACTOR SHALL REMOVE EXISTING WIRES AND CAP EXISTING CONDUIT.

GENERAL NOTES

A. THESE PLANS ARE SCHEMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT, CONDUIT ROUTING, OBSTRUCTIONS, ETC. PLANS ARE TO BE USED AS A GENERAL GUIDELINE AND ARE NOT INTENDED TO BE SPECIFIC INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL CONSTRUCT ACCORDING TO CODE AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS.

B. DRAWINGS ARE BASED UPON FIELD OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND ROUTINGS PRIOR TO ANY WORK.

C. CONTRACTOR SHALL EXPECT TO MAKE SOME ROUTING ADJUSTMENTS DURING THE COURSE OF CONSTRUCTION. COORDINATE CHANGES WITH ENGINEER AND KEEP RECORD OF CHANGES FOR AS–BUILTS.

D. ALL EXISTING POLES ARE POLES WITH ONE FIXTURE HEAD PER POLE.

E. EXISTING POLE CONCRETE BASE AND EXPOSED ANCHOR BOLTS SHALL BE REMOVED

F. CONTRACTOR SHALL EXCAVATE A AROUND CONCRETE BASE AND DIG APPROXIMATELY 2'–0" BELOW TO EXPOSE EXISTING CONDUIT TO BE ABLE TO PULL THE EXISTING POLE BASE FROM THE GROUND. SEE DETAILS ON E–3.

G. SINCE THE CONTRACTOR WILL HAVE TO INVESTIGATE CIRCUITING, CONTRACTOR SHALL UPDATE PANEL SCHEDULES AND NOTE ALL PANELS AND CIRCUITS FOR POLES ON AS–BUILTS.

H. CONTRACTOR SHALL DIG CAUTIOUSLY IN ALL DIRT, GRASS, TURF, GRAVEL, AND ASPHALT AREAS. CONTRACTOR IS RESPONSIBLE FOR BACK FILLING AND TAMPING TO PRE–CONSTRUCTION CONDITIONS. TOPSOIL SHALL BE USED FOR ANY DISTURBED GRASS AREAS ON SITE. COORDINATE ALL WORK WITH NEW AND EXISTING LANDSCAPING. NMSVBI WILL REPAIR AND RE–TURF ALL GRASS AREAS.

I. CONTRACTOR IS RESPONSIBLE FOR BACKFILLING ALL TRENCHES AT THE END OF WORKING HOURS EACH DAY FOR SAFETY. BACKFILL ALL TRENCHES TO THE APPROVED TAMPED BACKFILL COMPACTION. CONTRACTOR SHALL KEEP ALL EXCAVATED AREAS SECURE AT ALL TIMES FROM CAMPUS OCCUPANTS UNTIL GRADE HAS BEEN RESTORED TO PRE–EXISTING CONDITIONS. COMPACTION SHALL BE DONE WITH MECHANICAL DEVICES. IF CONTRACTOR DOES NOT COMPLY, THEN THE CONTRACTOR IS RESPONSIBLE FOR FENCING THE ENTIRE WORK AREA WITH CONSENT OF THE OWNER.

J. CONTRACTOR SHALL OBTAIN LINE SPOT AT ALL LOCATIONS OF POLE BASES AND TRENCHING.

K. CONTRACTOR SHALL MAINTAIN A MINIMUM OF POWER OUTAGES DURING DEMOLITION. CONTRACTOR SHALL COORDINATE POWER OUTAGES WITH NMSBVI. BECAUSE THE CAMPUS IS OCCUPIED 24/7 ALL LIGHTS SHALL BE MAINTAINED OPERATIONAL AS LONG AS POSSIBLE. HAVING LARGE AREAS OF LIGHT OFF FOR 1–2 WEEKS IS NOT ACCEPTABLE. CONTRACTOR SHALL STAGGER WORK AREAS. SO THAT DARK AREAS ARE NOT ADJACENT TO EACH OTHER.

L. CONTRACTOR SHALL TURN OFF CONTACTORS INDIVIDUALLY TO VERIFY WHICH SIDEWALK POLE LIGHT FIXTURE IT IS CONTROLLING. THAT SAME CONTACTOR SHALL CONTROL THE SAME SIDEWALK LIGHT POLE WHEN CONTROLLING NEW SIDEWALK LIGHTING.

M. CONTRACTOR SHALL DIG CAUTIOUSLY IN ALL AREAS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING IRRIGATION LINES AND CONCRETE AROUND POLES OR VICINITY OF WORK TO PRE–CONSTRUCTION CONDITIONS. CONTRACTOR SHALL TAKE PICTURES PRIOR TO START WORK OF ANY EXISTING CONDITIONS.

N. AFTER THE INSTALLATION OF NEW LIGHTING SOME TREES MAY NEED TO BE TRIMMED TO MAXIMIZE LIGHT DISTRIBUTION NMSVBI WILL TRIM TREES AS NEEDED.

O. CONTRACTOR SHALL DISPOSE OF ALL EXISTING POLES, FIXTURE HEADS.

P. EXISTING PARKING LOT LIGHT POLES TO REMAIN IN PLACE AND OPERATIONAL. EXISTING POLE LOCATIONS ARE FOR INFORMATION ONLY.

Q. CONTRACTOR SHALL PROVIDE A PORTABLE TOILET AT BUILDING SITE FOR SANITATION SERVICES. COORDINATE LOCATION WITH OWNER.

BUILDING NAMES AND NUMBERS

1	RUNNING TRACK	16	TAPIA 15 & T
2	ROSE GARDEN/GAZEBO	19	QUIMBY GYM/POOL
3	BERT REEVES/MEDIA	21	SACRAMENTO
4	LIBRARY	22	SAN ANDRES/ADMIN
5	DITZLER AUDITORIUM/ RECREATION	23	SOUTH COTTAGE
7	GARRETT	24	SUPT. RESIDENCE
9	HEALTH SERVICES	34	OLD WATKINS
10	JACK HALL	35	WATKINS EDUC. CENTER.
11	PLANT OPS OFFICES		
12	MAINT GARAGES/SHOPS		
13	NORTH COTTAGE		

DEMOLITION ELECTRICAL SITE PLAN

SCALE: 1" = 60'–0"

REFERENCES — BENCHMARK

DATE	REVISIONS	BY

BRYAN R. MORRIS NEW MEXICO 20195 PROFESSIONAL ENGINEER 7-17-18

SCALE: HORZ. AS SHOWN, VERT. AS SHOWN

DATE 7-17-18
DESIGN BY RBM
DRAWN BY CAD
CHKD. BY RBM
APPD. BY RBM

PROJECT NAME
NMSBVI SIDEWALK LIGHTING REPLACEMENT
1900 N. WHITE SANDS BLVD ALAMOGORDO, NEW MEXICO

DEMOLITION ELECTRICAL SITE PLAN

SHEET TITLE
E–1

SHEET 1 OF 3.

RBM ENGINEERING INC.
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rbm@rbm.cc

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GENERAL NOTES

A. ALL CONDUITS, WIRE, GROUNDS AND NEUTRALS ARE EXISTING, CONTRACTOR SHALL VERIFY NUMBER OF CONDUITS PER POLE. THE ACTUAL ROUTING OF THE UNDERGROUND CONDUITS ARE UNKNOWN, INTERCONNECTION IS UNKNOWN. CONTRACTOR SHALL INVESTIGATE AS NEEDED TO ESTABLISH INTERCONNECTION.

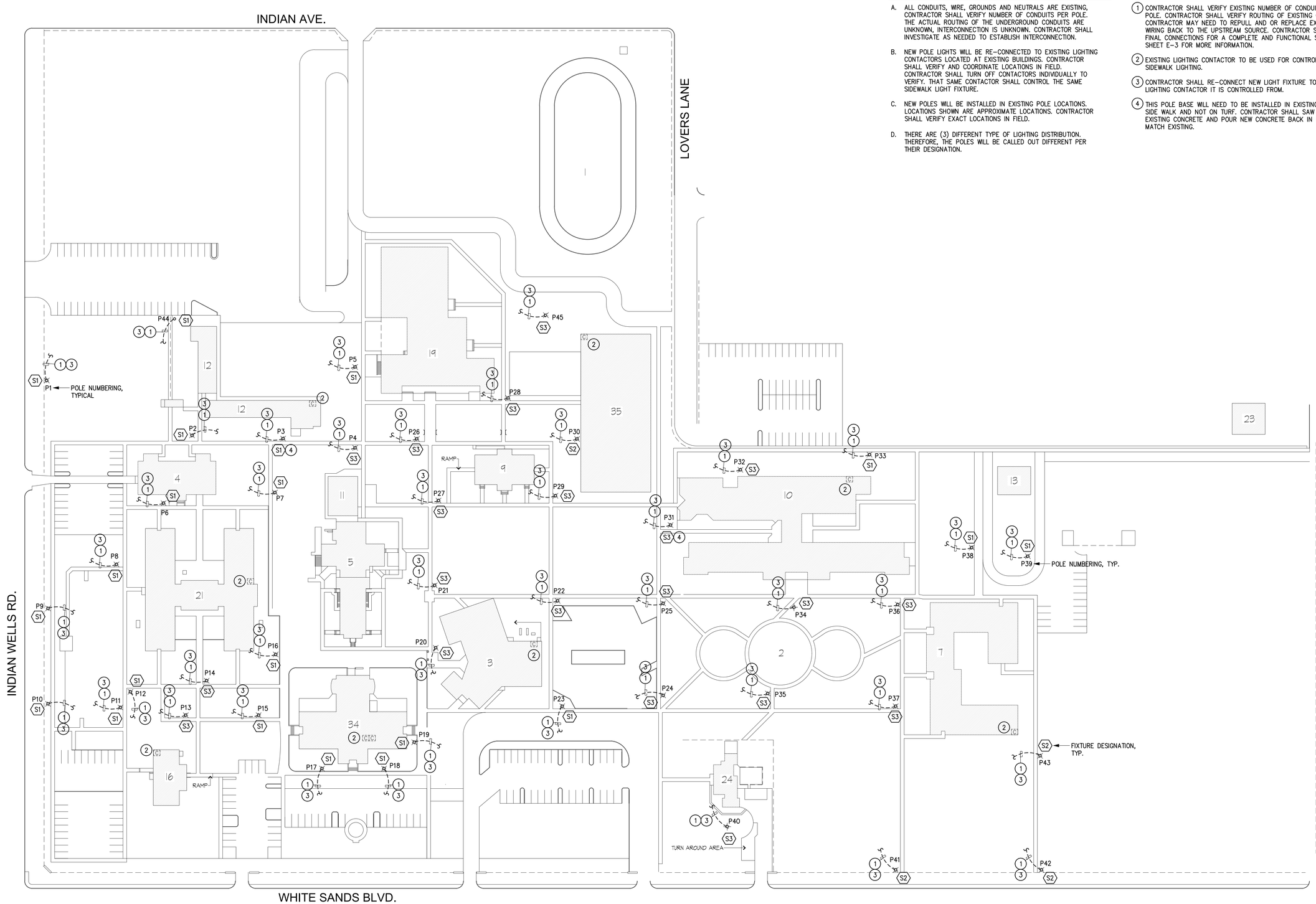
B. NEW POLE LIGHTS WILL BE RE-CONNECTED TO EXISTING LIGHTING CONTACTORS LOCATED AT EXISTING BUILDINGS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS IN FIELD. CONTRACTOR SHALL TURN OFF CONTACTORS INDIVIDUALLY TO VERIFY. THAT SAME CONTACTOR SHALL CONTROL THE SAME SIDEWALK LIGHT FIXTURE.

C. NEW POLES WILL BE INSTALLED IN EXISTING POLE LOCATIONS. LOCATIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN FIELD.

D. THERE ARE (3) DIFFERENT TYPE OF LIGHTING DISTRIBUTION. THEREFORE, THE POLES WILL BE CALLED OUT DIFFERENT PER THEIR DESIGNATION.

KEYED NOTES

1. CONTRACTOR SHALL VERIFY EXISTING NUMBER OF CONDUITS PER POLE. CONTRACTOR SHALL VERIFY ROUTING OF EXISTING CONDUITS. CONTRACTOR MAY NEED TO REPULL AND OR REPLACE EXISTING WIRING BACK TO THE UPSTREAM SOURCE. CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR A COMPLETE AND FUNCTIONAL SYSTEM. SEE SHEET E-3 FOR MORE INFORMATION.
2. EXISTING LIGHTING CONTACTOR TO BE USED FOR CONTROLS OF NEW SIDEWALK LIGHTING.
3. CONTRACTOR SHALL RE-CONNECT NEW LIGHT FIXTURE TO EXISTING LIGHTING CONTACTOR IT IS CONTROLLED FROM.
4. THIS POLE BASE WILL NEED TO BE INSTALLED IN EXISTING CONCRETE SIDE WALK AND NOT ON TURF. CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND POUR NEW CONCRETE BACK IN PLACE TO MATCH EXISTING.



1 E-2 ELECTRICAL SITE PLAN - REVISED

SCALE: 1" = 60'-0"

REFERENCES --- BENCHMARK	DATE	REVISIONS	BY

BRYAN R. MORRIS NEW MEXICO 20195 PROFESSIONAL ENGINEER 7-17-18

SCALE		DATE 7-17-18	DESIGN BY RBM	DRAWN BY CAD	CHKD. BY RBM	APPD. BY RBM
HORZ	AS SHOWN					
VERT.	AS SHOWN					

PROJECT NAME

NMSBVI SIDEWALK LIGHTING REPLACEMENT

1900 N. WHITE SANDS BLVD ALAMOGORDO, NEW MEXICO

SITE PLAN CONDUITS

SHEET TITLE

E-2

SHEET 2 OF 3.

RBM ENGINEERING INC.
1065 S. MAIN ST. BLDG D STE. A
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FAX (575) 647-1563
rbm@rbm.cc

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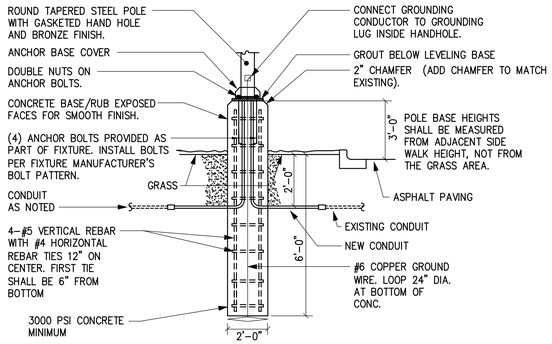
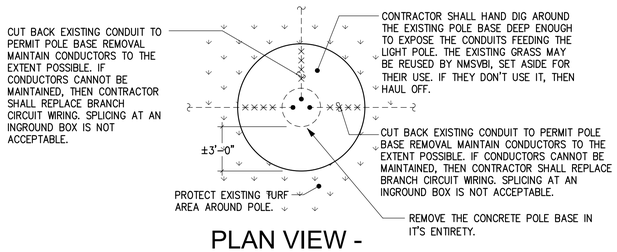


1 / E-3 POLE BASE DETAIL

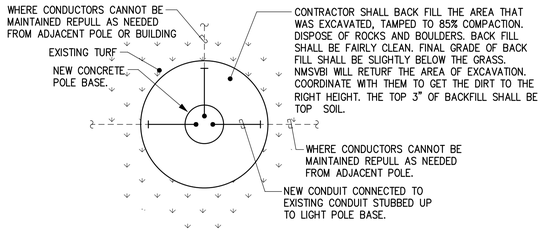
SCALE: NONE



PLAN VIEW - POLE BASE DEMOLITION -TYP

2 / E-3

SCALE: NONE



PLAN VIEW - POLE BASE NEW WORK -TYP

3 / E-3

SCALE: NONE

ELECTRICAL SYMBOL LEGEND

LIGHT FIXTURE

- EXISTING POLE
- NEW POLE MOUNTED LIGHT FIXTURE. NUMBER OF LUMINARES SHOWN. TYPE AS INDICATED IN SCHEDULE.
- C — LIGHTING CONTACTOR

CONDUIT, RACEWAYS, AND WIRING

- EXISTING UG CONDUIT
- HOME RUN TO PANELBOARD-NUMBER OF ARROWS INDICATES NUMBER OF BREAKER HANDLES.
- WHITE NEUTRAL / PHASE (HOT) / GREEN GRD. WIRE — SWITCH LEG — DASHES ACROSS CONDUIT OR CABLE INDICATE THREE (3) OR MORE WIRES #12 AWG SOLID COPPER UNLESS NOTED OTHERWISE.
- GROUND

MISCELLANEOUS

- KEYED NOTE
- WP — WEATHERPROOF
- S1 — NEW LIGHT FIXTURE TYPE, TYP.

EXISTING LIGHTING LOAD BEING DEMOED

PREVIOUS DESIGN	WATTS
(45) EXISTING POLES WITH (1) FIXTURE HEAD PER POLE AT 175W HPS EACH.	- 7,875 WATTS
TOTAL:	-7,875 WATTS

NEW DESIGN	WATTS
(46) NEW POLES WITH (1) NEW FIXTURE 87W LED.	+ 4,002 WATTS
TOTAL:	4,002 WATTS

THERE IS MORE WATTAGE BEING REMOVED THAN ADDED. THEREFORE WE ARE NOT OVERLOADING EXISTING CIRCUITS, PANELS.

FIXTURE SCHEDULE

SYMBOL	MANUFACTURER NAME AND NUMBER	VA	LAMPS	MOUNTING	NOTES
S1	US ARCHITECTURAL LIGHTING #RZR-PT2-PLED-II- 40 LED- 700 mA- NW 208V-RAL-8019-T	87W	11,132 LUMENS/87W	10' POLE POST TOP	1,2,3
S2	US ARCHITECTURAL LIGHTING #RZR-PT2-PLED-IV-40 LED-700 mA-NW-208V-RAL-8019-T	87W	10,240 LUMENS/87W	10' POLE POST TOP	1,2,3
S3	US ARCHITECTURAL LIGHTING #RZR-PT2-PLED-VSQ-W-40-LED-700 mA-NW-208-RAL-8019-T	87W	11,246 LUMENS/87W	10' POLE POST TOP	1,2,3

NOTES:

1. THIS FIXTURE IS A TWIN ARM POST TOP FIXTURE.
2. CONTRACTOR SHALL VERIFY COLOR AND FINISH OF FIXTURE WITH OWNER PRIOR TO ORDERING.
3. NEW POLES ARE ROUND STEEL #RNTS-104-11 PT23 RAL-8019-S DARK BRONZE. CONTRACTOR SHALL VERIFY FINISH OF POLE WITH OWNER PRIOR TO DERING.

REFERENCES --- BENCHMARK

DATE	REVISIONS	BY

BRYAN R. MORRIS NEW MEXICO 20195 PROFESSIONAL ENGINEER 7-17-18

SCALE: HORIZ. AS SHOWN; VERT. AS SHOWN

DATE 7-17-18; DESIGN BY RBM; DRAWN BY CAD; CHKD. BY RBM; APPD. BY RBM

PROJECT NAME: NMSBVI SIDEWALK LIGHTING REPLACEMENT
1900 N. WHITE SANDS BLVD ALAMOGORDO, NEW MEXICO

ELECTRICAL LEGEND/ DETAILS/ SCHEDULE

SHEET TITLE: E-3

SHEET 3 OF 3.

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rbm@rbm.cc

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Demographics *(Fiscal Year 2017)*

Birth-to-3 (also called Family, Infant, Toddler Program or FIT)

- 1,425 children have been screened.
- 1,026 new referrals.
- 517 children served to date (*total number of children served to date = current month's active caseloads' total plus total number of children discharged to date from July 2016 to present.)*

Early Childhood Program (ECP/Albuquerque campus)

- 62 students were enrolled during the school year.
- School districts included: Albuquerque, Rio Rancho, San Felipe, Estancia, and Los Lunas.

Residential Campus (Alamogordo campus)

- 40 students were enrolled during the school year.
- 14 additional students received itinerant/consult services.
- 3 additional students received short-term placement.

Outreach Department

- Assistive Technology served 78 students across 28 districts and performed 10 formal AT assessments.
- Mentored 10 interns in 5 districts and NMSBVI.
- Direct services to 2 districts for 4 students & did consultative services for 8 students in the Alamogordo & Tularosa Districts. Provided direct services for 5 Albuquerque Public Schools pre-school students.
- Held 4 learning circles in the southern part of the state with attendance ranging from 8 to 11 participants.

Vision Impairment Program

- 9 TSVIs (Teachers of Students with Visual Impairments); 4 DVSs (Developmental Vision Specialists); 3 COMS (Certified Orientation and Mobility Specialists); and 1 student simultaneously enrolled in both the TSVI & COMS programs.
- Interns were spread across 7 different districts (including NMSBVI.)
- In May 2017, a cohort of 8 TSVIs and 7 COMSs joined the NMSU VIP, representing 3 previously unaccounted-for districts.

Instructional Resource Center (IRC)

- Provides adapted materials to any student in NM who is registered with the IRC.
- 1,698 items were checked out.
- Provided materials to 33 districts in NM.

Low Vision Clinic

- 8 clinics held in 5 different locations throughout the state.
- 64 students seen in Fiscal Year 2017.
- 20+ districts represented, not including NMSBVI.

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	New Mexico School for the Blind and Visually Impaired	Rank:	Previously
Applicant Facility:	Site Improvements	wNMCI:	Funded (FY13)

	Total	State Match 50%	Local Match 50%
Estimated Project Cost	$631,966	$315,983	$315,983
Offset	-	-	-
Adjusted State/Local Match	$631,966	$315,983	$315,983

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☒Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☐HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☒Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	Students 5 Year Projection	Total Existing GSF	District Facilities Non Eligible for PSCOC Funding	GSF of Abandoned Buildings on Site or Planned Demolition	Existing GSF of Facilities in Use and Eligible GSF (B - C - D)	PSCOC Maximum Allowable GSF	Difference Between Eligible and Existing GSF of Buildings in Use (E - F)
SITE ONLY	-	-	-	-	-	-	-

Statutory Requirements *(Answers must be YES)*	YES	NO
District has a PSFA-approved Facilities Master Plan		X
District has a current Preventive Maintenance Plan	X	

Award Qualification Requirements *(Answers must be YES)*	YES	NO
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	-	-
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	X	
the total project cost is 50% or less of the total facility replacement costs	X	
3. The District has their funding match	X	
4. FMAR Score of 60 or better	X	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								Average
		Building 3	-	Building 6	-	Building 9	-	TBD
Building 1	-	Building 4	-	Building 7	-	Building 10	-	
Building 2	-	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	Goal	Actual
Applicant Facility FMAR Score	>70%	**85.52%**
District Average FMAR Score	>70%	**87.19%**
FIMS Proficiency	>2.0	PMD **2.25** MD **2.0** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**100%**

Planning Statistics	YES	NO
Are the systems listed above included in the district's FMP?	X	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**3**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: New Mexico School for the Blind and Visually Impaired **Contact Person:** Margie Macias, Dir.of Institutional Support

Address 1: 1900 North White Sands Boulevard

Address 2:

City: Alamogordo **State:** NM **Zip:** 88310 **Phone:** 575-439-4488

Funding Match

District Match	50%
State Match	50%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

Priority	Facility Name	A Estimated Total Project Cost	B FY19 Estimated Total Project Cost	C FY19 District Match	D FY19 Offset	E FY19 Total District Match (Column B + Column C)	F FY19 State Match	G FY19 Total State Match After Offset	H Estimated Out-Of-Cycle State Match	I Estimated Out-Of-Cycle Local Match
1	New Mexico School for the Blind and Visually	$ 631,966	$ 631,966	$ 315,983	$ -	**$ 315,983**	$ 315,983	**$ 315,983**	$ -	$ -
2										
3										
4										
5										
	Total	**$ 631,966**	**$ 631,966**	**$ 315,983**	**$ -**	**$ 315,983**	**$ 315,983**	**$ 315,983**	**$ -**	**$ -**

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:

Patricia Beecher

Name of Signatory -- Patricia Beecher, Acting Superintendent

Superintendent of School District

7-26-2018

Date

Alicia S. McAninch

Name of Signatory Alicia S. McAninch, President

School Board President

7/26/2018

Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

New Mexico School for the Blind and Visually Impaired

Facility wNMCI Rank: -
Facility wNMCI: -
Facility FCI: -
Facility FMAR: 85.52

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots	Replacement	$ 267,376
	Playground Equipment		
	Site Lighting	Replacement	$ 175,000
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
		Site Subtotal	$ 442,376
Security	Security Systems - *Please Describe* :		
		Site Security Subtotal	$ -
		Total	**$ 442,376**

BUILDING 1

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 & Doors		
	Roof		
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -

BUILDING 2

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 & Doors		
	Roof		
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -

Total (Site and All Buildings)	**$**	**442,376**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**189,590**
Total Estimated Project Cost	**$**	**631,966**

WDG ARCHITECTS
WILLIAMS DESIGN GROUP INC

1014 S MAIN STREET
LAS CRUCES, NM
88005
P.575.528.0022
F.575.528.0023
wdg@wdg-architects.com
www.wdg-architects.com

New Mexico School for the Blind and Visually Impaired, Alamogordo, New Mexico

Parking Paving Study

Description of work

The estimated area of work for the project is approximately 68,558 square feet. The project consists of removing and discarding the old asphalt. All existing concrete curbs, gutters and sidewalks are to remain and will not be included in the scope of work. Care will be taken to avoid removing the existing gravel base course. Once the top layer is removed, the gravel base course will be raked and any low spots leveled out. This estimate does not include additional base course to be provided. If additional base course is needed due to low or ponding areas, or if in removing the top layer of asphalt the base course is inadvertently removed, additional gravel base course will need to be provided at additional cost. A new 2 inch top layer of asphalt will be provided where indicated on the attached campus map and/or where any old asphalt is removed by contractor.

Scope of work Summary

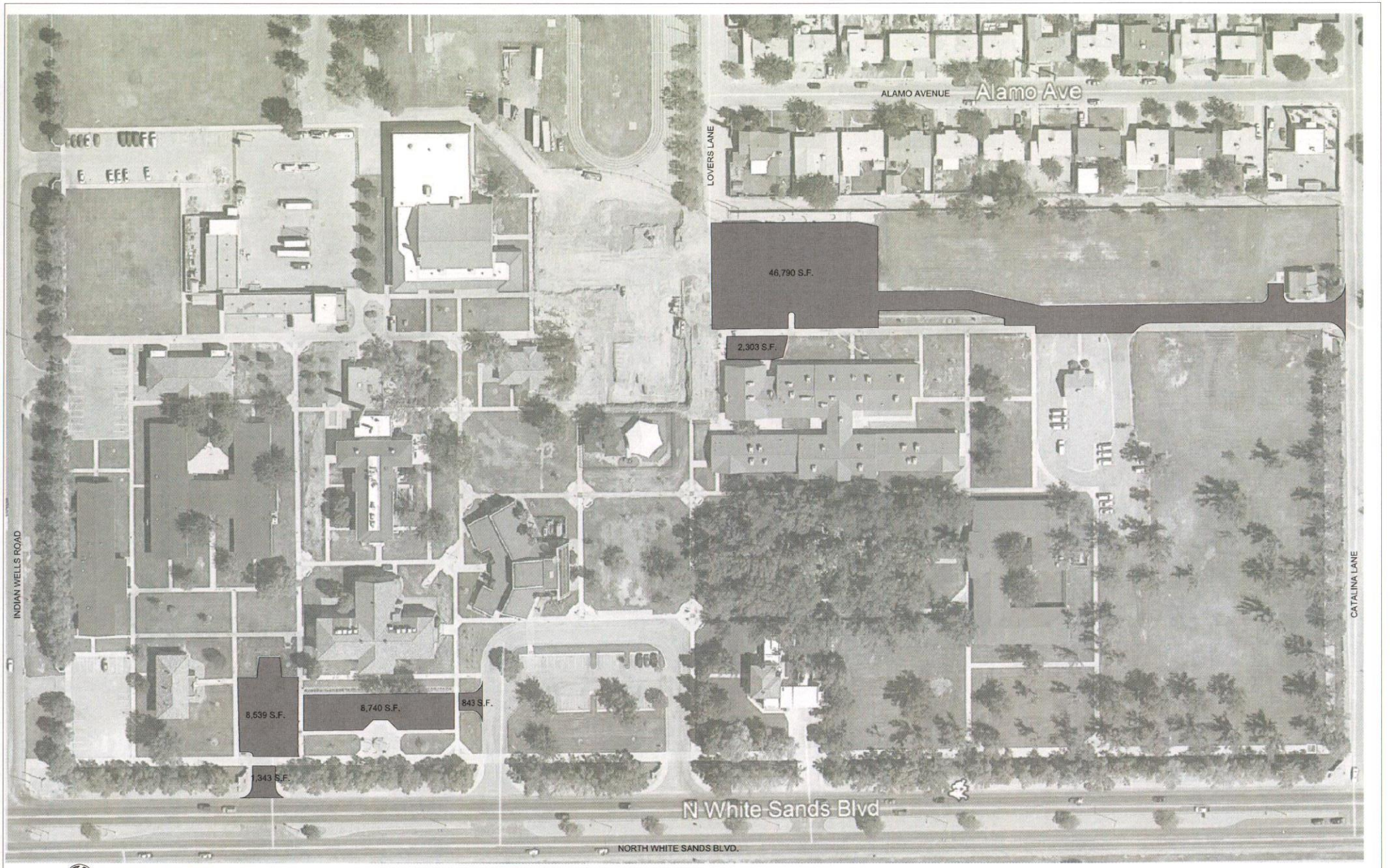
- Demo existing asphalt, remove all old asphalt and discard. 68,558 SF
- Regrade and re-compact existing gravel base course
- Provide 2" thick layer of Hot mix asphalt (HMA)
- Restripe. (provide some parking bumpers and signage)
- Areas requiring grade correction to ensure positive drainage will be addressed in Construction Documents.
- Extend the existing concrete apron in front of the dumpsters to address rutting in asphalt from garbage trucks.

Estimate

Three contractors with relevant experience and expertise in this type of work were consulted in regards to this project. Two in Las Cruces and one in Alamogordo. White Sands Construction may have the most relevant knowledge of cost because they are located in Alamogordo and have recently completed a re-paving project near the NMSBVI site. Estimates for this type of work vary significantly based on the location of the project, the fluctuating price/ availability of oil products and the possibility that this project may not begin construction until 2019. The average between the cost estimates that WDG received is approximately $3.90 per square foot.

Opinion of probable cost: Total approximately = $267,376.20

David Clarke, President



NMSBVI PROPOSED PARKING PLAN
SCALE 1"=50'-0"

NORTH

Total scope of work: 68,558 SQFT: 7,617 SY

PROPOSED PARKING PLAN
1900 N. WHITE SANDS BLVD.
ALAMOGORDO, NM 88310

Unofficial quote recd. 2.27.18

ZUNI ELECTRIC, INC.

PO Drawer 1909, Alamogordo, NM 88311-1909
1001 Zuni Drive, Alamogordo, NM 88310
(575) 437-6514 / FAX (575) 434-6721 / email zuni@zunielectric.com
NM LICENSE #27073 / NM WFS #002278220110712, expires 7.12.18 / TX License #32518

ELECTRICAL SCOPE/QUOTE

(Unless otherwise specified in the bid documents, this quote is valid for 30 days)

Project: NMSBVI – New Sidewalk LED Light Fixtures — Feb. 27, 2018
Location: Alamogordo, NM
SoW: Replace Sidewalk Poles/Lights with LED Poles/Lights, 46ea

Electrical Budget: $190,000.00

CES Pricing? yes

S P E C I F I C I N C L U S I O N S:

-Remove & Dispose of the existing Light Poles & Bases
-Install New Pole Bases and LED Lights/Poles
-Replace Circuitry Wire as required
-NM GRT at 8%
-Pmt/Perf Bonds at 1%

includes Concrete Bases — 18-24"

NOTE 1: For Budgetary Purposes, the new LED Lights/Poles are budgeted at $1,000 per Pole/Light Fixture.

NOTE 2: Due to the weight of the equipment (Line Truck & Backhoe) that will be required to accomplish this work, there will need to be a preliminary discussion as to the possible repair of the existing landscape areas and sidewalks that may be damaged during construction. This may need to be addressed on a Time/Material, as encountered basis. Obtaining a video of the existing conditions may also be a consideration. Once again, this is an item that will need to be discussed.

NOTE 3: No engineering design costs are included in the budget figure above. Should you like to have an engineer involved, those costs will be in addition to the budget amount above.

RBM ENGINEERING, INC. *Mechanical & Electrical Engineers*

150 N. Festival Drive
El Paso, Texas 79912
(915) 584-9934

1065 S. Main St., Bldg. D, Ste. A
Las Cruces, New Mexico 88005
(575) 647-1554

April 11, 2018

New Mexico School for the Blind and Visually Impaired
1900 N. White Sands Blvd.
Alamogordo, NM. 888310

RE: New Mexico School for the Blind and Visually Impaired (NMSBVI)
Side walk lighting Upgrade
Alamogordo, New Mexico
Proposal for Electrical Engineering Services

Dear Ms. Macias,

We are pleased to submit the following proposal for electrical engineering services for the project referenced above. We Understand the project involve the following scope of work:

1. The replacement of the existing decorative side walk lighting fixtures throughout NMSBVI campus. There are currently (46) side walk light poles that will be replaced. It has been determined that the anchor bases are cracking due to metal fatigue and all light poles need to be replaced.

   It is the desire of the school to install new concrete pedestals 18 to 24 inches high with new light poles and LED light fixtures. The new fixtures shall be evaluated for performance and coverage. The selected style and appearance shall be coordinated with school staff.

   Existing electrical conduit and wiring shall have to be revised for the new bases and fixtures but the school wishes to maintain the current time clock control and contractor interlocks.

2. The existing electrical power distribution for the new light poles shall be reused to the fullest extent possible.

3. NMSBVI shall provide RBM with the most current campus surveys and utility distribution information for our use in developing the contract documents.

Our services shall include the following items:

1. The design and specification of the sidewalk lights upgrade for the campus along with the related power distribution revisions for the new sidewalk lighting.

2. Field investigation and observation of visible existing conditions and systems for design coordination. This does not include any selective demolition or investigation of any hidden conditions or systems.

Fax (915) 584-8723 TX, (575) 647-1563 NM
Email: rbm@rbm.cc

Texas Registered Engineering Firm
#F-3496

Bryan R. Morris, P.E. (AZ, NM, TX)
Robert H. Beasley, P.E. (AZ, NM, TX)

3. Two review submittals shall be provided for contract documents, a 50% design review package with preliminary cost estimate and then a 95% review package with updated estimate.

4. Plans and specifications shall be prepared using Autocad and Microsoft Word respectively. Specifications shall only be provided for the technical specifications, divisions 25 and 26.

5. This proposal includes the review of equipment submittal and shop drawings.

6. This proposal includes construction observation services and attendance at all scheduled construction meetings.

7. This proposal includes the construction administration to include review of pay applications, review and acceptance of project closeout documentation.

Our services do not include:

1 All work related to asbestos identification, assessment, testing or abatement.

2 Selective demolition or investigation of any hidden conditions or systems.

3 Any reproduction of plans and specifications for submittals or bidding purposes.

Proposal:

Our proposal for the project and services described above shall be a lump sum fee proposal in the amount of $12,000. State of NM standard architectural fee schedule for an average project is applied.

This fee shall be billed in the following phases:

Construction Documents (plan & specs)	75%
Submittal and Shop Drawing Review	5%
Construction Observation	20%

Please note that this fee calculation shall include all design work for base bid, alternates, allowances and bid lots whether they are accepted or not for construction.

This proposal shall be considered a part of or amendment to the **Standard Form of Agreement between Architect and Owner, AIA Document B101-2007** unless specifically replaced by the client form of agreement.

A certificate of insurance for RBM Engineering, Inc. shall be provided to the client upon request for all applicable insurance coverages. Coverage limits shall be considered to be the current policy limits carried by RBM Engineering at the time of this proposal. Any revision of policy limits for any coverage category shall be documented in an amendment document and any additional premium costs shall be added to the fee proposal listed above.

We appreciate the opportunity to submit this proposal for your consideration.

Please do not hesitate to call if you have any questions.

Sincerely,

Bryan R. Morris

Bryan R. Morris, P.E.

Acknowledgement and Agreement of Proposal scope, contract references and fee:

Signature: _____

Printed name: Margie Mackris

Date: 4.11.18 Director of Institutional Support Srs.

NMSBVI SIDEWALK LIGHTING REPLACEMENT

NMSBVI

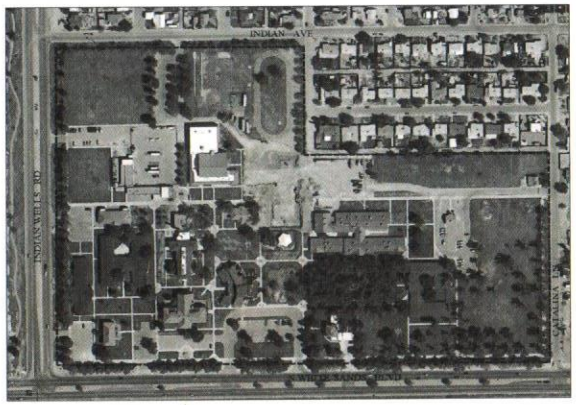
New Mexico School for the Blind & Visually Impaired

1900 N. WHITE SANDS BLVD, ALAMOGORDO, NM - 88310

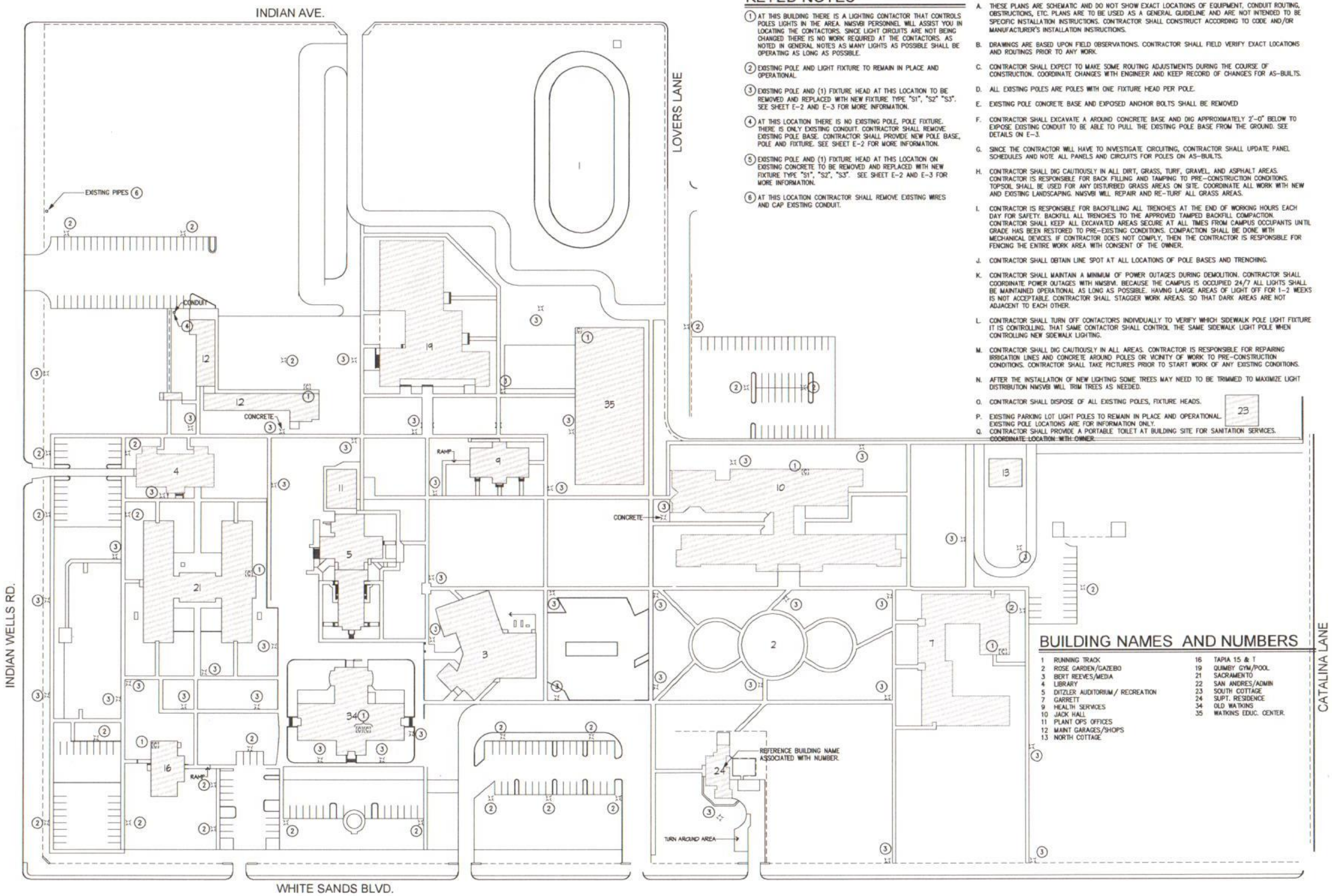
RBM ENGINEERING INC.
1065 S. MAIN ST. BLDG D STE. A
LAS CRUCES, NM 88005
(575) 647-1554
FAX (575) 647-1563
rbm@rbm.cc

INDEX TO DRAWINGS

SEQUENCING NOTE
1. CONTRACTOR SHALL START DEMOLITION WORK UNTIL ALL MATERIAL HAVE BEEN ORDERED AND DELIVERED



LOCATION MAP



KEYED NOTES

1. AT THIS BUILDING THERE IS A LIGHTING CONTACTOR THAT CONTROLS POLES LIGHTS IN THE AREA. NMSVBI PERSONNEL WILL ASSIST YOU IN LOCATING THE CONTACTORS. SINCE LIGHT CIRCUITS ARE NOT BEING CHANGED THERE IS NO WORK REQUIRED AT THE CONTACTORS. AS NOTED IN GENERAL NOTES AS MANY LIGHTS AS POSSIBLE SHALL BE OPERATING AS LONG AS POSSIBLE.
2. EXISTING POLE AND LIGHT FIXTURE TO REMAIN IN PLACE AND OPERATIONAL.
3. EXISTING POLE AND (1) FIXTURE HEAD AT THIS LOCATION TO BE REMOVED AND REPLACED WITH NEW FIXTURE TYPE "S1", "S2" "S3". SEE SHEET E-2 AND E-3 FOR MORE INFORMATION.
4. AT THIS LOCATION THERE IS NO EXISTING POLE, POLE FIXTURE. THERE IS ONLY EXISTING CONDUIT. CONTRACTOR SHALL REMOVE EXISTING POLE BASE. CONTRACTOR SHALL PROVIDE NEW POLE BASE, POLE AND FIXTURE. SEE SHEET E-2 FOR MORE INFORMATION.
5. EXISTING POLE AND (1) FIXTURE HEAD AT THIS LOCATION ON EXISTING CONCRETE TO BE REMOVED AND REPLACED WITH NEW FIXTURE TYPE "S1", "S2", "S3". SEE SHEET E-2 AND E-3 FOR MORE INFORMATION.
6. AT THIS LOCATION CONTRACTOR SHALL REMOVE EXISTING WIRES AND CAP EXISTING CONDUIT.

GENERAL NOTES

A. THESE PLANS ARE SCHEMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT, CONDUIT ROUTING, OBSTRUCTIONS, ETC. PLANS ARE TO BE USED AS A GENERAL GUIDELINE AND ARE NOT INTENDED TO BE SPECIFIC INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL CONSTRUCT ACCORDING TO CODE AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS.

B. DRAWINGS ARE BASED UPON FIELD OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND ROUTINGS PRIOR TO ANY WORK.

C. CONTRACTOR SHALL EXPECT TO MAKE SOME ROUTING ADJUSTMENTS DURING THE COURSE OF CONSTRUCTION. COORDINATE CHANGES WITH ENGINEER AND KEEP RECORD OF CHANGES FOR AS-BUILTS.

D. ALL EXISTING POLES ARE POLES WITH ONE FIXTURE HEAD PER POLE.

E. EXISTING POLE CONCRETE BASE AND EXPOSED ANCHOR BOLTS SHALL BE REMOVED

F. CONTRACTOR SHALL EXCAVATE A AROUND CONCRETE BASE AND DIG APPROXIMATELY 2'-0" BELOW TO EXPOSE EXISTING CONDUIT TO BE ABLE TO PULL THE EXISTING POLE BASE FROM THE GROUND. SEE DETAILS ON E-3.

G. SINCE THE CONTRACTOR WILL HAVE TO INVESTIGATE CIRCUITING, CONTRACTOR SHALL UPDATE PANEL SCHEDULES AND NOTE ALL PANELS AND CIRCUITS FOR POLES ON AS-BUILTS.

H. CONTRACTOR SHALL DIG CAUTIOUSLY IN ALL DIRT, GRASS, TURF, GRAVEL, AND ASPHALT AREAS. CONTRACTOR IS RESPONSIBLE FOR BACK FILLING AND TAMPING TO PRE-CONSTRUCTION CONDITIONS. TOPSOIL SHALL BE USED FOR ANY DISTURBED GRASS AREAS ON SITE. COORDINATE ALL WORK WITH NEW AND EXISTING LANDSCAPING. NMSVBI WILL REPAIR AND RE-TURF ALL GRASS AREAS.

I. CONTRACTOR IS RESPONSIBLE FOR BACKFILLING ALL TRENCHES AT THE END OF WORKING HOURS EACH DAY FOR SAFETY. BACKFILL ALL TRENCHES TO THE APPROVED TAMPED BACKFILL COMPACTION. CONTRACTOR SHALL KEEP ALL EXCAVATED AREAS SECURE AT ALL TIMES FROM CAMPUS OCCUPANTS UNTIL GRADE HAS BEEN RESTORED TO PRE-EXISTING CONDITIONS. COMPACTION SHALL BE DONE WITH MECHANICAL DEVICES. IF CONTRACTOR DOES NOT COMPLY, THEN THE CONTRACTOR IS RESPONSIBLE FOR FENCING THE ENTIRE WORK AREA WITH CONSENT OF THE OWNER.

J. CONTRACTOR SHALL OBTAIN LINE SPOT AT ALL LOCATIONS OF POLE BASES AND TRENCHING.

K. CONTRACTOR SHALL MAINTAIN A MINIMUM OF POWER OUTAGES DURING DEMOLITION. CONTRACTOR SHALL COORDINATE POWER OUTAGES WITH NMSBVI. BECAUSE THE CAMPUS IS OCCUPIED 24/7 ALL LIGHTS SHALL BE MAINTAINED OPERATIONAL AS LONG AS POSSIBLE. HAVING LARGE AREAS OF LIGHT OFF FOR 1-2 WEEKS IS NOT ACCEPTABLE. CONTRACTOR SHALL STAGGER WORK AREAS. SO THAT DARK AREAS ARE NOT ADJACENT TO EACH OTHER.

L. CONTRACTOR SHALL TURN OFF CONTACTORS INDIVIDUALLY TO VERIFY WHICH SIDEWALK POLE LIGHT FIXTURE IT IS CONTROLLING. THAT SAME CONTACTOR SHALL CONTROL THE SAME SIDEWALK LIGHT POLE WHEN CONTROLLING NEW SIDEWALK LIGHTING.

M. CONTRACTOR SHALL DIG CAUTIOUSLY IN ALL AREAS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING IRRIGATION LINES AND CONCRETE AROUND POLES OR VICINITY OF WORK TO PRE-CONSTRUCTION CONDITIONS. CONTRACTOR SHALL TAKE PICTURES PRIOR TO START WORK OF ANY EXISTING CONDITIONS.

N. AFTER THE INSTALLATION OF NEW LIGHTING SOME TREES MAY NEED TO BE TRIMMED TO MAXIMIZE LIGHT DISTRIBUTION NMSVBI WILL TRIM TREES AS NEEDED.

O. CONTRACTOR SHALL DISPOSE OF ALL EXISTING POLES, FIXTURE HEADS.

P. EXISTING PARKING LOT LIGHT POLES TO REMAIN IN PLACE AND OPERATIONAL. EXISTING POLE LOCATIONS ARE FOR INFORMATION ONLY.

Q. CONTRACTOR SHALL PROVIDE A PORTABLE TOILET AT BUILDING SITE FOR SANITATION SERVICES. COORDINATE LOCATION WITH OWNER.

BUILDING NAMES AND NUMBERS

1	RUNNING TRACK	16	TAPIA 15 & T
2	ROSE GARDEN/GAZEBO	19	QUIMBY GYM/POOL
3	BERT REEVES/MEDIA	21	SACRAMENTO
4	LIBRARY	22	SAN ANDRES/ADMIN
5	DITZLER AUDITORIUM / RECREATION	23	SOUTH COTTAGE
7	GARRETT	24	SUPT. RESIDENCE
9	HEALTH SERVICES	34	OLD WATKINS
10	JACK HALL	35	WATKINS EDUC. CENTER.
11	PLANT OPS OFFICES		
12	MAINT GARAGES/SHOPS		
13	NORTH COTTAGE		

1/E-1 DEMOLITION ELECTRICAL SITE PLAN
SCALE: 1" = 60'-0"

REFERENCES -- BENCHMARK | DATE | REVISIONS | BY

BRYAN R. MORRIS, NEW MEXICO, 20185, PROFESSIONAL ENGINEER, 7-17-18

SCALE: HORIZ. AS SHOWN; VERT. AS SHOWN
DATE 7-17-18; DESIGN BY RBM; DRAWN BY CAD; CHKD. BY RBM; APPD. BY RBM

PROJECT NAME: NMSBVI SIDEWALK LIGHTING REPLACEMENT
1900 N. WHITE SANDS BLVD
ALAMOGORDO, NEW MEXICO

DEMOLITION ELECTRICAL SITE PLAN

SHEET TITLE: E-1

SHEET 1 OF 3

RBM ENGINEERING INC.

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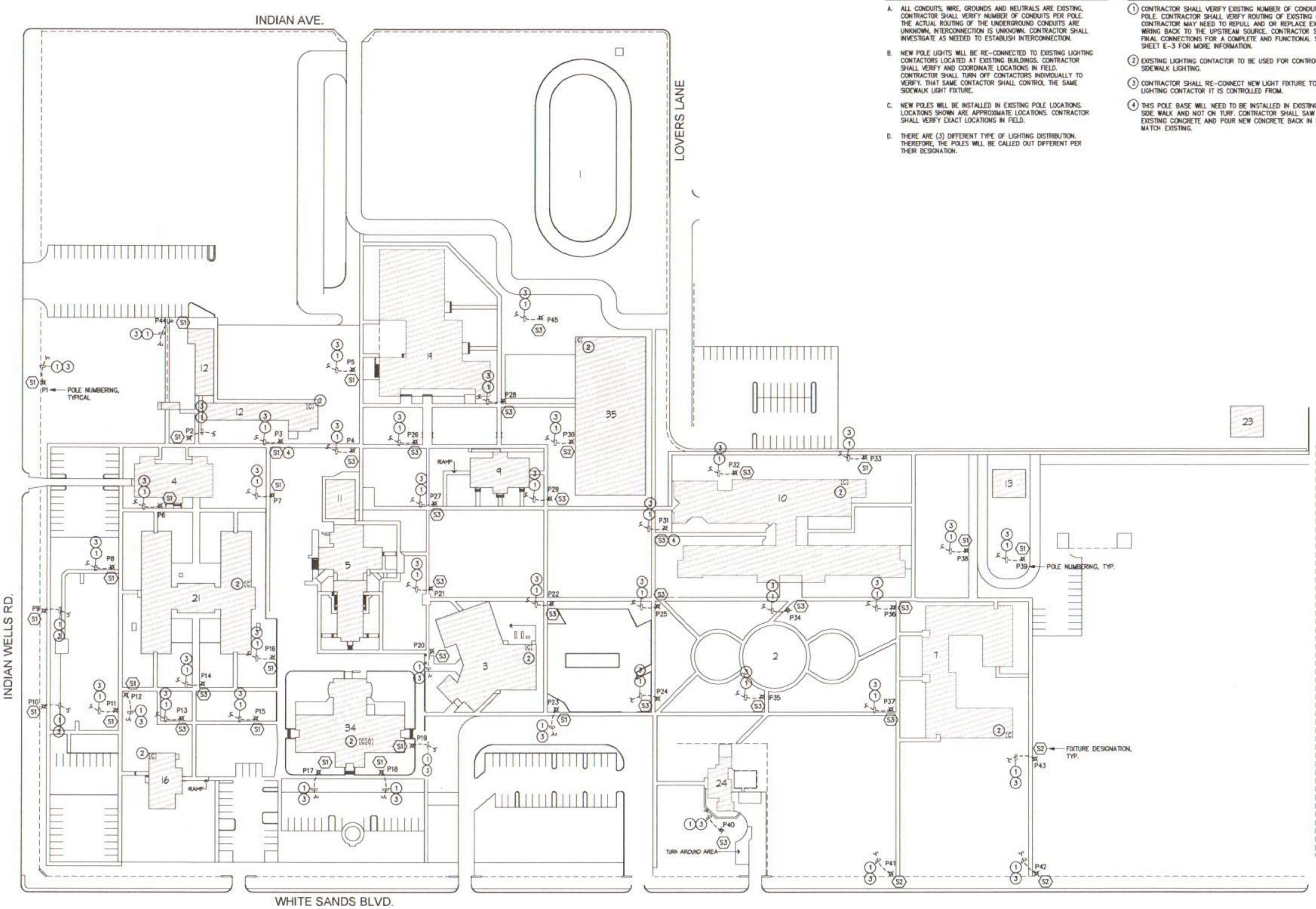

GENERAL NOTES

A. ALL CONDUITS, WIRE, GROUNDS AND NEUTRALS ARE EXISTING, CONTRACTOR SHALL VERIFY NUMBER OF CONDUITS PER POLE. THE ACTUAL ROUTING OF THE UNDERGROUND CONDUITS ARE UNKNOWN, INTERCONNECTION IS UNKNOWN. CONTRACTOR SHALL INVESTIGATE AS NEEDED TO ESTABLISH INTERCONNECTION.

B. NEW POLE LIGHTS WILL BE RE-CONNECTED TO EXISTING LIGHTING CONTACTORS LOCATED AT EXISTING BUILDINGS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS IN FIELD. CONTRACTOR SHALL TURN OFF CONTACTORS INDIVIDUALLY TO VERIFY. THAT SAME CONTACTOR SHALL CONTROL THE SAME SIDEWALK LIGHT FIXTURE.

C. NEW POLES WILL BE INSTALLED IN EXISTING POLE LOCATIONS. LOCATIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN FIELD.

D. THERE ARE (3) DIFFERENT TYPE OF LIGHTING DISTRIBUTION. THEREFORE, THE POLES WILL BE CALLED OUT DIFFERENT PER THEIR DESIGNATION.

KEYED NOTES

(1) CONTRACTOR SHALL VERIFY EXISTING NUMBER OF CONDUITS PER POLE. CONTRACTOR SHALL VERIFY ROUTING OF EXISTING CONDUITS. CONTRACTOR MAY NEED TO REPULL AND OR REPLACE EXISTING WIRING BACK TO THE UPSTREAM SOURCE. CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR A COMPLETE AND FUNCTIONAL SYSTEM. SEE SHEET E-3 FOR MORE INFORMATION.

(2) EXISTING LIGHTING CONTACTOR TO BE USED FOR CONTROLS OF NEW SIDEWALK LIGHTING.

(3) CONTRACTOR SHALL RE-CONNECT NEW LIGHT FIXTURE TO EXISTING LIGHTING CONTACTOR IT IS CONTROLLED FROM.

(4) THIS POLE BASE WILL NEED TO BE INSTALLED IN EXISTING CONCRETE SIDE WALK AND NOT ON TURF. CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND POUR NEW CONCRETE BACK IN PLACE TO MATCH EXISTING.

1 / E-2 ELECTRICAL SITE PLAN - REVISED
SCALE: 1" = 60'-0"

REFERENCES --- BENCHMARK
DATE | REVISIONS | BY

PROJECT NAME
NMSBVI SIDEWALK LIGHTING REPLACEMENT
1900 N. WHITE SANDS BLVD
ALAMOGORDO, NEW MEXICO

SITE PLAN CONDUITS

SHEET TITLE
E-2

SHEET 2 OF 3.

RBM ENGINEERING INC.
1065 S. MAIN ST. BLDG D STE. A
LAS CRUCES, NM 88005
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rbm@rbm.cc

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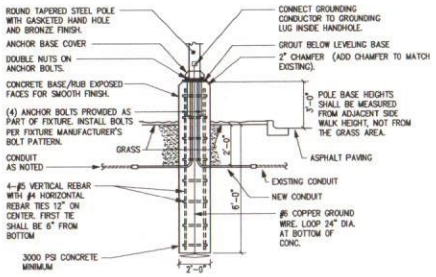
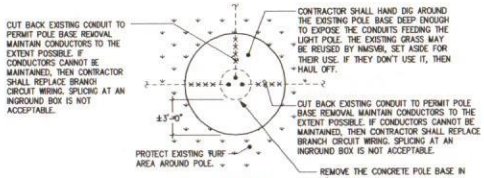


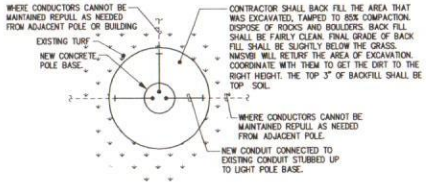
1 E-3 **POLE BASE DETAIL**

SCALE: NONE



2 E-3 **PLAN VIEW - POLE BASE DEMOLITION -TYP**

SCALE: NONE



3 E-3 **PLAN VIEW - POLE BASE NEW WORK -TYP**

SCALE: NONE

ELECTRICAL SYMBOL LEGEND

LIGHT FIXTURE

- EXISTING POLE
- NEW POLE MOUNTED LIGHT FIXTURE. NUMBER OF LUMINARES SHOWN. TYPE AS INDICATED IN SCHEDULE.
- LC LIGHTING CONTACTOR

CONDUIT, RACEWAYS, AND WIRING

- EXISTING UG CONDUIT
- HOME RUN TO PANELBOARD--NUMBER OF ARROWS INDICATES NUMBER OF BREAKER HANDLES.
- SWITCH LEG
- WHITE NEUTRAL, PHASE (HOT), GREEN GRD. WIRE — DASHES ACROSS CONDUIT OR CABLE INDICATE THREE (3) OR MORE WIRES #12 AWG SOLID COPPER UNLESS NOTED OTHERWISE.
- GROUND

MISCELLANEOUS

- KEYED NOTE
- WP WEATHERPROOF
- S1 NEW LIGHT FIXTURE TYPE, TYP.

EXISTING LIGHTING LOAD BEING DEMOED

PREVIOUS DESIGN	WATTS
(45) EXISTING POLES WITH (1) FIXTURE HEAD PER POLE AT 175W HPS EACH.	– 7,875 WATTS
TOTAL:	7,875 WATTS

NEW DESIGN	WATTS
(46) NEW POLES WITH (1) NEW FIXTURE 87W LED.	+ 4,002 WATTS
TOTAL:	4,002 WATTS

THERE IS MORE WATTAGE BEING REMOVED THAN ADDED. THEREFORE WE ARE NOT OVERLOADING EXISTING CIRCUITS, PANELS.

FIXTURE SCHEDULE

SYMBOL	MANUFACTURER NAME AND NUMBER	VA	LAMPS	MOUNTING	NOTES
S1	US ARCHITECTURAL LIGHTING #R2R-PT2-PLED-II- 40 LED- 700 mA- NW 208V-RAL-8019-T	87W	11,132 LUMENS/87W	10' POLE POST TOP	1,2,3
S2	US ARCHITECTURAL LIGHTING #R2R-PT2-PLED-IV-40 LED-700 mA-NW-208V-RAL-8019-T	87W	10,240 LUMENS/87W	10' POLE POST TOP	1,2,3
S3	US ARCHITECTURAL LIGHTING #R2R-PT2-PLED-VSQ-IV-40-LED-700 mA-NW-208-RAL-8019-T	87W	11,246 LUMENS/87W	10' POLE POST TOP	1,2,3

NOTES:

1. THIS FIXTURE IS A TWIN ARM POST TOP FIXTURE.
2. CONTRACTOR SHALL VERIFY COLOR AND FINISH OF FIXTURE WITH OWNER PRIOR TO ORDERING.
3. NEW POLES ARE ROUND STEEL #RNTS-104-11 PT23 RAL-8019-S DARK BRONZE. CONTRACTOR SHALL VERIFY FINISH OF POLE WITH OWNER PRIOR TO ORDERING.

REFERENCES -- BENCHMARK

BY	REVISIONS	DATE

BRIAN R. MORRIS — NEW MEXICO — 20193 — PROFESSIONAL ENGINEER — 7-17-18

SCALE: HORZ. — AS SHOWN; VERT. — AS SHOWN
DATE: 7-17-18
DESIGN BY: RBM
DRAWN BY: CAD
CHKD. BY: RBM
APPD. BY: RBM

PROJECT NAME

NMSBVI SIDEWALK LIGHTING REPLACEMENT

1900 N. WHITE SANDS BLVD

ALAMOGORDO, NEW MEXICO

ELECTRICAL LEGEND/ DETAILS/ SCHEDULE

SHEET TITLE

E-3

SHEET 3 OF 3

RBM ENGINEERING INC.
1005 S. MAIN ST. BLDG D STE. 4
LAS CRUCES, NM 88005
(575) 647-1554
FAX (575) 647-1563
rbm@rbm.cc

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MAGDALENDA

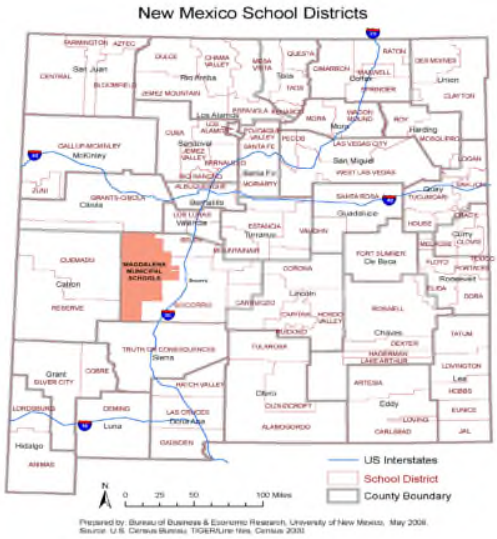
MAGDALENA MUNICIPAL SCHOOLS

2018-2019 PSCOC SYSTEMS BASED FUNDING

AUGUST 21, 2018

11:15 a.m.

Magdalena Municipal Schools is located in Socorro County approximately 27 miles west of Socorro. The Magdalena Schools serves a student population of approximately 315 students ranging from Pre-K thru twelfth grade. The district is comprised of one main campus that houses three schools under one roof. The entire campus is comprised of 133,450 Gross Square Feet of permanent facilities. The school core facility was originally constructed in 1982 in three phases with a 10-year expansion that began in 1987. Since initial construction, there have been nine building additions between 1983 and 2011, as well as three other standalone educational support buildings constructed.



The district has continued renovations with GO Bond money by upgrading technology campus wide, constructing and Auto and Ag Shop, and enclosing an interior courtyard to create a student testing center.

As part of the Magdalena Municipal Schools 2015-2020 Facility Master Plan, which was adopted by the Board of Education on February 23, 2015, it was the intent to identify existing facility conditions to meet the needs of the district. The plan identified the most needed renovations and repairs needed. The top three needs for the district included (1) roof repairs, (2) Security improvements, (3) HS Gym Boiler Replacement. This System's Based Funding Application will address roofing repair on the main gym area and replacing the high school gym boiler and ducting system.

Current Audit

The district has a current audit that was conducted for the 2016-17 fiscal year with an unqualified opinion and only one audit finding. The 2017-18 audit is not due to be submitted until November 2018.

Preventative Maintenance Plan

The Magdalena Schools is working with the PSFA to update and improve our Preventative Maintenance Plan.

Prior Projects

Magdalena Municipal Schools Capital Funding Expenditures 2009 - 2014						
		Funding Source				
Project Type	Year Funded	GO Bond	PSFA Matching Funds	SB-9	HB-33	Other (Leg Direct Appropriation)
Parking Lot Paving Project	2009					$76,807.80
Maintenance/Repair on Buildings/Grounds	2009			$192,794.37		
Subtotal FY 2009 Expenditures		$-	$-	$192,794.37	$-	$76,807.80
Paving and Striping	2010	$2,500.00				
Maintenance/Repair on Buildings/Grounds	2010			$143,462.04		
Aluminum Bleacher Purchase and Install	2010					$40,942.07
solar Panels/ Greenhouse	2010					$83,234.93
Aluminum Bleacher Install	2010	$1,241.00				
Subtotal FY 2010 Expenditures		$3,741.00	$-	$143,462.04	$-	$-
Solar Panels/ Greenhouse	2011					$30,920.00
Maintenance/Repair on Buildings/Grounds	2011			$132,421.95		
Subtotal FY 2011 Expenditures		$-	$-	$132,421.95	$-	$30,920.00
Classroom Expansion Project	2012	$1,361,204.84				
Maintenance/Repair on Buildings/Grounds	2012			$205,033.57		
Subtotal FY 2012 Expenditures		$1,361,204,.84	$-	$205,033.57	$-	$-
Classroom Expansion Project	2013	$3,386.47				
Maintenance/Repair on Buildings/Grounds	2013			$130,026.24		
Subtotal FY 2013 Expenditures		$3,386.47	$-	$130,026.24	$-	$-
Maintenance/Repair on Buildings/Grounds	2014			$155,282.73		
Subtotal FY 2014 Expenditures		$-	$-	$155,282.73	$-	$-
TOTAL - 5 Year Expenditures		$1,368,332.31	$-	$959,020.90	$-	$231,904.80

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. Boxed items have been completed or mostly completed by the district.

Magdalena Municipal Schools
District Wide Capital Improvement Needs 2015 - 2020

Facility Renewal Projects	Phase	MACC	Soft Costs	Total Project Budget
Roof Repairs	1	$ 82,128	$ 26,076	$ 108,203
Security Improvements (Entry, door hardware, camera's)	1	$ 93,689	$ 29,746	$ 123,435
HS Gym Boiler Replacement	1	$ 73,542	$ 23,350	$ 96,892
Fire Alarm System - Auto Shop	1	$ 27,055	$ 8,590	$ 35,646
Main Gym - Refinish Wood Flooring	1	$ 60,564	$ 19,229	$ 79,793
Technology	1	$ 100,000	$ -	$ 100,000
Sub-Total Facility Renewal Costs (2011 GO Bond)		**$ 336,978**	**$ 106,990**	**$ 543,968**
Remaining Facility Renewal Needs				
Roof Replacement	2	$ 549,617	$ 174,503	$ 724,121
Exterior Building Envelope	2	$ 297,817	$ 94,557	$ 392,374
Restroom Renovations/ ADA Upgrades	2	$ 412,819	$ 131,070	$ 543,889
Locker Room Renovations/ ADA Upgrades	2	$ 424,265	$ 134,704	$ 558,969
HVAC Upgrades / Replacement	2	$ 601,323	$ 190,920	$ 792,244
Interior Renovation/ Classroom Upgrades	2	$ 380,118	$ 120,688	$ 500,806
Exterior Site Improvements	2	$ 443,429	$ 140,789	$ 584,217
Sub-Total Facility Renewal Costs (2019 GO Bond/ SB-9)		**$ 3,109,388**	**$ 987,231**	**$ 4,096,619**
Total Facility Renewal Costs (Phase 1 & 2)		**$ 3,446,366**	**$ 1,094,221**	**$ 4,640,587**

The district is continuing to work diligently on completed projects that are highest priority on the Facility Master Plan.

Project Funding Request

There are two distinct pieces to the systems based application that has been submitted by the Magdalena Municipal Schools. The first portion is a new boiler and air/ventilation ductwork over the original gymnasium portion of the building. The second piece is repair of the current roof over the same gymnasium area (please see below).

The district currently has installed a RAYPACK MODEL H1-1125C-CDARCAA gas fired boiler with VAV box with air distribution for the system through above ceiling ductwork. This boiler was installed over 35 years ago and due to age and the fact that parts are no longer available it was recommended that we replace this unit. The requested funding for this portion of the application, which will include replacing the air/ventilation ductwork is $231,237 plus NMGRT and contingencies.

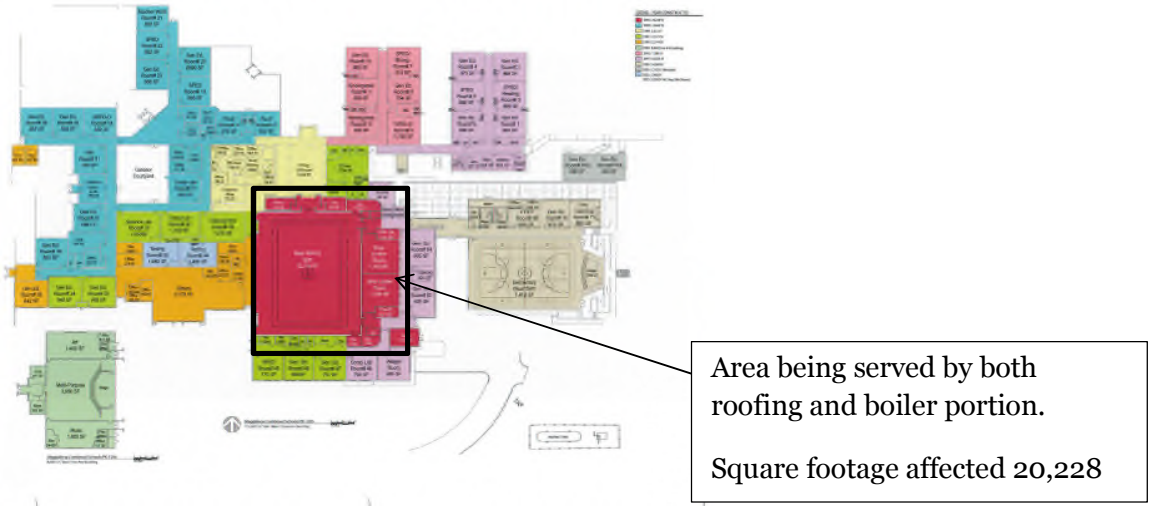
The district currently has a single-ply TPO roofing system on all flat (low-sloped) areas of the main gym area. The requested funding for this portion of the application, which will be used to repair/replace the roof is $195,040 plus NMGRT and contingencies.

Total Requested	$426,277
NMGRT and Contingencies	$182,690
Total Funding Requested	$608,967

The breakdown between State of New Mexico/PSCOC and Magdalena Municipal Schools is:

State of NM/PSCOC (25%)	$456,725
Magdalena Schools(75%)	$152,242

Building Schematic:



FAD Status

The Magdalena Municipal Schools has a FAD ranking of 167 and an FMAR score of 82.67. The boiler in the original portion of the building was installed when the building was constructed in 1983. The current boiler unit is no longer working in a dependable fashion and parts to repair it are no longer available. The ductwork for air distribution is also original and will need to be replaced as well. The new system will have an estimated life of 25 years. The district plans to execute an ongoing maintenance agreement with the company that installs the unit to ensure that it remains in working order over the life of the unit. The school district has made efforts over the years to repair or replace portions of the roof as needed. Each year a portion of the roof that is most in need is targeted and repaired or replaced if needed. This is done as monies are available. The portion of roof that is being targeted in this application is rather large and costly. The portion being repaired is demonstrated in the building schematic on page 3. Once it is adequately repaired, the roof should give the building and extend the life of the roof by approximately 10-15 years.

Construction Schedule

Current plans call for us to begin as soon as we have a MOU in place. The district has the matching funds and is ready to begin immediately. We will replace the boiler and air/ventilation ductwork after the winter months so that we don't have any interruption of school and repair the roof as soon as monies are awarded and the MOU is issued.

- Award and Issuance of MOU — September 2018
- Selection of Contractors (CES will be utilized) — October 2018
- Repair/Replacement of new roof — November 2018
- Removal/Installation of new boiler/ductwork — March 2018

No infrastructure will need to be completed before this project starts. No students will need to be relocated during the construction process.

Funding

The Magdalena Schools will utilize SB-9 local and state match monies to complete this project. Anything that can't be covered by SB9 will be supplemented with Operational funds.

Executive Summary

The purpose of this report is to provide technical report of roof and boiler as described in the full application to the NM PSCOC. Evaluation of roofing systems was done by J3systems and the boiler system was done by TLC Plumbing and Heating.

We are going to break down the school site as follows on the site plan on the next page

- **Green roof** areas are newer TPO roofs that should only need semi-annual inspections by school staff to remove debris, check for damage and general inspection.
- **Yellow roofs** are TPO roofs installed about 8-10 years ago and should be functioning as intended. They should have more through sem0annual inspections and have items such as caulking, counter-flashings and drains remediated as needed, in addition to the general inspection of these roof areas.
- **Purple roofs** are Stevens TPO roofs installed according to school personnel in 2006-2007 range. There has been a higher incident rate of the Stevens TPO membrane cracking and splitting. These roof areas had not shown any of these signs during our last inspection in 2016.
- **Red roofs** are Stevens TPO roofs installed between 1999 and 2004. These are showing cracking and spitting issues.

We have conducted numerous past leak repairs on these roofs. Our primary concern is the gym roof as the value of the gym floor is very high and any further splitting or failure of this roof could be costly

These “red roof areas” roofs are in early to mid-stage failure mode. They will continue to split, crack and show polymer degradation. As this process accelerates, the existing roof assemblies will become wet, and leaks into the building will increase. On the gym roof this is a high level concern due to the wood floor below. This degradation can be arrested with an appropriate coating. We have noted and reported the issues to the Magdalena Schools since 2013. I have included some of the past reports and work conducted to mitigate the issues. J3 Systems has dealt with the issues related to the Stevens TPO for over 20 years, and our expertise on this subject is extensive.

- Many school districts are currently struggling with replacement costs of these Stevens TPO roofs that are failing. Past inspections by others of these sites did not identify or note issues until the roofs had failed to the point of requiring a re-roof.

- Per NM building codes, a building is allowed a maximum of 2 roofs. After the 2nd roof, all roofing materials must be removed to the deck, the deck inspected.
- If the existing roof was a contributor to the thermal envelope and the envelope was disturbed, then the roof portion of the thermal envelope is required to be brought up to current code requirement.
- Additionally, during a re-roof any and all curbs, gas lines, conduits and other items must be raised to accommodate roofing requirements for both code and State of NM PSFA standards.

As a general rule of thumb, the cost to re-roof and associated work will run on average between 18 to 22 dollars per sq ft. The roof area outlined in red is approximately 35,000 sq ft + 5,000 sq ft of wall flashings. The District should budget $800,000 for a re-roof of this area, if this is the preferred option. As an alternate, J3 Systems has recommended that these roof areas be coated with a coating that is designed to adhere to the TPO and perform for an extended period of time.

The cost of a properly installed coating is between 4-5 dollars a sq ft and should extend the life of the existing roofs an additional 10-15 years.

Should this be a strategy for the school, then the District should budget between $170,000 to $190,000 for this work.

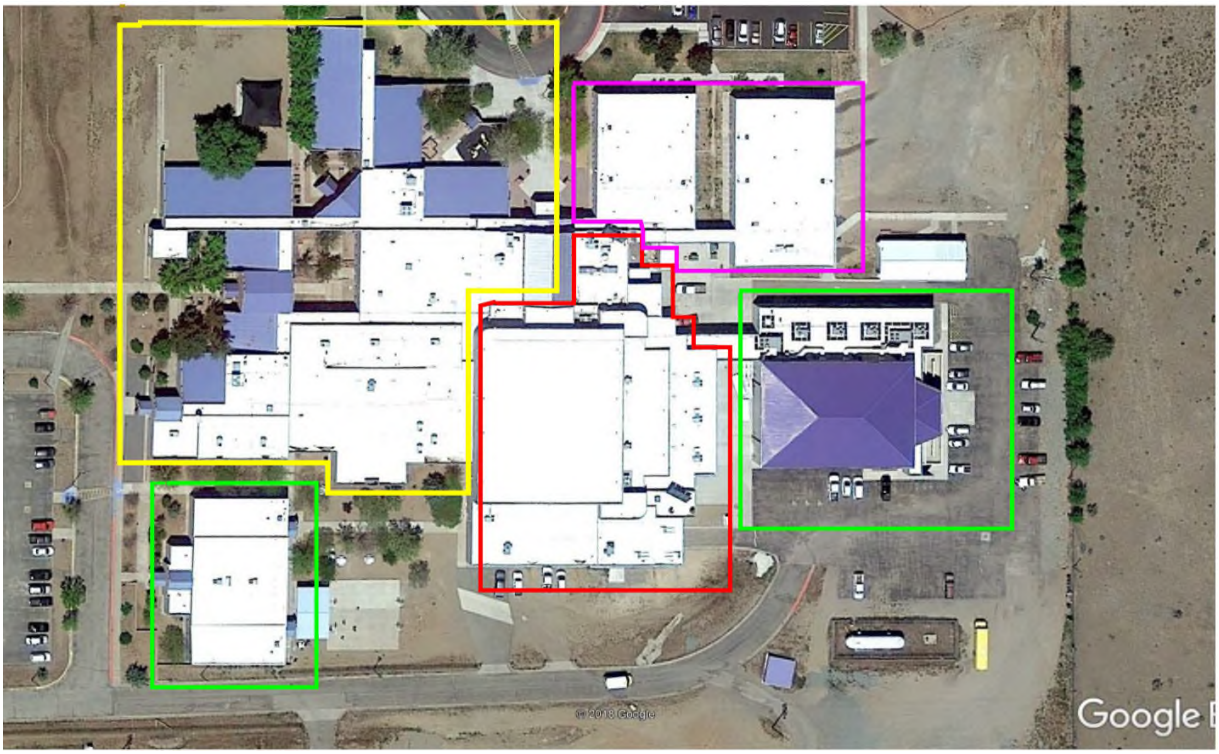
- We had recommended that the District tackle the gym roof first as it was the highest value piece and then as budget allows, coat the remainder of the affected roof sections

We must note that a coating is analogous to applying sunscreen, if applied at the right time and properly, it will be effective. If not properly applied or put on after significant damage has occurred, it will not work. For roof coatings, they are effective if the substrate is sound, if there is no moisture trapped in the assembly and if they are properly applied. Application is and has been a significant issue on many coating projects, where a contractor did not properly prepare the roof, and did not address the long term adhesion of the coating to the existing roof.

- J3 Systems has coated these same Stevens TPO roofs in several school districts including Los Lunas, Belen, Aztec, Bloomfield, Santa Fe and others. To date these coatings have demonstrated that when properly applied they are an effective cost solution

Magdalena Schools June 2018

- GREEN ROOF AREAS ARE NEWER ROOF AREAS AND SHOULD REQUIRE STANDARD M&R
- YELLOW ROOF AREAS ARE MEDIUM RANGE TPO ROOFS THAT SHOULD BE MONITORED
- PURPLE ROOF AREAS WILL NEED T BE COATED WITHIN 5 YEARS TO ENSURE PERFORMANCE FOR 20+ YEARS
- RED ROOF AREAS ARE OLDER STEVENS TPO ROOFS THAT HAVE BEEN CRACKING AND SPLITTING AND HAVE HAD PAST REPAIRS. RECOMMEND COATING SOON TO PRESERVE ROOF PERFORMANCE AND EXTEND SERVICE LIFE AN ADDITIONAL 10-15 YEARS



At your request the TLC boiler team performed an inspection and subsequently provided a quotation for the purpose of replacing the RAYPACK BOILER MODEL H1-1125C-CDARCAA currently located near the gymnasium. This boiler was purchased over 35 years ago and our technicians have determined that due to age and the fact that parts for this unit are no longer available as well as the current need for service on this unit, the prudent course for the district would be to replace the boiler with a comparable unit. It is our further recommendation that the district consider an annual maintenance contract which would cover all three boilers for the district as well as the HVAC units on all existing buildings. Quotes have been provided for both. TLC appreciates the opportunity to work with you on this and any new projects for the district.

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Magdalena Municipal Schools**	**Rank:**	**167**
Applicant Facility:	**Magdalena Combined School**	**wNMCI:**	**33.87%**

	Total	State Match 75%	Local Match 25%
Estimated Project Cost	$608,967	$403,925	$205,042
Offset	-	-	-
Adjusted State/Local Match	$608,967	$403,925	$205,042

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☐Ceiling Finishes	☒Air/Ventilation	☐ Portable(s)
☐Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☒Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
20,228	306	130,251	980	0	129,271	58,788	70,483

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan		**X**

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**77.34**	Building 4	-	Building 7	-	Building 10	-	**77.34**
Building 2	-	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**82.67%**
District Average FMAR Score	>70%	**82.69%**
FIMS Proficiency	>2.0	PMD **1.5** MD **1.25** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**100%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**1**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Magdalena Munipal Schools **Contact Person:** R. Dorothy Zamora

Address 1: PO Box 24

Address 2:

City: Magdalena **State:** NM **Zip:** 87825 **Phone:** 575-824-2241

Funding Match

District Match 25%

State Match 75%

Click Here to Access Your District's Current Match Information

District Offsets

$ 52,800

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Magdalena Municipal Schools	$ 608,967	$ 608,967	$ 152,242	$ 52,800	**$ 205,042**	$ 456,725	**$ 403,925**	$ -	$ -
2										
3										
4										
5										
	Total	**$ 608,967**	**$ 608,967**	**$ 152,242**	**$ 52,800**	**$ 205,042**	**$ 456,725**	**$ 403,925**	**$ -**	**$ -**

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:

Dr. Glenn Haven 07

Name of Signatory -- Dr. Glenn Haven

Superintendent of School District

07/24/18

Date

Sharon Harris

Name of Signatory Sharon Harris

School Board President

7/25/18

Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Magdalena Municipal Schools

Facility wNMCI Rank:	167
Facility wNMCI:	33.87
Facility FCI:	67.26
Facility FMAR:	82.67

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
	Site Subtotal		$ -
Security	Security Systems - *Please Describe* :		
	Site Security Subtotal		$ -
	Total		**$ -**

Total (Site and All Buildings)	**$**	**426,277**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**182,690**
Total Estimated Project Cost	**$**	**608,967**

BUILDING 1

Building Name:	Magdalena Schools
Building FCI:	67.26
Year Built:	1982
Existing Building SqFt (FAD):	130,184
SqFt of Proposed Project:	20,228
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	130,184

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof	Repair	$ 195,040
	Building Exterior Subtotal		$ 195,040
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation	Replacement	$ 134,345
	HVAC	Replacement	$ 96,892
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 231,237
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ 426,277**

BUILDING 2

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 & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

July 15, 2018

Mr. Glenn Haven, Supt.
Magdalena Schools

Ms. Dororthy Zamora, Bus. Mgr
Magdalena Schools

Mr. Havens and Ms. Zamora:

At your request the TLC boiler team performed an inspection and subsequently provided a quotation for the purpose of replacing the RAYPACK BOILER MODEL H1-1125C-CDARCAA currently located near the gymnasium. This boiler was purchased over 35 years ago and our technicians have determined that due to age and the fact that parts for this unit are no longer available as well as the current need for service on this unit, the prudent course for the district would be to replace the bolier with a comparable unit. It is our further recommendation that the district consider an annual maintenance contract which would cover all three boilers for the district as well as the HVAC units on all existing buildings. Quotes have been provided for both. TLC appreciates the opportunity to work with you on this and any new projects for the district.

Sincerely:

Mike Chambers
Special Services Rep, TLC

j3systems

6-26-2018

To: The Magdalena Schools
Attn: Dr. Haven / Superintendent

Subject: Roof Status of School

Dr. Haven,

We are going to break down the school site as follows on the site plan on the next page

- **Green roof** areas are newer TPO roofs that should only need semi-annual inspections by school staff to remove debris, check for damage and general inspection.
- **Yellow roofs** are TPO roofs installed about 8-10 years ago and should be functioning as intended
  - They should have more through sem0annual inspections and have items such as caulking, counter-flashings and drains remediated as needed, in addition to the general inspection of these roof areas
- **Purple roofs** are Stevens TPO roofs installed according to school personnel in 2006-2007 range
  - There has been a higher incident rate of the Stevens TPO membrane cracking and splitting
    - These roof areas had not shown any of these signs during our last inspection in 2016
- **Red roofs** are Stevens TPO roofs installed between 1999 and 2004. These are showing cracking and spitting issues.
  - We have conducted numerous past leak repairs on these roofs
  - Our primary concern is the gym roof as the value of the gym floor is very high and any further splitting or failure of this roof could be costly

These "red roof areas" roofs are in early to mid-stage failure mode. They will continue to split, crack and show polymer degradation. As this process accelerates, the existing roof assemblies will become wet, and leaks into the building will increase. On the gym roof this is a high level concern due to the wood floor below. This degradation can be arrested with an appropriate coating.

- We have noted and reported the issues to the Magdalena Schools since 2013. I have included some of the past reports and work conducted to mitigate the issues.

The PSFA inspection may not have picked up on the roof condition, as their team focuses on overall appearance of a site, and must address numerous other agenda items in addition to roofing. Further, they most likely do not have the training and expertise to identify roof issues. J3 Systems has dealt with the issues related to the Stevens TPO for over 20 years, and our expertise on this subject is extensive.

- *Many school districts are currently struggling with replacement costs of these Stevens TPO roofs that are failing. Past inspections by others of these sites did not identify or note issues until the roofs had failed to the point of requiring a re-roof.*

Per NM building codes, a building is allowed a maximum of 2 roofs. After the 2nd roof, all roofing materials must be removed to the deck, the deck inspected.

- If the existing roof was a contributor to the thermal envelope and the envelope was disturbed, then the roof portion of the thermal envelope is required to be brought up to current code requirement.

- Additionally, during a re-roof any and all curbs, gas lines, conduits and other items must be raised to accommodate roofing requirements for both code and State of NM PSFA standards.

As a general rule of thumb, the cost to re-roof and associated work will run on average between 18 to 22 dollars per sq ft.

The roof area outlined in red is approximately 35,000 sq ft + 5,000 sq ft of wall flashings. The District should budget $800,000 for a re-roof of this area, if this is the preferred option

As an alternate, J3 Systems has recommended that these roof areas be coated with a coating that is designed to adhere to the TPO and perform for an extended period of time.

The cost of a properly installed coating is between 4-5 dollars a sq ft and should extend the life of the existing roofs an additional 10-15 years.

Should this be a strategy for the school, then the District should budget between $170,000 to $190,000 for this work.

- We had recommended that the District tackle the gym roof first as it was the highest value piece and then as budget allows, coat the remainder of the affected roof sections

We must note that a coating is analogous to applying sunscreen, if applied at the right time and properly, it will be effective. If not properly applied or put on after significant damage has occurred, it will not work.

For roof coatings, they are effective if the substrate is sound, if there is no moisture trapped in the assembly and if they are properly applied. Application is and has been a significant issue on many coating projects, where a contractor did not properly prepare the roof, and did not address the long tern adhesion of the coating to the existing roof.

- *J3 Systems has coated these same Stevens TPO roofs in several school districts including Los Lunas, Belen, Aztec, Bloomfield, Santa Fe and others. To date these coatings have demonstrated that when properly applied they are an effective cost solution*

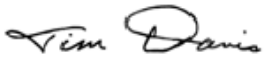
- *We are currently pricing out a re-roof of a gym roof for Bloomfield Schools at their High School due to the Stevens failing after 12 years and the inability to coat due to the trapped moisture and degraded membrane.*

J3 Systems is the leading CES roofing contractor for the State of New Mexico. We have conducted our work from Animas to Aztec, from Clovis to Clayton and at most school districts in between. Our records show that we have conducted work at 78 of the 89 school districts in New Mexico.

- Our evaluation team is comprised of 9 personnel who individually each have over 15 years of experience in TPO roofs and their performance.
- We provide our clients with a consultative approach to roofing and related work. We focus on the client as a long term partner versus conducting "one off" projects as most contractors do.
- We will not tell a client "what they want to hear", we tell our clients "what they need to know"

If best, we are able to meet with PSFA and or others at the site to review the existing conditions and ensure that all parties have good information on what steps can and should be taken to address the roofing needs of the Magdalena Schools

Thank you



Tim Davis
J3 Systems LLC
RCI /NRCA / NMRCA
tim@j3systems.net
505-264-3524

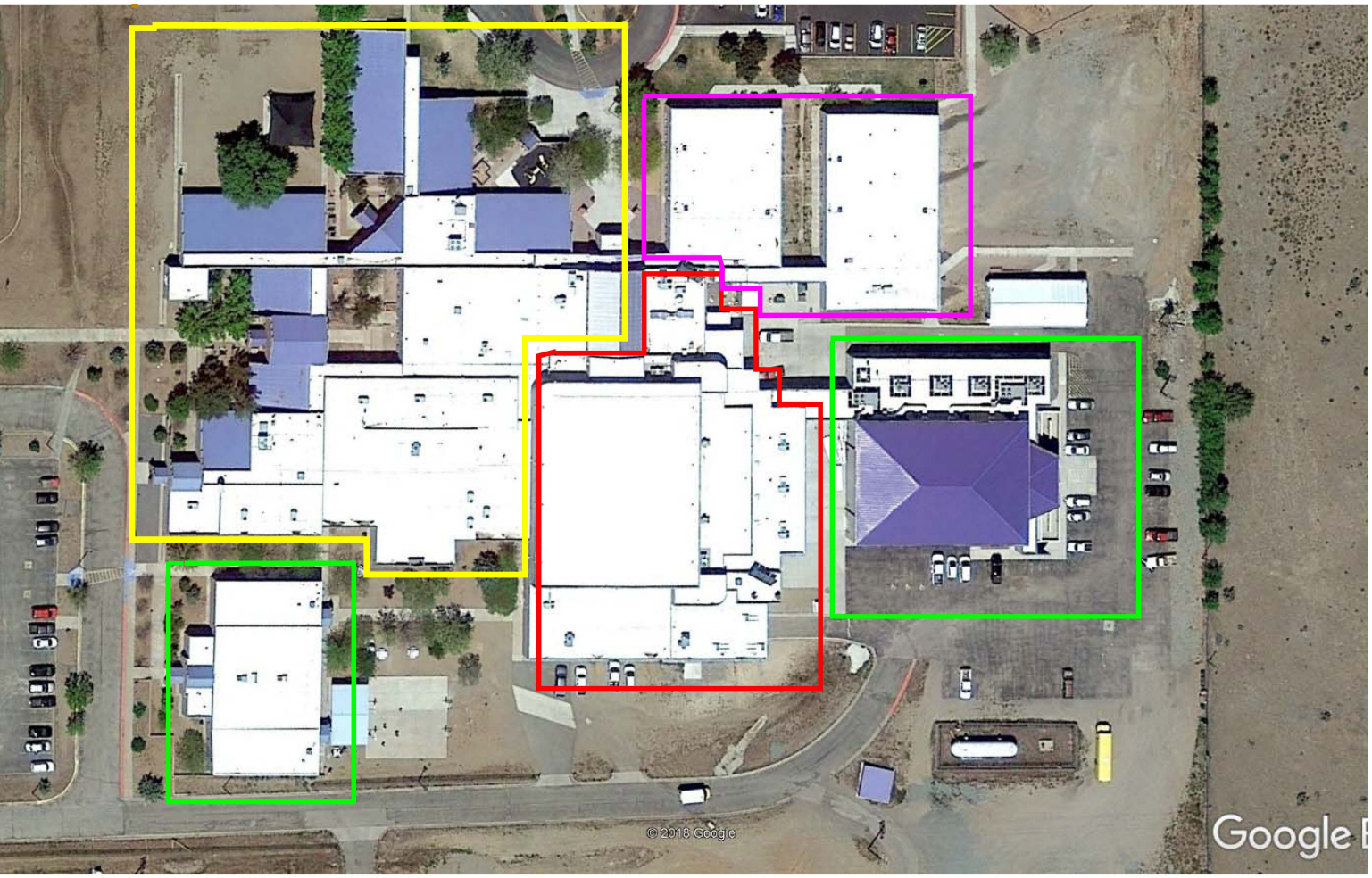
Magdalena Schools June 2018

GREEN ROOF AREAS ARE NEWER ROOF AREAS AND SHOULD REQUIRE STANDARD M&R

YELLOW ROOF AREAS ARE MEDIUM RANGE TPO ROOFS THAT SHOULD BE MONITORED

PURPLE ROOF AREAS WILL NEED T BE COATED WITHIN 5 YEARS TO ENSURE PERFORMANCE FOR 20+ YEARS

RED ROOF AREAS ARE OLDER STEVENS TPO ROOFS THAT HAVE BEEN CRACKING AND SPLITTING AND HAVE HAD PAST REPAIRS. RECOMMEND COATING SOON TO PRESERVE ROOF PERFORMANCE AND EXTEND SERVICE LIFE AN ADDITIONAL 10-15 YEARS



2018 coating proposal

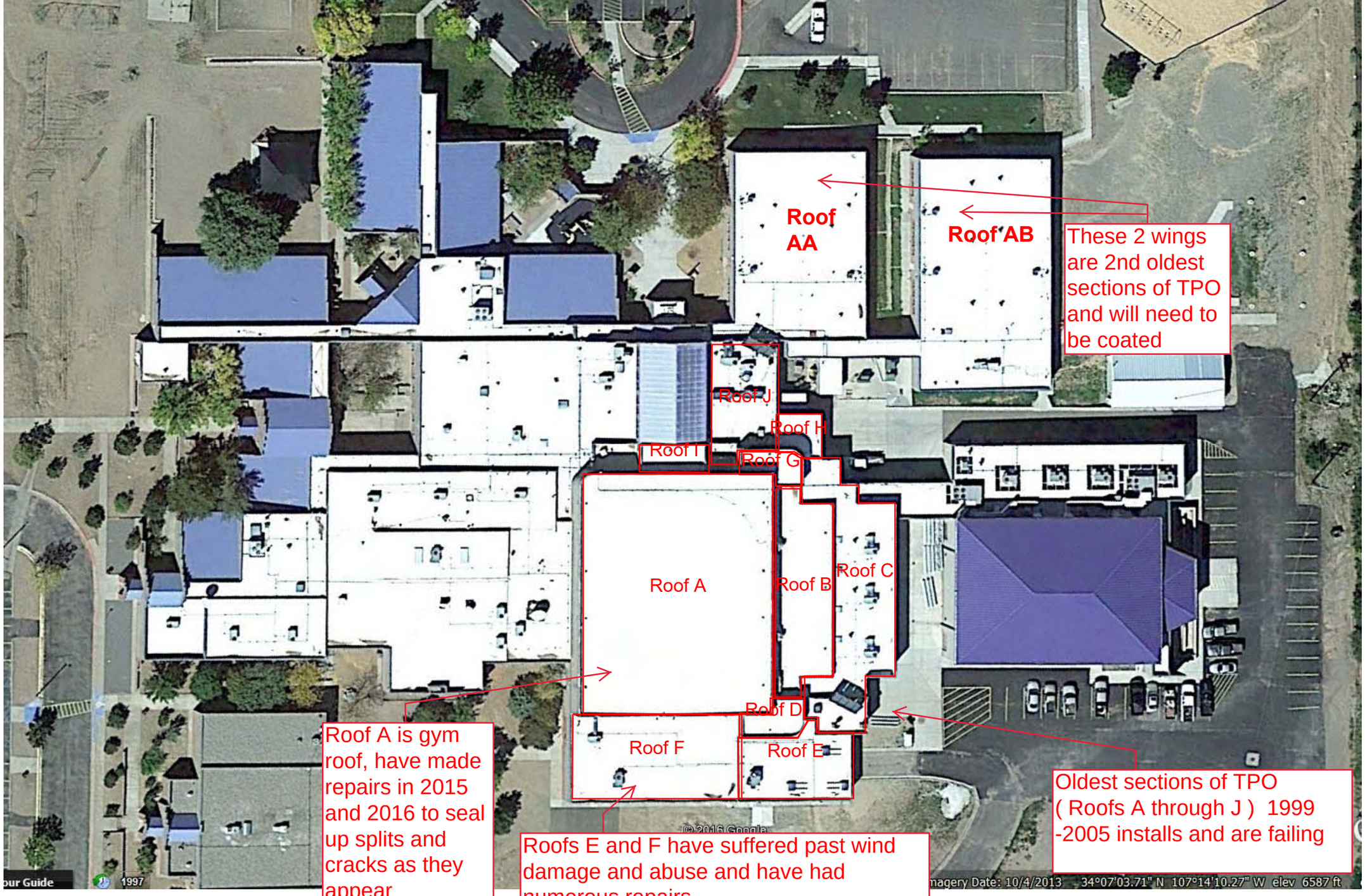
This was a revision of 2017 proposal

For old gym and surrounding roof areas. these are the TPO roofs installed 1999 through 2004. All Stevens TPO and all are 2nd roofs on the site.

Various areas have been repaired numerous times since 2013 through 2017.

<u>2017 repairs and coating to roof J area</u>

Note that Roof areas AA and AB (NE classroom wings will also need to be coated within the next 3 years installed 2005-2006)


Roof AA
Roof AB
These 2 wings are 2nd oldest sections of TPO and will need to be coated
Roof J
Roof H
Roof I
Roof G
Roof A
Roof B
Roof C
Roof D
Roof F
Roof E
Roof A is gym roof, have made repairs in 2015 and 2016 to seal up splits and cracks as they appear
Roofs E and F have suffered past wind damage and abuse and have had numerous repairs
Oldest sections of TPO (Roofs A through J) 1999 -2005 installs and are failing
© 2016 Google
1997
Imagery Date: 10/4/2013 34°07'03.71" N 107°14'10.27" W elev 6587 ft

j3systems

4-26-2018

To: The Magdalena Municipal School District

Attn: Dr. Glenn Haven Superintendent of Schools

Subject: Roofs at School (Gym Complex and associated roofs)

Dr. Haven,

We appreciate the time to meet with you earlier this week and discuss the roofs at the school. In general the roofs are performing as expected. Several areas are older TPO roofs that have are approaching their design life. Specifically the roofs at and around the "old" gym are in need of attention. The existing roof assemblies are TPO roofs over existing asphaltic roofs. There are 2 roofs on the buildings, which is the maximum allowed by code.

The School District will have 2 options at this time. The roofs can be removed to the deck and new roofs installed with all current thermal and other design codes incorporated into the work. The second option is to properly remediate deficiencies, prepare the roofs and apply specific coatings to extend the life of the existing TPO roofs an additional 15-20 years.

For budgetary purposes, the roofing option should be established at $750,000 to $825,000 dependent upon design and associated upgrades to current codes. As an alternative to this, the school could consider the coating option to push out the capital investment an additional 15-20 years. This option can be conducted for well under $250,000 dependent upon areas of roof to be coated.

We have prepared a Scope of Work on the following pages with a roof drawing to show areas of work that are related to the coating option.

Please let us know how we can continue to support the school district

Warm Regards

Tim Davis

Tim Davis
Technical Manager
J3 Systems LLC
505-264-3524
tim@j3systems.net

Magdalena Municipal Schools Gym Complex Coating Scope of Work

J3 Systems has prepared two options for repairing and coating the Gym Complex roofs (see attached roof drawings for reference of roofs)

Option 1: Repair and coat the primary gym roof (**Roof A**)
Option 2: Repair and coat the primary gym roof and surrounding roofs (**Roofs A though Roof I**)

- Conduct an infrared scan and/or Electrical Capacitance scan of existing roof to identify trapped moisture in existing roof assembly
    - Mark areas noted in scan for core cuts to verify moisture anomalies
    - Replace wet roofing, and insulation with new materials and seal
        - Maximum of 2,500 board ft of insulation to be replaced
        - Any additional materials to be replaced will be done at an additive cost of $0.85 per board foot of insulation by change order to Scope of Work
- Review initial findings with manufacturer for warranty acceptance
- Conduct final on-site technical inspection with manufacturer to verify all existing field condition and manufacturer requirements for issuance of warranty.
- Repair existing TPO membrane as needed in preparation for coating
    - Remove and re-install existing drain clamping rings and re-seal roof termination to drains and scuppers
    - Seal cracks and deteriorated membrane with reinforced mastics and/or TPO
    - Replace exposed sealants at terminations and wall flashings
- Power-wash and clean TPO roof and wall flashings
    - Wet surfaces and apply manufacturer's cleaners
    - Agitate and scrub TPO as needed to remove contaminants
    - Rinse roof to remove residues and cleaners
- Conduct a final inspection of prepared roof and remediate an hidden deficiencies and ensure roof has been properly prepared for installation of coating
- Install 2 part epoxy primer on all TPO roof surfaces to ensure proper adhesion of silicone coating to existing roof
    - Remove an excess primer prior to installation of silicone coating
- Apply high solids (>95%) silicone to TPO roof surfaces at a rate of 2 gallons per square
    - Conduct wet mil verification every 1,000 sq ft to ensure proper millage and application rates for manufacturer's warranty requirements
- Conduct manufacturer's technical inspection for issuance of warranty

- Provide manufacturer's 15 year Material and Labor warranty for work conducted

Costing for the above proposed work is as follows

Option 1 (primary gym roof) $65,375.00 + applicable NM GRT @ 7,3125% for a total cost of $70,155.55

Option 2 (gym roof and surrounding roofs) $181,750.00 + applicable NM GRT @ 7,3125% for a total cost of $195,040.46

All work to be conducted per our CES job order contract # 16-03B-R121-ALL

Work includes permits, drawings as required, replacement wood blocking as needed for conduits and gas lines, and all work necessary to conduct project as described above

Exclusions: Electrical, plumbing HVAC and any work not specifically referenced in this Scope of Work

Pricing is good for 90 days from date of this proposal

Warm Regards

Tim Davis
Technical Manager
J3 Systems LLC
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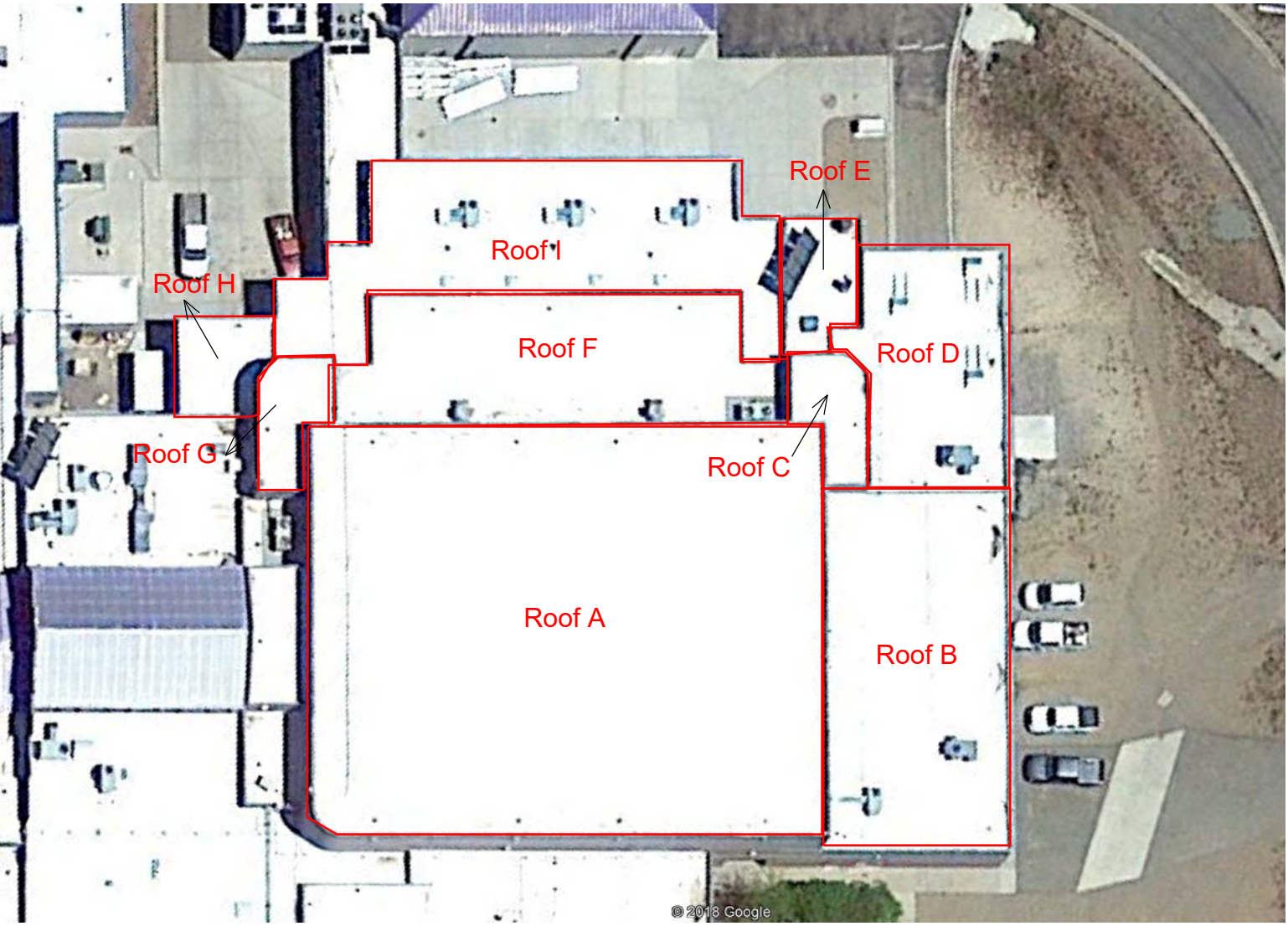
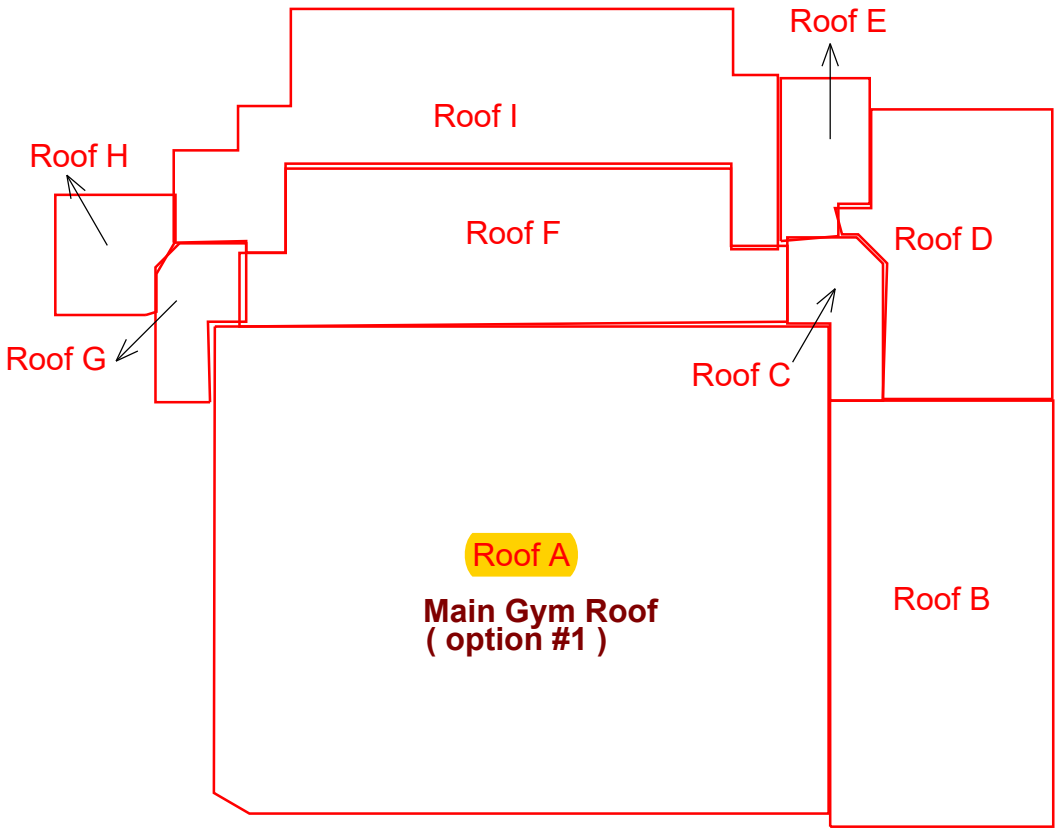
attachments; 2 pages roof drawings of area of proposed work

Magdalena Schools
Gym and related roof areas



Magdalena Schools
Gym and related roof areas



2014 initial site visit

J3 Systems roof notes and comments for Magdalena Schools

During a site visit on 12-03-14, J3 Systems conducted a roof inspection of the overall campus, the following items were noted

- Roofing is generally in good to fair condition and the TPO roof areas which range in age from 16 years to 2 years are performing as intended. Metal roofs appear to be performing as intended and the only deficiency noted was color fading of paint
- Staff has done a good job of maintaining roofs and roof top equipment.
    - Roofs are in overall clean condition and major debris has been removed on a consistent basis
    - There have been some modifications to existing TPO roofs for new HVAC units etc that are not to manufacturers requirements, but appear to be sufficient for the time being
        - The following comments on condition are issues that would be outside the scope of work that facility staff would normally manage or have the capabilities to address

- Several areas of the roofs have loose field membrane and wall flashings
    - These areas appear to be damage from a wind event
    - These areas of roof will require either a re-attachment with adhesive or have mechanical securement to ensure that the roof membrane does not continue to “peel” from the substrate and cause a significant failure event
- Cuts, punctures and other damage from foreign objects, other trades and rooftop traffic were noted, and marked when detected
    - These are active leaks and while not showing up in the interior of the building (stained ceiling tiles etc) they are allowing moisture to be absorbed and trapped within the insulation and overall roof assembly and will degrade the roof assembly and deck
    - A thorough inspection of all roof areas is recommended and appropriate repairs made as needed
- Metal copings on CMU walls are not correct to current standards and are loose and in some areas free of the parapet walls
    - At some point, these copings will need t be replaced as they are not salvageable at this time
    - Minor debris in and around drains (some drains may have partial blockage)
- Older TPO roofs are showing signs of polymer loss and general degradation related to age and exposure
    - These roofs should be considered for a coating to extend their useful life
- Ballasted EPDM roof on Auditorium/Music-Arts facility is at end of useful life

Recommended Next Steps and Budgeting

- **Conduct a thorough investigation of all TPO roof areas and general clean up repair of roofs**
  - Map out areas of wind damaged roofs and flashings
  - Conduct standard repairs of cuts, abrasions, and re-sealing of related components such as terminations, caulk joints, and other areas of moisture intrusion
  - Map out older roof sections for future coating project
  - Map out and design new parapet coping system

  $12,750.00 estimated at 6- 7 days on site and 16-20 hours of administrative work
  Work would be conducted per CES contract # 2013-028-914-260-J3S

- **Replace ballasted EPDM roof at Auditorium**
  - 10,500 sq ft of field and 2,200 sq ft of flashings, curbs, etc

  $ 85,000 - $105,000 (budget **)** **Completed January 2016**

- **Repair wind damaged TPO roof areas**
  - Costing and extent of damage to be verified during above proposed repairs to existing TPO roofs

  $35,000 – $50,000 (budget)

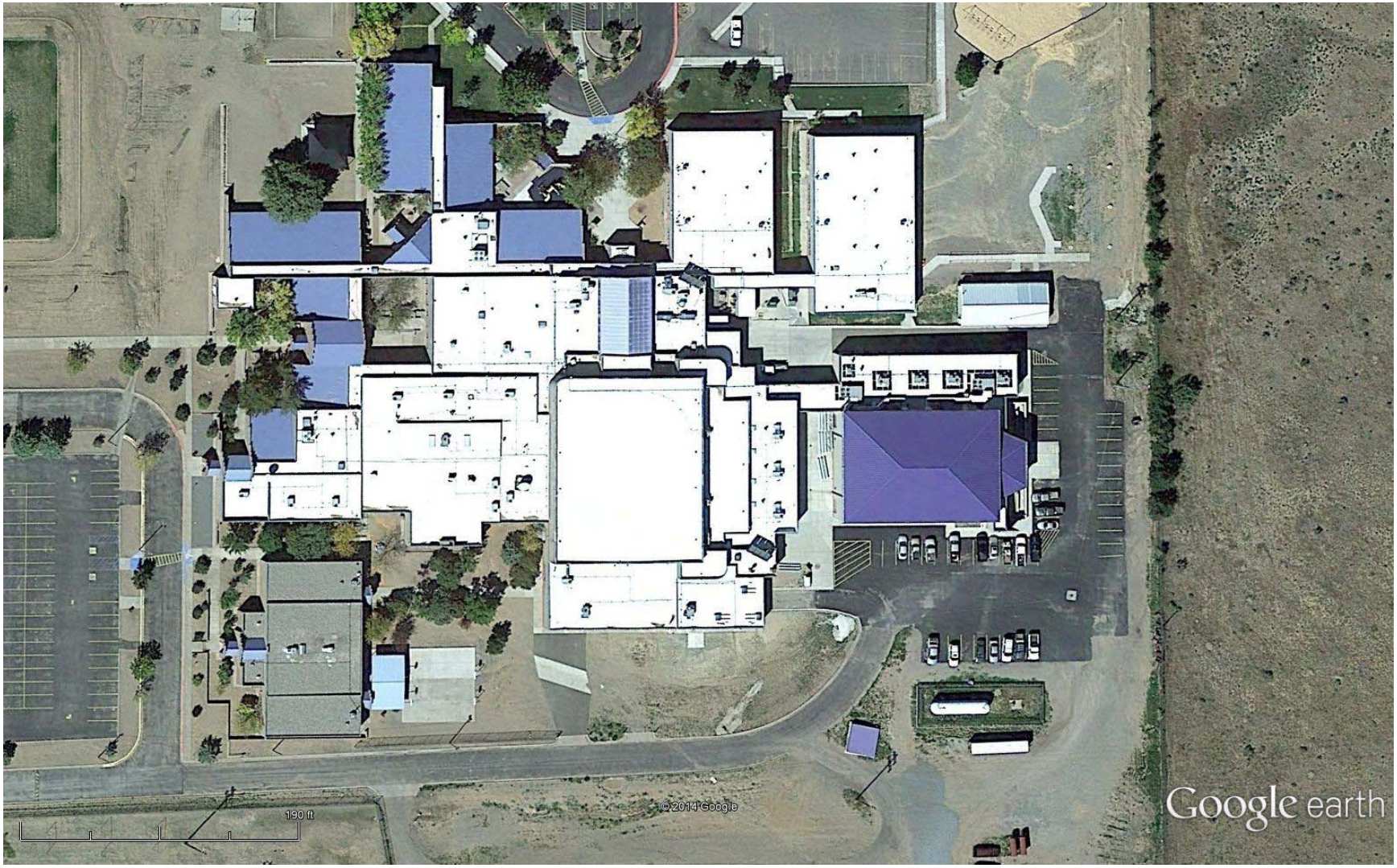
- **Replace existing parapet copings with new wood nailers, and ES-1 approved metal copings**
  - Linear footage, nailer replacement and design to be determined during above proposed repairs to existing TPO roofs

  Budget TBD

- **Coat older TPO roofs for life extension**

  Budget TBD

Magdalena Schools: Overall Site View



Spring 2015 report with recommendations and schedule for phasing work per request of Superintendent Chambers

4-09-2015

To: The Magdalena School District
Attn: Mike Chambers

Subject: 2015 Roof Maintenance and Repair Program and Scope of Work

Mike,

J3 Systems inspected the schools roofs on Wed, April 4th, with Anthony Chavez and would make the following recommendations.

Current Assessment of roofs:

- Overall the roofs are in good shape
  - Age of the roofs vary by each of the 36 roof sections that I walked
  - Approximately ½ of the roof sections are at or past the warranty period
    - 12-15 years in age
    - Are second roofs on the facilities and when and if re-roofed, would require a tear off to the deck per NM CID Code
      - This is relevant to Phase 2 recommendations
  - Some drains and scuppers were identified as leak issues due to sealant termination failure
  - Some initial failure of the field membrane due to age and UV exposure was noted
- Associated wall copings are in poor condition on approximately 80% of the walls
  - Wood nailers have failed after 25+ years
  - Copings were fastened on the top side and allow water into the walls
  - Past repairs and remediation is not working due to wood nailer degradation
- Associated CMU walls and joints are in good shape
  - Some joint failures at various walls
  - Some CMU failure of the block at various walls

We would recommend the following program be implemented over the course of the next 2-3 years to ensure that the roofs can perform to and past their intended life span.

Phase 1: Remediate roofs and repair immediate needs
Phase 2: Coat older roofs to extend serviceable lifespan and replace parapet copings and remediate metal roofs

Continued on next page

145 Bosque Farms Blvd. Bosque Farms, NM 87068 Phone: 505.869.2629 Fax: 505.869.9411
J3 Systems, LLC
New Mexico Owned and Operated since 1973

Phase 1: to be conducted in 2015

- J3 Systems M&R team deployed to the site for approximately 3 weeks
  - General inspection of each roof section
  - Replace roof sealants and caulking as needed on penetrations, and counter-flashings
  - Make necessary repairs to roof membrane to address cuts, punctures and other roof issues
  - Re-seal a maximum of 20 drains
  - Re-seal a maximum of 12 scuppers
  - Remediate a maximum of 400 lf of wall joints with new backer rod and caulk
  - Conduct needed general maintenance of the roof membrane and repair deterioration to the membrane. Not to exceed 2,000 sq ft of field membrane coating and repair

Costing for the deployment and materials is $28,750.00 plus applicable NM GRT @ 6.9375% for a total cost of **$30,744.53**

We have identified wind damage on a couple of the roof sections estimate at 4,200 – 4,800 sq ft of roof that will need to be repaired to prevent a potential loss of the roof covering. Cost to repair the wind damage estimated at $ 17,675.00. **THIS COSTING IS NOT INCLUDED IN THE ABOVE REFERENCED SCOPE OF WORK.**

In conjunction with Phase 1: Work to be conducted by Magdalena School Staff

- **Prior to deployment of J3 Systems M&R team,**
  - **removal of debris from all roof sections**
  - **Marking primary areas of concern by school facility staff with red crayon**
  - **Marking of past leaks at drains and scuppers for repair team to focus on.**
    - **This will ensure that the team gets the right scupper and drains repaired in the proper order**

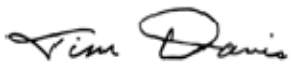
Continued on next page

Phase 2: to be conducted in 2016 -2017

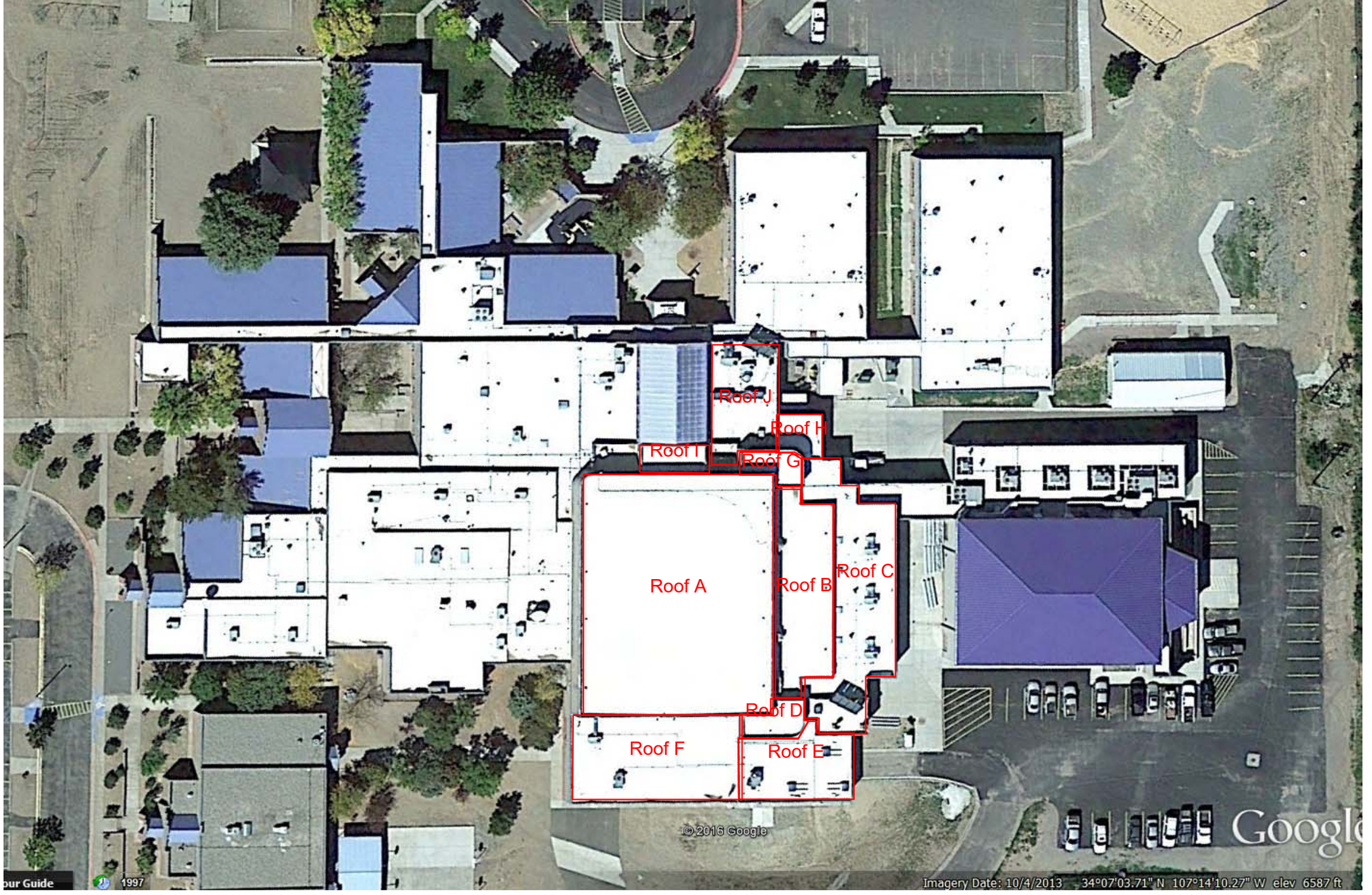
Phase 2 is related to the concern that the existing roof assemblies are comprised of 2 existing roofs, and that code would require a complete tear-off to deck in any future roofing operation at the site. This condition coupled with the age of the membrane in various areas promotes the need for coatings to extend the life of the roof areas.

- We would recommend that those roof sections that are older than 15 years be coated with an epoxy primer and top-coated with a silicone coating to extend the life of the roof areas another 10+ years. At this time, (pending final condition at time of coating application) these roofs would qualify for a 10 year Material and Labor warranty from the manufacturer
    - Current estimate square footage of roofs in need of coating is 30,000 – 45,000 sq ft
    - Budget for the coating should be set at $90,000 – $110,000
        - $2.75 – 3.10 sq ft
            - Re-roofing would be budgeted at $9-$12 a sq ft
- Replacement of metal copings and wood nailers at parapet walls. Most of the existing nailer/coping has failed due to age and is allowing damage to begin to occur at various areas of the existing CMU walls. Moisture is seeping into the walls and spalling and cracking of CMU has been noted in various areas. While minor at this time, this condition will accelerate
    - Budget for this project should be set at the following based upon 1200 linear feet of parapet
        - Coping & cleat @$5.25 lf
        - PT wood nailer @ $2.00 lf
        - Demo @ $1.00 lf
        - Install new nailer and attach coping @ $2.50 lf
    - If installed by a contractor $10.50 – 11.00 lf
        - Coping and cleat can be provided and the school utilize in-house forces to install

Tim Davis



J3 Systems
RCI, NRCA


Roof J
Roof H
Roof I
Roof G
Roof A
Roof B
Roof C
Roof D
Roof F
Roof E
© 2016 Google
Imagery Date: 10/4/2013 34°07'03.71" N 107°14'10.27" W elev 6587 ft

Photos from 2015 on non warranted work that was conducted by others in 2011-2012

Work voided any warranties on existing roofs

2014-12-02_13-39-30_170 # 1

Modifications to existing roof

2014-12-02_13-40-54_797 # 2

2014-12-02_13-39-14_365 # 3

GAF TPO installed on other manufacture roof and taped in in lieu of heat welded
By HVAC team in 2012

2014-12-02_13-39-21_601 # 4

2014-12-02_13-40-13_149 # 5

2014-12-02_13-40-35_115 # 6

remporary repairs on south low roof of old gym area

2015-03-04_10-54-08_68 # 7

wall flashings loose from wind

2015-03-04_10-54-59_873 # 8

Damage at scupper on south low roof

2015-03-04_10-54-19_912 # 9

2015-03-04_11-08-23_611 # 10

Cracked CMU at gym roof

2015-03-04_11-08-32_793 # 11

ponding on low roof area and membrane starting to crack at ponding

2015-03-04_12-09-23_788 # 12

wind damage

2015-03-04_12-09-31_842 # 13

2015-03-04_12-09-37_772 # 14

2015-03-04_12-09-44_387 # 15

2015-03-04_12-10-17_121 # 16

2015-03-04_12-10-39_487 # 17

2015-03-04_12-10-53_711 # 18

2015-03-04_12-11-38_153 # 19

2015-03-04_12-12-03_275 # 20

open caulk at wall terminations to be re-sealed

2015-03-04_12-13-54_40 # 21

low east roof of old gym.. this is 2000-2001 roof materials and is starting to fail

2015-03-04_12-18-17_925 # 22

2015-03-04_12-18-48_342 # 23

2015-03-04_12-20-13_886 # 24

2015-03-04_12-22-12_93 # 25

Cracked CMU at scupper to be sealed

2015-03-04_12-21-58_723 # 26

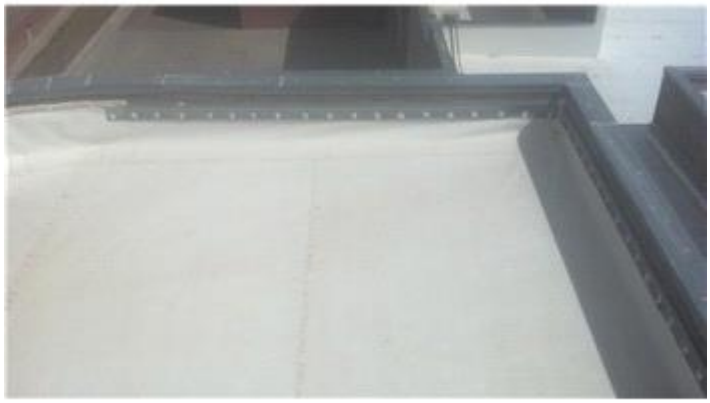
2015-03-04_12-24-21_677 # 27

Old gym roof 2002. This is 2nd roof and is starting to crack and split.
Made temp repairs while on site

2015-03-04_12-24-31_113 # 28

2015-03-04_12-24-52_599 # 29

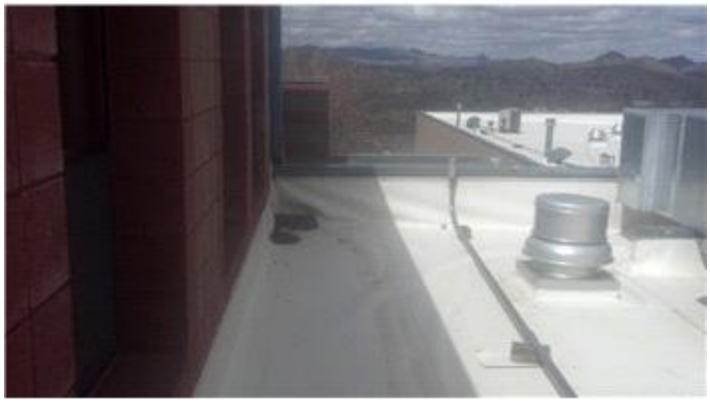
Looking down on West main roof. Note repairs made by others with tape and dissimilar materials
No warranty



2015-03-04_12-27-15_435 # 30

2015-03-04_12-34-40_176 # 31

Roof to be coated ASAP.. WInd damaged and numerous holes by others



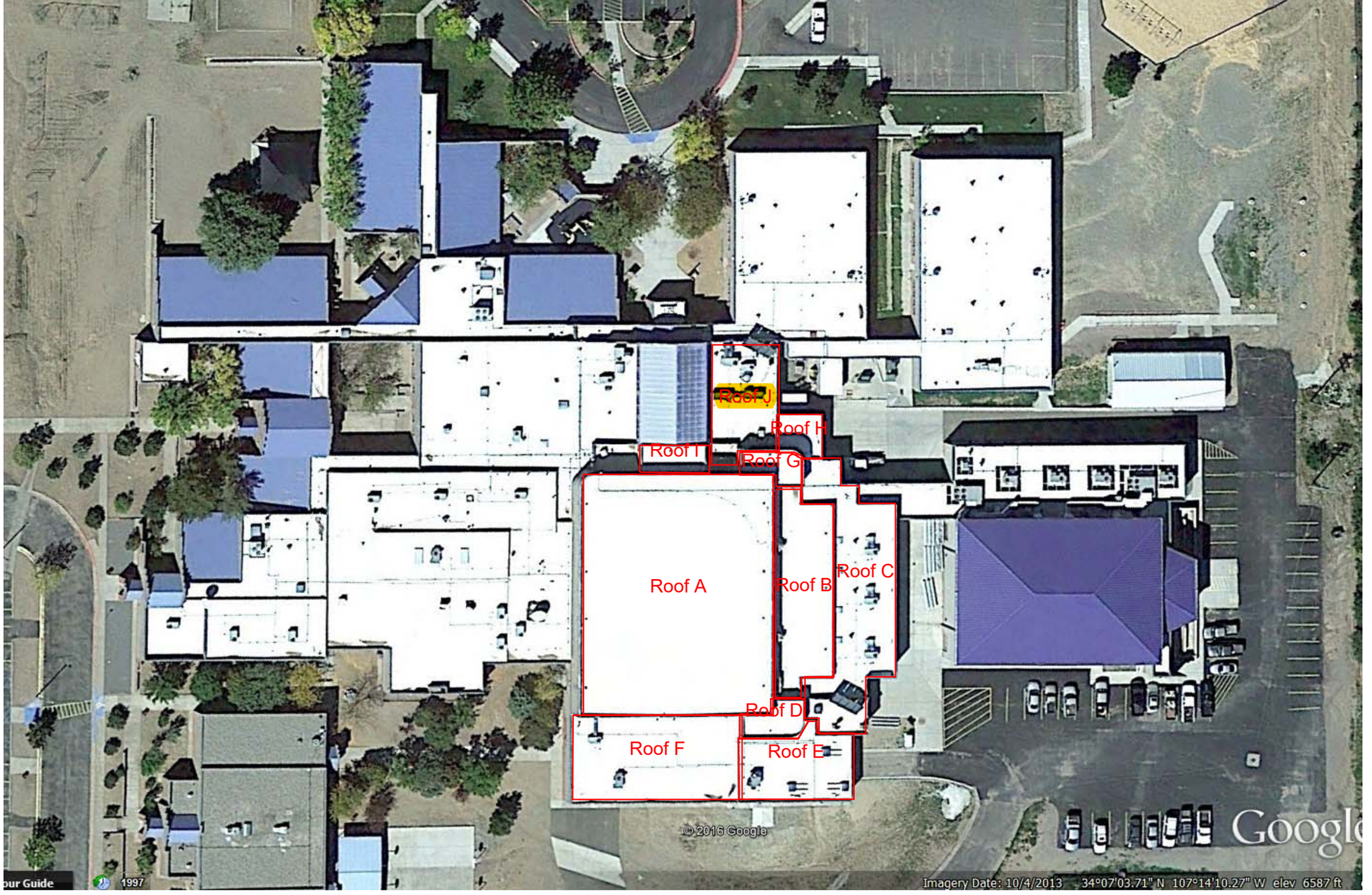
2015-03-04_12-34-55_26 # 32

2015-03-04_12-35-08_156 # 33

Emergency work conducted in 2017 to NE roof next to old gym. Roof J on Next page

Membrane cracked and splitting, and wind damage

Roof repaired and coated to extend performance of this section of roof out an additional 10 or more years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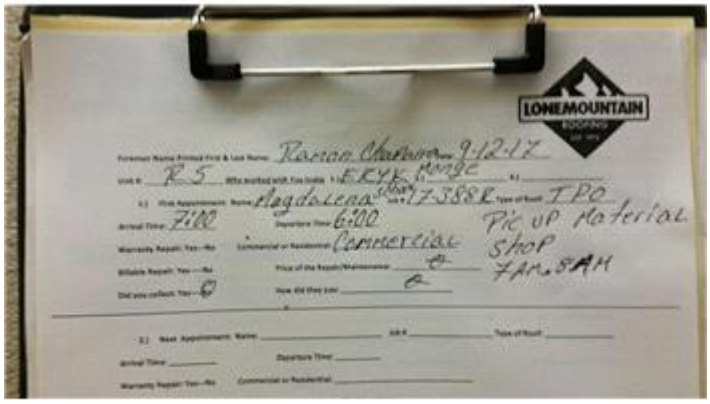

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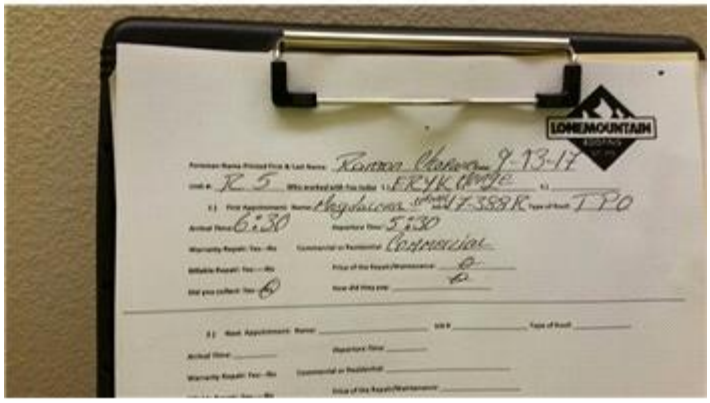

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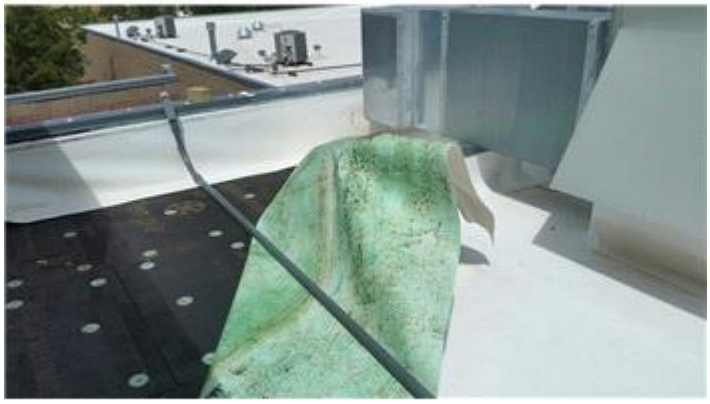

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Sep 14, 2017 @ 1:59 PM # 35

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Sep 14, 2017 @ 3:53 PM # 37

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Sep 14, 2017 @ 3:53 PM # 39

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Sep 14, 2017 @ 4:27 PM # 43

Sep 14, 2017 @ 4:28 PM # 44

Sep 14, 2017 @ 4:28 PM # 45

Sep 14, 2017 @ 4:28 PM # 46

Sep 14, 2017 @ 4:28 PM # 47

Sep 14, 2017 @ 5:19 PM # 48

Sep 14, 2017 @ 5:19 PM # 49

Sep 14, 2017 @ 5:19 PM # 50

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Sep 14, 2017 @ 5:20 PM # 54

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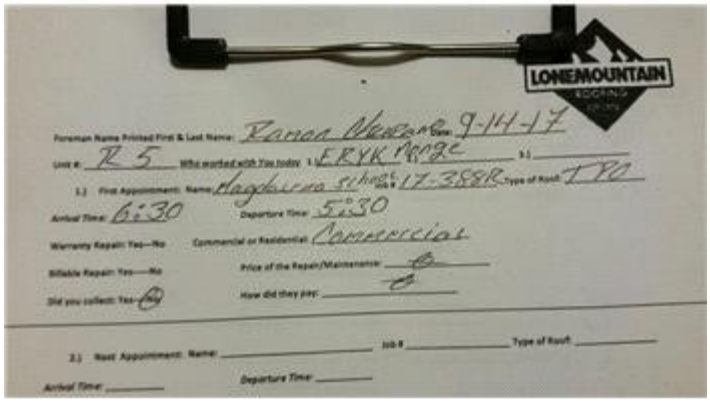

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Sep 15, 2017 @ 8:23 AM # 5

Sep 15, 2017 @ 8:23 AM # 6

Sep 15, 2017 @ 8:23 AM # 7

Sep 15, 2017 @ 8:55 AM # 8

Sep 15, 2017 @ 8:55 AM # 9

Sep 15, 2017 @ 9:28 AM # 10

Sep 15, 2017 @ 9:28 AM # 11

Sep 15, 2017 @ 9:28 AM # 12

Sep 15, 2017 @ 9:28 AM # 13

Sep 15, 2017 @ 9:28 AM # 14

Sep 15, 2017 @ 9:28 AM # 15

Sep 15, 2017 @ 9:28 AM # 16

Sep 15, 2017 @ 9:28 AM # 17

Sep 15, 2017 @ 9:28 AM # 18

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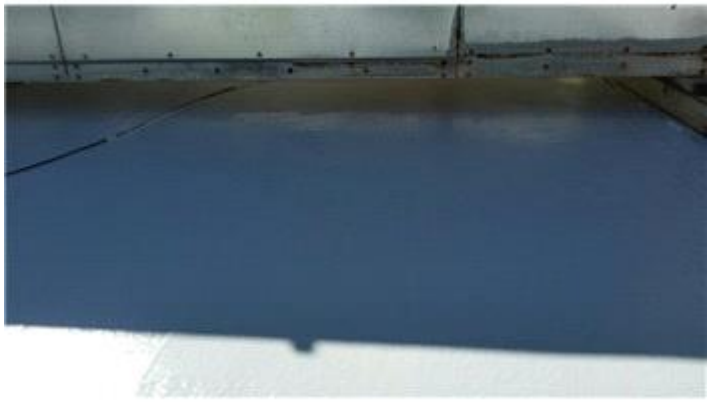

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Sep 15, 2017 @ 10:00 AM # 27

Sep 15, 2017 @ 10:49 AM # 28

Sep 15, 2017 @ 10:49 AM # 29

Sep 15, 2017 @ 10:49 AM # 30

Sep 15, 2017 @ 10:49 AM # 31

Sep 15, 2017 @ 10:49 AM # 32

Sep 15, 2017 @ 10:49 AM # 33

FLOYD

Floyd Municipal School District
FLOYD COMBINED SCHOOL
2018-2019 PSCOC System-Based Application

Project Application:

A complete removal and installation of a new parking lot for the Floyd Combined School. See attached picture for application location. The proposed project has been identified as a priority at the local level and on the Facilities Master Plan. The original parking lot was installed in July 1983 and has received continued maintenance and care since installation. The parking lot has created numerous access safety issues in areas adjacent to the buildings and sidewalks. The physical damage throughout the parking lot is increasing with continued traffic and wet weather. Do to the nature of the application, it is essential for a complete replacement, because repairs are no longer an adequate solution.

The parking lot is not only used during school hours, but serves as parking for all extracurricular activities during the day and night. Some of the many activities include: volleyball, basketball, baseball, football and other parent attended activities. It is also used throughout the week for cafeteria deliveries. Busses utilize this parking lot during events when students are bussed in or out.

Estimated Total Project Cost:

$576,443
$12,000 FY19 Offset
$150,346 District Match with Offset
$426,097 State Match w/o Offset

Estimated installation

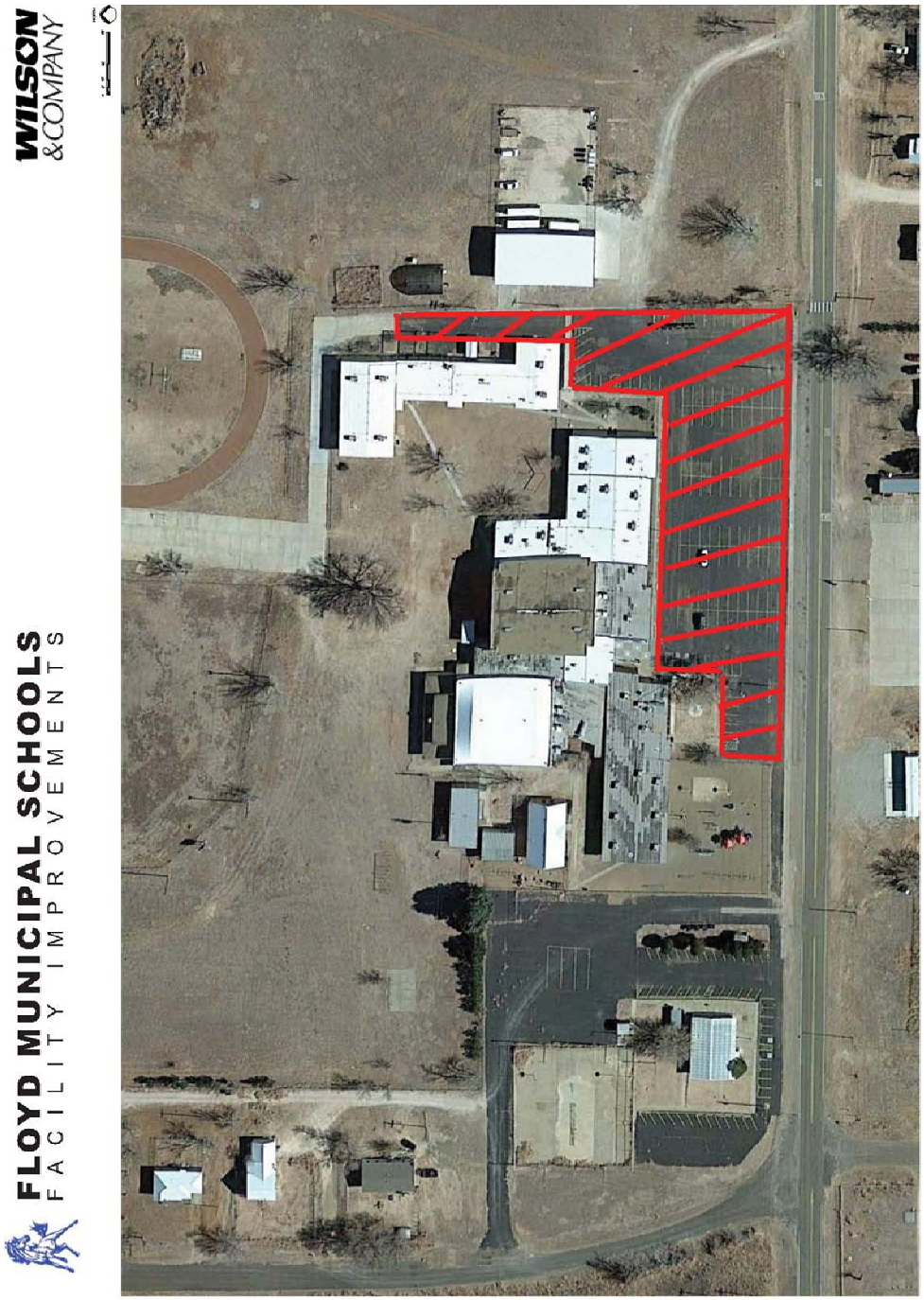
1. Summer 2019 (June/July 2019, when school is not in session)

Current Project:

2017-2018 System Based Award for Fire Alarm Installation

1. Project Cost $103,202
    a. State Share = $53,500
    b. Local Share = $49,702
2. The project is expected to be completed by the end of August 2018

Floyd Municipal School District
FLOYD COMBINED SCHOOL
2018-2019 PSCOC System-Based Application



2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Floyd Municipal School District**	**Rank:**	**Previously**
Applicant Facility:	**Floyd Combined School**	**wNMCI:**	**Funded (FY18)**

	Total	State Match 76%	Local Match 24%
Estimated Project Cost	$576,443	$426,097	$150,346
Offset	-	-	-
Adjusted State/Local Match	$576,443	$426,097	$150,346

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☐Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☒Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☐HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☐Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
SITE ONLY	-	-	-	-	-	-	-

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	-	Building 4	-	Building 7	-	Building 10	-	**TBD**
Building 2	-	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**74.15%**
District Average FMAR Score	>70%	**78.52%**
FIMS Proficiency	>2.0	PMD **2.25** MD **2.0** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**98.28%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**2**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Floyd Municipal School District **Contact Person:** Damon Terry

Address 1: PO Box 65

Address 2: 1564 NM 267

City: Floyd **State:** NM **Zip:** 88118 **Phone:** 575-478-2211

Funding Match

District Match	24%
State Match	76%

Click Here to Access Your District's Current Match Information

District Offsets

$ 12,000 *Click Here to Access Your District's Offset Information*

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Floyd Combined School	$ 576,443	$ 576,443	$ 138,346	$ 12,000	**$ 150,346**	$ 438,097	**$ 426,097**	$ -	**$ -**
2										
3										
4										
5										
	Total	**$ 576,443**	**$ 576,443**	**$ 138,346**	**$ 12,000**	**$ 150,346**	**$ 438,097**	**$ 426,097**	**$ -**	**$ -**

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 --
Superintendent of School District

Date

Name of Signatory
School Board President

Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Floyd Combined School

Facility wNMCI Rank: 126
Facility wNMCI: 25.42
Facility FCI: -
Facility FMAR: 70.24

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots	Replacement	$ 403,510
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
		Site Subtotal	$ 403,510
Security	Security Systems - *Please Describe* :		
		Site Security Subtotal	$ -
		Total	**$ 403,510**

Total (Site and All Buildings)	**$**	**403,510**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**172,933**
Total Estimated Project Cost	**$**	**576,443**

BUILDING 1

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 & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

BUILDING 2

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 & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

FLOYD MUNICIPAL SCHOOLS

DRAINAGE MASTER PLAN

NOVEMBER 2014

I, Eugenio Valdez, do hereby certify that this report was prepared by me or under my direction and that I am a duly registered Professional Engineer under the laws of the State of New Mexico.

_____
Eugenio Valdez, P.E.
State of New Mexico P.E. No.

_____
Date

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Appendix

1. INTRODUCTION

This Drainage Master Plan (DMP) presents the hydrologic and hydraulic analysis for the watershed draining toward and into Floyd Municipal Schools in Floyd, New Mexico.

1.1 Authorization

Wilson & Company, Inc., Engineers & Architects (Wilson & Company) was contracted by the Floyd Municipal Schools to prepare a Regional DMP that addresses erosion and site drainage within the courtyard area, south parking lot, and adjacent street frontage in Floyd, NM. Engineering services include topographic survey, boundary surveys, hydrologic/hydraulic modeling and report, preliminary and final design, and construction drawings. An agreement for engineering services was finalized on June 14th, 2013.

1.2 DMP Area Location

The area of interest for this DMP is within the Village of Floyd. Floyd is located in eastern New Mexico within Roosevelt County. Figure 1-1 is an aerial map of Floyd Municipal Schools and Figure 2-1 shows the overall boundary of the drainage sub-basins affecting the DMP.

1.3 Background

Portions of the Village of Floyd have been subject to recurring flooding. Runoff is generated in large offsite sub-basins within the DMP area and collects along portions of NM 267. In significant storms, there are no defined channels to direct runoff in the relatively flat areas that encompass the frontage on NM 267. Runoff through the Village results in shallow flooding that damages public and private property. Significant pooling of water is not uncommon, even in small, frequent rainfall events.

Wilson & Company recently secured $80,000 from NMDOT LGRF Cooperative Funding for drainage improvements. The money will help with Phase I of construction. The primary goal of the DMP is to identify significant and beneficial drainage improvement projects and provide the technical documentation needed to support funding requests for the identified projects.

1.4 Purpose and Goals

The purpose of this DMP is to identify storm drain facilities, open channel facilities, and attenuation facilities required to mitigate the 50-year storm event. Three drainage alternatives will be evaluated for constructability and cost. One of the three alternatives will be recommended for design. The recommended alternative will be phased for a multi-year construction project.

Wilson & Company will also prepare the Phase I Construction Plans to alleviate localized flooding along the south parking lot, particularly along the main highway that fronts the schools. We anticipate that coordination between NMDOT and the Village will be necessary as off-site run-off from the highway exacerbates the local flooding of the parking lot.

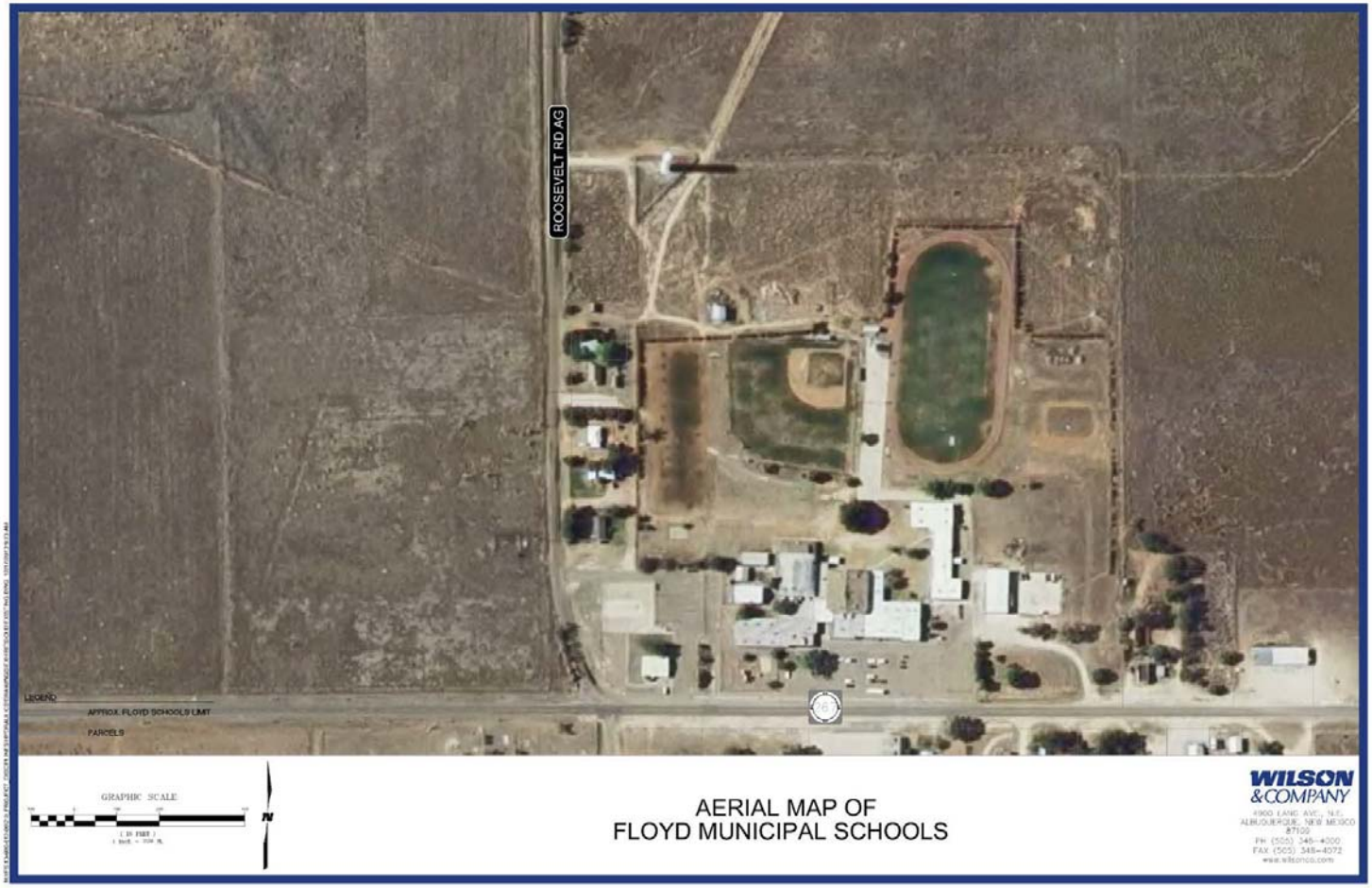


Figure 1-1: Aerial Map

CLOUDCROFT

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Cloudcroft Municipal Schools**	**Rank:**	**299**
Applicant Facility:	**Cloudcroft Elementary School**	**wNMCI:**	**27.37%**

	Total	State Match 10%	Local Match 90%
Estimated Project Cost	$429,282	$42,928	$386,354
Offset	-	($42,928)	$42,928
Adjusted State/Local Match	**$429,282**	**$0**	**$429,282**

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☒Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☐Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☐HVAC	☐ Demolition
☐Playground Equip.	☒Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☒Lighting/Branch Circuits	
☐Drainage		☐Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
13,700	105	58,523	0	0	58,523	30,717	27,806

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan		**X**

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better		**X**

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**63.82**	Building 4	-	Building 7	-	Building 10	-	**63.82**
Building 2	-	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**53.69%**
District Average FMAR Score	>70%	**53.69%**
FIMS Proficiency	>2.0	PMD **1.5** MD **1.5** UD **2.0**
District Preventive Maintenance Completion Rate	>90%	**0%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?		

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**2**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Cloudcroft Municipal Schools **Contact Person:** Porter Cutrell

Address 1: 10 Swallow PL

Address 2:

City: Cloudcroft **State:** NM **Zip:** 88317 **Phone:** 575-601-4416 ext 177

Funding Match

District Match	90%
State Match	10%

Click Here to Access Your District's Current Match Information

District Offsets

$ 1,399,363 *Click Here to Access Your District's Offset Information*

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Cloudcroft Elementary School	$ 429,282	$ 429,282	$ 386,354	$ 386,354	$ 429,282	$ 42,928	$ -	$ -	$ -
2										
3										
4										
5										
	Total	**$ 429,282**	**$ 429,282**	**$ 386,354**	**$ 386,354**	$ 429,282	**$ 42,928**	$ -	$ -	$ -

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 -- Porter Cutrell
Superintendent of School District

7-20-2018
Date

Name of Signatory Bill Denney
School Board President

7-20-18
Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Cloudcroft Elementary School

Facility wNMCI Rank: 289
Facility wNMCI: 27.37
Facility FCI: 62.51
Facility FMAR: -

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
		Site Subtotal	$ -
Security	Security Systems - *Please Describe :*		
		Site Security Subtotal	$ -
		Total	$ -

BUILDING 1

Building Name: Cloudcroft Elementary Schoo
Building FCI: 62.51
Year Built: 1983
Existing Building SqFt (FAD): 60,554
SqFt of Proposed Project: 13,700
Proposed Demolition SqFt of this Building: 0
Net Building SqFt of After Project: 60,554

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof		$ 262,603
		Building Exterior Subtotal	$ 262,603
Building Interior	Ceiling Finishes		$ 2,489
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ 2,489
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		$ 6,102
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ 6,102
Demo	Demolition		$ 29,304
		Demolition Subtotal	$ 29,304
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -

BUILDING 2

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 & Doors		
	Roof		
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -

Total (Site and All Buildings)	$	300,498
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	$	128,785
Total Estimated Project Cost	$	429,282

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			BUILDING 4			BUILDING 5		
Building Name:			**Building Name:**			**Building Name:**		
Building FCI:			**Building FCI:**			**Building FCI:**		
Year Built:			**Year Built:**			**Year Built:**		
Existing Building SqFt (FAD):			**Existing Building SqFt (FAD):**			**Existing Building SqFt (FAD):**		
SqFt of Proposed Project:			**SqFt of Proposed Project:**			**SqFt of Proposed Project:**		
Proposed Demolition SqFt of this Building:			**Proposed Demolition SqFt of this Building:**			**Proposed Demolition SqFt of this Building:**		
Net Building SqFt of After Project:			**Net Building SqFt of After Project:**			**Net Building SqFt of After Project:**		
	Area	**Alteration Level**		**Area**	**Alteration Level**		**Area**	**Alteration Level**
Building Exterior	Exterior Walls		**Building Exterior**	Exterior Walls		**Building Exterior**	Exterior Walls	
	Exterior Windows & Doors			Exterior Windows & Doors			Exterior Windows & Doors	
	Roof			Roof			Roof	
	Building Exterior Subtotal $ -			Building Exterior Subtotal $ -			Building Exterior Subtotal $ -	
Building Interior	Ceiling Finishes		**Building Interior**	Ceiling Finishes		**Building Interior**	Ceiling Finishes	
	Floor Finishes			Floor Finishes			Floor Finishes	
	Foundation/Slab/Structure			Foundation/Slab/Structure			Foundation/Slab/Structure	
	Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs			Interior Doors, Partitions, Stairs	
	Interior Walls			Interior Walls			Interior Walls	
	Building Interior Subtotal $ -			Building Interior Subtotal $ -			Building Interior Subtotal $ -	
Building Equipment and Systems	Air/Ventilation		**Building Equipment and Systems**	Air/Ventilation		**Building Equipment and Systems**	Air/Ventilation	
	HVAC			HVAC			HVAC	
	Main Power/Emergency			Main Power/Emergency			Main Power/Emergency	
	Lighting/Branch Circuits			Lighting/Branch Circuits			Lighting/Branch Circuits	
	Plumbing			Plumbing			Plumbing	
	Fire Sprinkler			Fire Sprinkler			Fire Sprinkler	
	Fire Alarm System			Fire Alarm System			Fire Alarm System	
	Building Equipment and Systems Subtotal $ -			Building Equipment and Systems Subtotal $ -			Building Equipment and Systems Subtotal $ -	
Demo	Demolition		**Demo**	Demolition		**Demo**	Demolition	
	Demolition Subtotal $ -			Demolition Subtotal $ -			Demolition Subtotal $ -	
Security	Security Systems - *Please Describe:*		**Security**	Security Systems - *Please Describe:*		**Security**	Security Systems - *Please Describe:*	
	Security Subtotal $ -			Security Subtotal $ -			Security Subtotal $ -	

Cloudcroft Application, Page 3

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 6				BUILDING 7				BUILDING 8			
Building Name:				**Building Name:**				**Building Name:**			
Building FCI:				**Building FCI:**				**Building FCI:**			
Year Built:				**Year Built:**				**Year Built:**			
Existing Building SqFt (FAD):				**Existing Building SqFt (FAD):**				**Existing Building SqFt (FAD):**			
SqFt of Proposed Project:				**SqFt of Proposed Project:**				**SqFt of Proposed Project:**			
Proposed Demolition SqFt of this Building:				**Proposed Demolition SqFt of this Building:**				**Proposed Demolition SqFt of this Building:**			
Net Building SqFt of After Project:				**Net Building SqFt of After Project:**				**Net Building SqFt of After Project:**			
	Area	**Alteration Level**	**Estimated Cost**		**Area**	**Alteration Level**	**Estimated Cost**		**Area**	**Alteration Level**	**Estimated Cost**
Building Exterior	Exterior Walls			Building Exterior	Exterior Walls			Building Exterior	Exterior Walls		
	Exterior Windows & Doors				Exterior Windows & Doors				Exterior Windows & Doors		
	Roof				Roof				Roof		
	Building Exterior Subtotal $		-		Building Exterior Subtotal $		-		Building Exterior Subtotal $		-
Building Interior	Ceiling Finishes			Building Interior	Ceiling Finishes			Building Interior	Ceiling Finishes		
	Floor Finishes				Floor Finishes				Floor Finishes		
	Foundation/Slab/Structure				Foundation/Slab/Structure				Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs				Interior Doors, Partitions, Stairs				Interior Doors, Partitions, Stairs		
	Interior Walls				Interior Walls				Interior Walls		
	Building Interior Subtotal $		-		Building Interior Subtotal $		-		Building Interior Subtotal $		-
Building Equipment and Systems	Air/Ventilation			Building Equipment and Systems	Air/Ventilation			Building Equipment and Systems	Air/Ventilation		
	HVAC				HVAC				HVAC		
	Main Power/Emergency				Main Power/Emergency				Main Power/Emergency		
	Lighting/Branch Circuits				Lighting/Branch Circuits				Lighting/Branch Circuits		
	Plumbing				Plumbing				Plumbing		
	Fire Sprinkler				Fire Sprinkler				Fire Sprinkler		
	Fire Alarm System				Fire Alarm System				Fire Alarm System		
	Building Equipment and Systems Subtotal $		-		Building Equipment and Systems Subtotal $		-		Building Equipment and Systems Subtotal $		-
	Demolition			Demo	Demolition			Demo	Demolition		
	Demolition Subtotal $		-		Demolition Subtotal $		-		Demolition Subtotal $		-
	Security Systems - *Please Describe:*			Security	Security Systems - *Please Describe:*			Security	Security Systems - *Please Describe:*		
	Security Subtotal $		-		Security Subtotal $		-		Security Subtotal $		-

Administration

Porter Cutrell- Superintendent
Tana Daugherty - CHS Principal
Tom Mulkey- Counselor
Trampus Pierson – K-8 Principal
Sharlotte Dees- Business Manager

Cloudcroft Municipal Schools
P.O. Box 198
Cloudcroft, New Mexico
88317

Board of Education

Bill Denney- President
Gerold Green - V. President
Lance Wright- Secretary
Arlan Ponder -Member
Kody Adams- Member

July 20, 2018

RE: Cloudcroft Elementary School Partial Reroof

To Whom It May Concern,

The Cloudcroft Municipal School District is requesting PSCOC funding participation for Cloudcroft Elementary School Partial Reroof. The Reroof Project includes removal of an existing dormer including roofing, windows, and wall. New joists will be installed where the existing dormer is removed to align with the existing roof. An approximate 13,000 square foot portion of the existing roof and underlayment will be replaced along with new roofing and new underlayment over the removed dormer area. Interior work includes relocating the existing ceiling at the removed dormer area to align with the other ceiling in the room. This work also includes relocation of existing lighting and sprinkler heads along with partial removal of the surrounding bulkhead each scope of work will be listed below and justification/explanation will be detailed to support the request as listed in the PSCOC Systems Based Application. The cost of the work is anticipated to be for less than 50% replacement cost of the entire building.

- General Requirements –Construction debris will be handled through roll off containers for non-hazardous material.
- Roofing – The dormer is being removed because it is a source of moisture entering into the building during heavy rains and from snow build-up in the winter. Improvements will include the addition of Open Web Joists with horizontal bridging. The total area of reroof is from parapet to parapet and is to obtain a roofing warranty for this area which cannot be obtained by only roofing the removed dormer area. Numerous attempts at sealing potential entries into the building have failed. The original roof construction (1983) has significant areas of penetration, severely compromising the structural integrity and the ability to seal against water and dirt. Improvements will include replacement of Neoprene Waterproofing, Galvanized Steel Standing Seam Concealed Fastener Roofing, Ridge and Eave Flashing for Galvanized Steel Standing Seam Concealed Fastener Roofing.
- Lighting –Most of the switches and ceiling lights are original to the building (1983). The ceiling lights do not provide adequate lighting for library activities, security, and safety, are no longer manufactured and replacement parts cannot be purchased. Improvements will include lay-in LED fixtures to replace existing lighting.
- Finishes – The interior finishes vary and include VCT and carpeted floors, painted gypsum board, concreate masonry unit (CMU) walls and hung acoustical tile ceilings. The ceiling grid and most tiles are original to the building (1983). There is staining of most tiles and a couple of locations where hung grid is sagging.

Sincerely,

Dr. Porter Cutrell
Superintendent
Cloudcroft Municipal Schools

Phone: 575-601-4416 *Administration Fax 866-235-1668 * High School Fax 866-405-0833 * Middle/Elementary School Fax 866-805-6335

TULAROSA

2018/2019 PSCOC Systems Based Funding Presentation Information

for

Electrical Service Upgrade to CPU Labs and Led Lighting

TULAROSA MIDDLE SCHOOL

TULAROSA MUNICIPAL SCHOOLS

Tularosa Municipal Schools

Tularosa Middle School Electrical Systems Upgrade – Project Priority #1

General Building Information:

Year Built: 1930 with numerous renovations between1940-1998
Main Building Renovation: 1981
Existing SF Main Building: 26,322 (Permanent)
2017-2018 40 Day Enrollment: 121
Site Acreage: Approximately 4 acres
Capacity: 500

Tularosa Middle School is located within the Tularosa Municipal School District in the Village of Tularosa which is a small community with a population of 2,912 according to the 2016 Census. The school itself has many buildings that were constructed a various times ranging from the gym in 1930 to the main building in 1981 with four additional classrooms added in 1998 and a cafeteria/multipurpose room in 1998. The main building classrooms of the school were completed in 1981. In 2002, when Tularosa Intermediate School was built, the 6th grade students were moved to that school because they would be in permanent classrooms rather than portables. The school has remained a school for 7th and 8th grade since that time. The district has a stable enrollment of 872 students, and the middle school enrollment was 121 on the 40th day of 2017.

Financing Summary

Total Project Cost: $1,088,866
District Share: $315,771 (29%)
PSCOC Share: $773,095 (71%)

Tularosa Municipal Schools is currently requesting the upgrade for the electrical system. We are not requesting the entire building remodel because

Funding/Bond Amount

Current Bond Amount: $800,000
Status: Tularosa Municipal Schools will use funds from its current bond sale to fund the district share of the project.

Project Goals

1. To upgrade the entire middle school building with LED lighting including retrofit lighting with new conduit, wiring, controls and switches
2. To upgrade the two computer labs of approximately 1,000 square feet each with new panel, outlets, conduit, wiring, and service feeders.

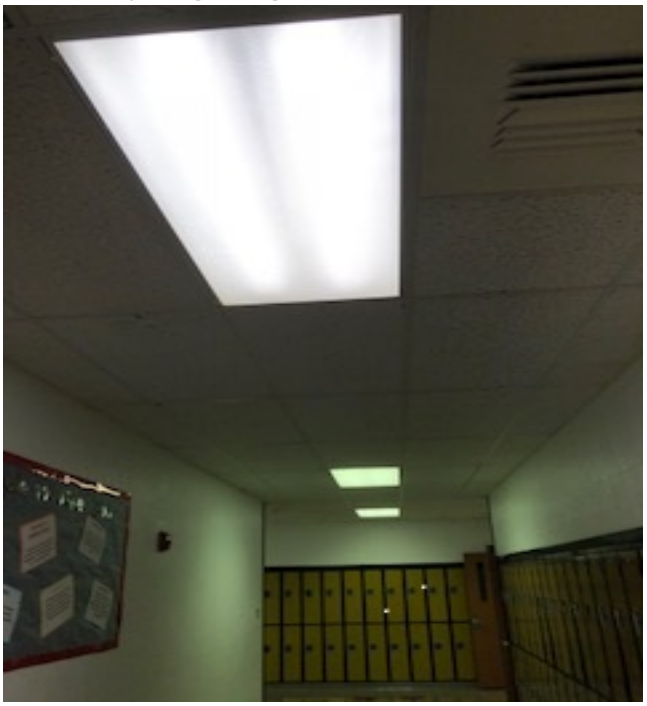
Project Need:

- Tularosa Middle School is currently the district's number one priority which follows the Tularosa Municipal Schools' Master Plan capital improvements priority list
- The FAD ranking for Tularosa Middle School is 23
- The weighted NMCI is 50.44
- The Building FCI is 76.62.
- Facility FMAR: 57.04 (2015)

Electrical Panels

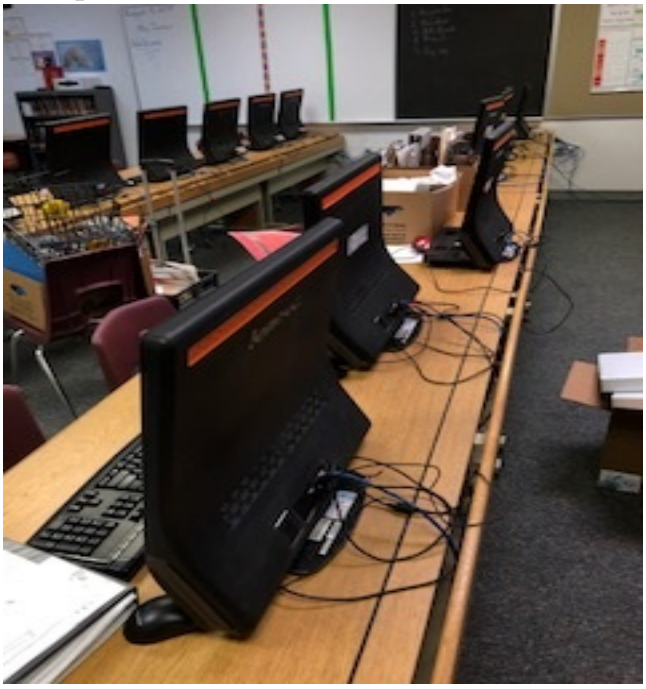
Electrical Panels

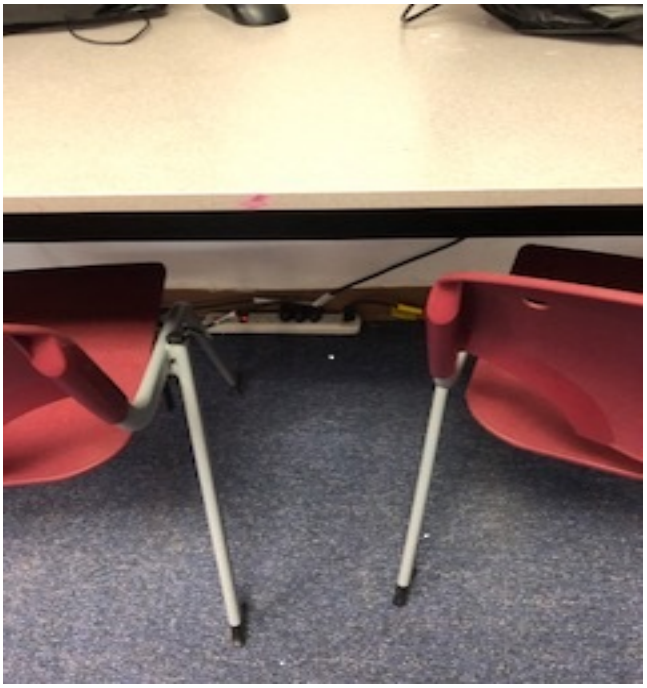
Hall Way Lighting

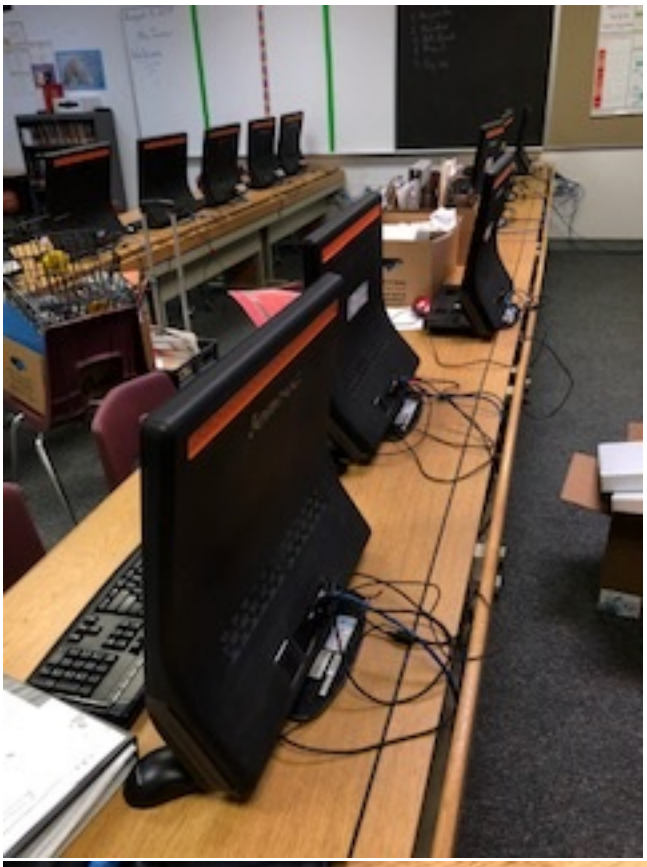


Hallway Lighting

Computer Lab







Master Plan Status

Tularosa Municipal Schools Facility Master Plan was completed in 2018, and it is current through 2022.

Preventive Maintenance Plan

Tularosa Municipal Schools Preventive Maintenance Plan was last updated in June 2018.

Audit Findings

1. We have a current audit in place, and the audit is in process for year ended 2018.
2. Current Audit Findings for year ended June 30, 2017
   2017-001 – Deficit Activity Fund Balances (Control Deficiency)

Previous PSCOC Funded Projects

1. Tularosa Middle and Intermediate School Systems Award Roofing Phase I and Phase II
2. Tularosa High School Renovation
3. Tularosa Elementary School Renovation
4. Tularosa Intermediate School New Construction Phase I and Phase II
5. Tularosa Elementary School 4 Classrooms
6. Tularosa Middle School 4 Classrooms

Project Schedule

PSCOC Award – September 2018
DP Selection (30 days) - October 2018
DP Contract Negotiation, Programming, & Commence Design (30 days) - November 2018
Design and Construction Document Preparation (60 days) - Dec 2018 & Jan 2019
PSFA Review / CID Permit Review (30 days) – Feb 2019
Advertise for Bids, Receive Bids, Review Bids (30 days) – Mar 2019
Award Construction Contract, Board Approval (30 days) – Apr 2019
Construction Commence – May 2019 When School is Out
Construction Completion – Aug 2019 Prior to Start of School

PSFA Site Visit Recommendation & Comments:

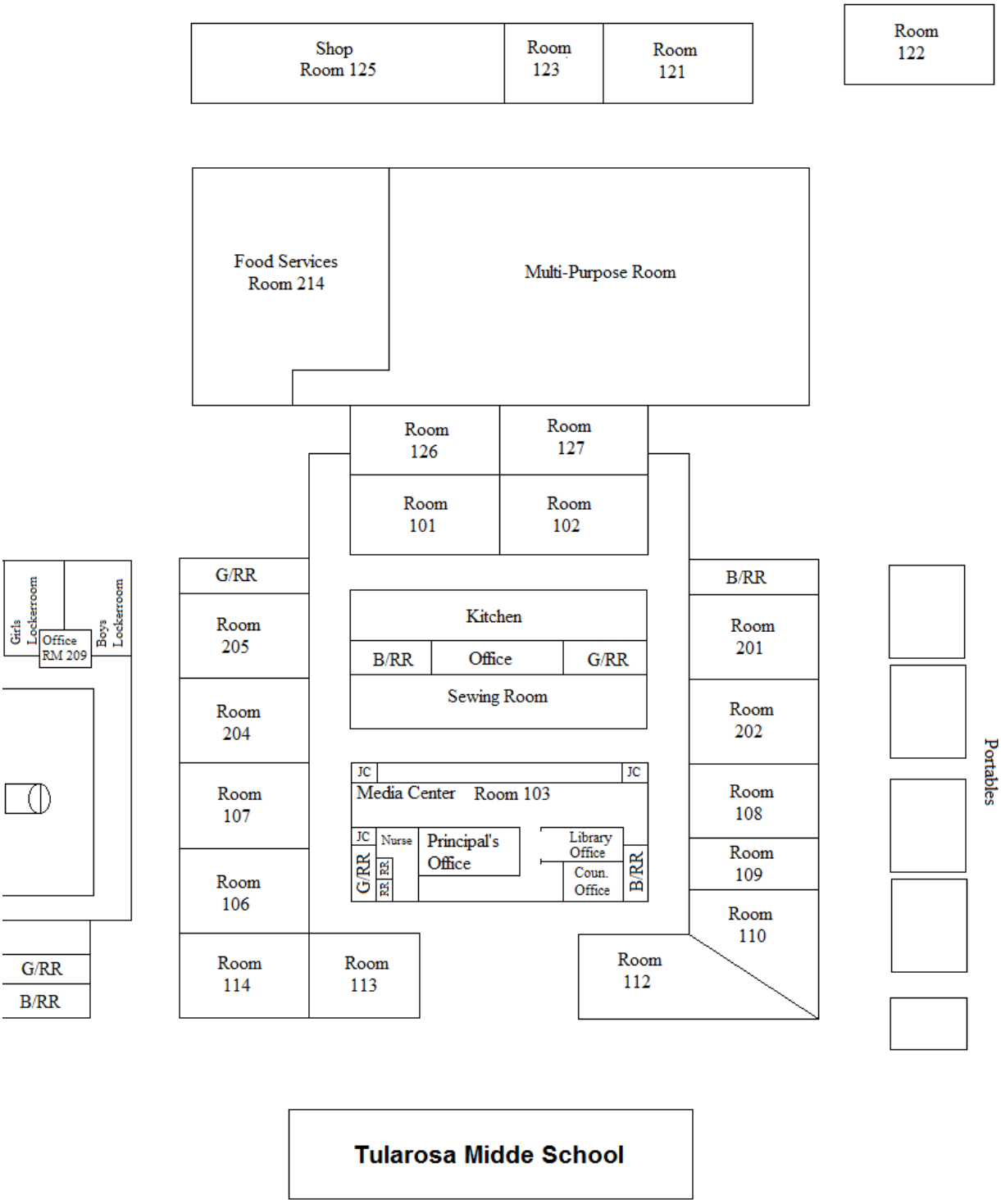
Due to the system request regarding LED lighting, lighting and branch circuits, PSFA recommends including additional systems such as ceiling finishes and wall finishes in areas where this work will occur, due to damage that will occur to the ceiling and wall finishes during installation of the LED lighting and condition of the ceiling finishes beyond expected life (category 4).

The district will have a bond sale of $800,000 in August 2018 to fund this project.
The district indicated they do not have enough funding to support replacing this facility.

Alternative Project Options:

Current enrollment at Tularosa MS is 112 students, with a capacity for 394 students, meaning 104 empty seats. The 2017-2018 enrollment at Tularosa HS is 258 students, with a capacity for 707 students, meaning 449 available seats. The Tularosa High School wNMCI is 16.54%. PSFA discussed the possibility of combining the two schools. Superintendent Vigil indicated the community nor the board wishes to combine the two schools.

Tularosa Middle School Map



2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**Tularosa Municipal Schools**	**Rank:**	**23**
Applicant Facility:	**Tularosa Middle School**	**wNMCI:**	**50.44%**

	Total	State Match 71%	Local Match 29%
Estimated Project Cost	$1,088,866	$773,095	$315,771
Offset	-	-	-
Adjusted State/Local Match	$1,088,866	$773,095	$315,771

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☐Exterior Walls	☒Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☐Parking Lots	☐Exterior Windows & Doors	☐Floor Finishes	☐HVAC	☐ Demolition
☐Playground Equip.	☐Roof	☐Foundation/Slab/Structure	☒Main Power/Emergency	☐ Security
☐Site Lighting		☐Interior Doors, Partitions, Stairs	☒Lighting/Branch Circuits	
☐Drainage		☒Interior Walls	☐Plumbing	
☐Site Utilities			☐Fire Sprinkler	
☐Walkways			☐Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
26,322	124	55,938	0	0	55,938	20,501	35,437

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan		**X**

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better		**X**

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**74.75**	Building 4	-	Building 7	-	Building 10	-	**74.75**
Building 2	-	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**57.04%**
District Average FMAR Score	>70%	**58.41%**
FIMS Proficiency	>2.0	PMD **2.0** MD **1.75** UD **1.5**
District Preventive Maintenance Completion Rate	>90%	**95.45%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	-	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**1**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: Tularosa **Contact Person:** Brenda Vigil

Address 1: 504 First Street

Address 2:

City: Tularosa **State:** NM **Zip:** 88352 **Phone:** 575-585-8800

Funding Match

District Match	29%
State Match	71%

Click Here to Access Your District's Current Match Information

District Offsets

$ -

Click Here to Access Your District's Offset Information

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Tularosa Middle School	$ 1,088,866	$ 1,088,866	$ 315,771	$ -	$ 315,771	$ 773,095	$ 773,095	$ -	$ -
2										
3										
4										
5										
	Total	$ 1,088,866	$ 1,088,866	$ 315,771	$ -	$ 315,771	$ 773,095	$ 773,095	$ -	$ -

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:

Brenda Vigil

Name of Signatory --
Superintendent of School District

7/24/18
Date

Name of Signatory
School Board President

07/24/2018
Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Tularosa Middle School

Facility wNMCI Rank: 23
Facility wNMCI: 50.44
Facility FCI: 76.62
Facility FMAR: 57.04

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)		
	Walkways		
	Site Subtotal		$ -
Security	Security Systems - *Please Describe* :		
	Site Security Subtotal		$ -
	Total		**$ -**

Total (Site and All Buildings)	**$ 762,206**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$ 326,660**
Total Estimated Project Cost	**$ 1,088,866**

BUILDING 1

Building Name:	Tularosa Middle School
Building FCI:	76.62
Year Built:	1981
Existing Building SqFt (FAD):	26,322
SqFt of Proposed Project:	26,322
Proposed Demolition SqFt of this Building:	0
Net Building SqFt of After Project:	26,322

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes	Replacement	$ 10,000
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls	Renovation	$ 27,206
	Building Interior Subtotal		$ 37,206
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency	Renovation	$ 50,000
	Lighting/Branch Circuits	Replacement	$ 675,000
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ 725,000
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ 762,206**

BUILDING 2

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 & Doors		
	Roof		
	Building Exterior Subtotal		$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
	Building Interior Subtotal		$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
	Building Equipment and Systems Subtotal		$ -
Demo	Demolition		
	Demolition Subtotal		$ -
Security	Security Systems - *Please Describe:*		
	Security Subtotal		$ -
	Total		**$ -**

TULAROSA MUNICIPAL SCHOOLS
504 FRIST STREET
TULAROSA, NEW MEXICO 88352
PHONE (575) 585-8800 FAX (575) 585- 4439

BRENDA VIGIL, SUPERINTENDENT

July 16, 2018

RE: Tularosa Middle School Systems Based Application

To Whom It May Concern:

Tularosa Municipal Schools is requesting PSCOC participation in the upgrade of the electrical system at Tularosa Middle School. This school is currently in the State Ranking at 23 with an NMCI of 50.44. We are requesting systems renewal rather than entire facility renewal because the PSFA participation for the entire facility will be based upon square footage to adequacy, and this facility greatly exceeds the square footage for adequacy. Therefore, the district has determined that submitting a systems renewal for the electrical upgrades will be beneficial for the school and the district as our Board and our community want to keep this facility as indicated in our recent Facilities Master Plan.

The middle school main building is structurally sound, and a new roof was put on the entire school in two separate roofing applications beginning in 2010. The district plans on upgrading the 66,000 square foot middle school with LED lighting. We will retrofit lighting including new conduit, wiring, controls and switches. The interior lighting is outdated F48 ballast lighting. The current computer classrooms and lab were not designed for computers. One computer classroom has 21 computers on one circuit. These are daisy chained together for power with power strips. The other lab has 20 computers on two circuits. Those are also daisy chained together with power strips. Not only were the rooms not designed as labs, the electrical is outdated. We will upgrade the CPU Labs which are approximately 1,000 square feet with new panels, outlets, conduit, wiring, and service feeders. This upgrade will include both inside and outside lighting. The exterior lighting wall packs are insufficient and outdated. The electrical rooms are small, and the current electrical panel (1980-81) is also outdated and needs replaced. Because of the extensive wiring and lighting upgrades, some walls and ceilings may require replacement.

The last remodel of this building was in 1980-1981 with four classrooms added to the facility in 1995-1996. A cafeteria was also added in 1998. Because many of the building systems are either 37 years old or well over as they are original construction, we are requesting Public School Capital Outlay Council participation in this project to assist the district in providing the students and staff with a better learning environment.

Your consideration is greatly appreciated.

Sincerely,

Brenda Vigil

Brenda Vigil

GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

Tularosa Middle School Facility Assessment

July 25th, 2018

Tularosa MS: 7th – 8th Grade

2017-18 40th Day: 121 Students

Functional Capacity without Portables:	394
Functional Capacity with Portables:	394
Instructional Space Capacity without Portables:	389
Instructional Space Capacity with Portables:	483
Number of Permanent Instructional Spaces:	22
Number of Portable Instructional Spaces: (4 of the Portable Instructional spaces are not in use)	6
Total Number of Instructional Spaces:	28

Tularosa Middle School is comprised of four (4) permanent buildings and three (3) double portables. There are two (2) single portables on site, but they are used for district storage and not counted in Tularosa MS square footage. The four (4) permanent buildings total 56,552sf and the three (3) double portable buildings total 5,936sf for a grand total of 62,488sf.

The four (4) permanent buildings include:

Main Classroom Building / Administration:		38,526sf
Original Construction	1981	31,190sf
Cafeteria Addition	1998	7,336sf
Gymnasium:		10,367sf
Original Construction	1937	6,133sf
Locker and Entry Additions	1981	4,234sf

The district administration building is physically connected to the east end of the gymnasium and was constructed in 1937.

Wood/Art Building: 1950 4,572sf
This building is not being used by district and could be considered for demolition.

Lounge (Boy Scout Building): 1940 3,087sf
This building is not being used by district and could be considered for demolition.

GREER STAFFORD/SJCF ARCHITECTURE, INC.
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Albuquerque, NM 87110
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www.greer-stafford.com

Facility Needs:

The following is a list of major building systems identified by the FAD or district and included in the 2018-23 FMP that need to be addressed at the Tularosa MS campus.

Major Building Systems in Need of Replacement / Upgrade at Main Building:

- Air / Ventilation Equipment: Replace non-functioning equipment
- Ceiling Finishes: Replace lay-in ceiling tiles
- Communications / Security: Install secure Entry
- Exterior Walls: Repair cracked stucco
- Exterior Windows & Doors: Replace single pane windows and all exterior doors
- Floor Finishes: Replace VCT and carpet
- HVAC: 2 units were replaced in 2016, replace remaining units
- Institutional Equipment: Replace/ repair casework
- Lighting / Branch Circuits: Upgrade lighting
- Main Power / Emergency Lighting: Provide additional power and data outlets for technology
- Plumbing: Upgrade science plumbing and renovate all restrooms
- Wall Finishes: Replace corridor wallpaper

Major Building Systems in Need of Replacement / Upgrade at Gymnasium:

- Exterior Windows & Doors: Replace all exterior doors
- Institutional Equipment: Upgrade acoustics
- Interior Doors & Partitions: Replace all interior doors
- Main Power / Emergency Lighting: Upgrade main power and emergency lighting
- Other Equipment: Upgrade
- Plumbing: Upgrade entry restrooms

Site System in Need of Replacement / Upgrade:

- Athletic Field: Upgrade
- Parking Lot: Upgrade asphalt areas on campus
- Fencing: complete perimeter fencing
- Walkways: Upgrade

Facility Assessment Summary:

During the decision making process of the 2018-23 FMP, Tularosa MS was quickly identified as the school with the most overall facility needs. Discussion of Tularosa MS concentrated on reviewing the benefits to the students and district of demolishing and replacing the existing middle school facilities versus renovating the existing facilities. The consensus of the FMP Advisory committee and the School Board was that the cafeteria and gymnasium buildings at

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1717 Louisiana Blvd NE, Suite 205
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the middle school are to remain; both the shop and Boy Scout (Lounge) buildings could be demolished; and the 1981 Main building either needs replacement of several building systems or demolish the building and replace it.

The work identified in the gymnasium and cafeteria would be beneficial to complete in the next 5 years, but it is not urgent in nature and will not interfere with the quality of instruction or security of students if not addressed. Both buildings appear to be structurally sound and meet the needs of the students and district.

Both the shop and Boy Scout (Lounge) buildings are in need of major building system replacements; however, neither of the buildings is required to meet the educational programmatic needs of the middle school students. The district would like to demolish both the shop building and the Boy Scout (Lounge) building; however, the lack of facility funds prevents the district from moving forward with demolition at this time.

The work identified in the Main (1981) building was the primary concern of the FMP Advisory committee and the School Board. The Main building is 37 years old, appears to be structurally sound and does meet the educational programmatic needs of the students. At the end of the FMP discussions, it was determined that the best use of the district's limited facility funds would be to keep the Main building for the next 20+ years and concentrate on replacing / upgrading building systems in the Main building as facility funds become available. The priority needs for the next 5 years of the Main building are:

Communications / Security: Install secure Entry
HVAC: 2 units were replaced in 2016, replace remaining units
Lighting / Branch Circuits: Upgrade lighting
Main Power / Emergency Lighting: Provide additional power and data outlets for technology
Plumbing: Upgrade science plumbing and renovate all restrooms

2018-2023 FMP Total Identified Needs for Tularosa MS: $4,452,621 (51% of Replacement and Demolition Cost)

Tularosa MS Replacement Cost at 22,226sf for 135 students: $7,223,450

Demolition Cost of 56,552sf: $1,413,800

Disposal Cost of 3 Double Portables: $22,500

GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
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OFFICE: (505) 821-0235 | FAX: (505) 821-0348
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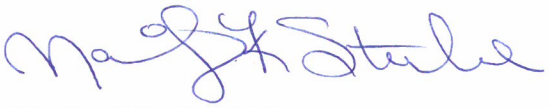
Document prepared by:



Marilyn K Strube, ALEP
Greer Stafford SJCF Architecture Inc.
Planning Director, Vice President

WEST LAS VEGAS

Presentation Material PSCOC Systems Application

Tony Serna Junior Elementary

West Las Vegas Schools

General

1. **Current Audit**
   Findings:
   a. **Expenditure Issues-Compliance and Internal Control Significant Deficiency**
      Condition
      Cause
      The District's personnel has not followed procedures in the purchase of items and services or pain invoices with thirty days.
      Response
      Management has set up training for personnel to follow proper steps in following procurement.
      The superintendent is responsible for enforcing the procurement process. The issue should be resolved by the end of the current fiscal year.

   b. **Request for Grant expenditures- Compliance and Internal Control-Significant Deficiency Condition**
      Cause
      Most of the grants expired in prior years. The request for reimbursement for these expired grants could have been incorrect, the revenue received posted to the wrong fund or the reimbursements may have not been requested timely. The time has expired for the requests and the money cannot be recovered.
      Response
      Management will reconcile all federal funds prior to year-end to make sure all funds have been received.
      The Business Manager is responsible for this finding and it has been corrected.

2. **Current Facilities Master Plan:**
   West Las Vegas Schools Facility Master Plan was completed in 2017 and is current through 2022.

3. **Preventative Maintenance Plan:**
   West Las Vegas Schools Preventative Plan will be updated in September 2018.

4. **Previous PSCOC Funded Projects:**
    - P13-009 West Las Vegas Middle School Renovation
    - R15-16 Tony Serna Elementary School Renovation
    - R14-15 West Las Vegas High School Band/Roofing
    - R12-13 Tony Serna Elementary School Roofing
    - R-10-032 West Las Vegas Middle School Roofing/Repair
    - P12-14 Union Elementary School Renovation
    - P-12-13 West Las Vegas Schools Partnership-Middle School/High School Renovation
    - P08-025 West Las Vegas Schools Family-Middle School/High School Demolition
    - P07-020 Tony Serna Elementary/Union Street Elementary
    - P07-019 Don Cecilio Martinez Elementary Renovation

Planning

Tony Serna Jr. Elementary is currently one of the district's priorities which follows the West Las Vegas Schools Master Plan.
The FAD ranking of Tony Serna Jr. Elementary is 121.
The weighted NMCI is 37.21%.

Building Facts

- **Site Size:** 1.94 acres
- **Building Square footage**: 27,795 '
- **Total enrollment:** 89
- **Replacement costs:** $5,400,004.00
- **Year Built:** 1963
- **Building Additions/Renovations:** 1992, 1993

The analysis was followed by a site visited looking at areas of concern with facility that would be required to be addressed in a renovation an follow this up with and analysis of the cost to renovate.

The **exterior walls** are combination of load bearing studs, brick veneer, and stucco. Although the structure is sound, ie.e., no evidence of foundation settlement, the exterior wall is in need of repair. Additionally the wall is poorly insulated.

Cracks in the wall will be sealed and 2' layer of rigid insulation board will cover the stucco. New synthetic stucco will be applied to the wall. This application will save West Las Vegas Schools on utility cost and further lengthen the severability of the building. **Estimated cost: $69,710**

Exterior windows and doors, for the most part original to the building. Door frames are rusted and hardware, especially hinges are difficult to secure. The windows are overly large, single hung and difficult to open. Additionally, glazing is single pane, allowing the building's head to readily escape. The doors, frames, and windows will be replaced. Energy efficient, insulated, tinted glass will help control the building temperatures. Operable windows will be installed to Life Safety Code requirements of at least 5.7 square feet of opening. The doors and window will be of thermal break design that stop the cold from entering via conduction. **Estimated cost: $60,500.**

The **existing single ply roof** is in generally good condition, however, there are numerous flashing leaks. There are several pieces of HVAC equipment that dot the roof, especially around the kitchen. Some of the equipment will be raised to provide adequate drainage. In doing so, some of the membrane will require replacement. Repair will prevent leakage, and damage to interior finishes. **Estimated cost: $19,101.**

As a result of roof leaks, **ceiling finishes** have been damaged, and require replacement. Some of the framing for the gypsum board ceilings is rusted as a result and need replacement. **Estimated cost: $19,344**.

Some of the **interior doors and partitions** will be demolished and new ones constructed to meet new program need and handicapped accessibility. In many cases there is no adequate access around doors and openings. Consequently demolition and new construction will be needed to meet program and accessibility. **Estimated cost: $42, 909.**

New **interior walls** will be constructed to meet program needs and accessibility. Patching and painting of existing walls will be required. **Estimated cost: $18,009.**

Many of the roof top **HVAC** units are original or new original. Fans, condensers, and motors fail on a routine basis. Additionally the units are not energy-efficient by today's standard. Replacement units will greatly improve air flows, reduce utility costs, and be energy efficient. Newer units will have parts that are more readily available than existing. **Estimated cost: $195,950.**

Lighting and branch circuitry is required due to modifications of the HVAC system, new partition layout, and energy-efficiency. Existing lighting is fluorescent, and some of the lamps difficult to replace. New lighting will be LED that will increase lumens, decrease heat building-up and prolong life of the lamps. This will be considerable long-term savings for West Las Vegas Schools. **Estimated cost: $21,888.**

Site lighting is limited to wall mounted luminaries attached to the building. They do not provide the coverage needed for safety and security. Bus loading and unloading occurs at the rear of the building in a dimly lit alley. Pole lighting is needed for parking lot and the alley. To accomplish this improvement, the existing parking lot asphalt will requiring trenching. **Estimate cost: $61,911**.

Site utilities, especially a building electrical service upgrade is needed to accomplish the improvements listed above. Existing building service marginal and will not be able to accommodate the increased lighting load. **Estimated cost: $59,000.**

In Conclusion the improvements to Tony Serna Jr. Elementary school will assure it functionality for the next 30 years by making improvement to:

- **life safety**
- **building program needs**
- **health**
- **energy conservation**
- **energy efficiency and maintaining a vital part of the community**

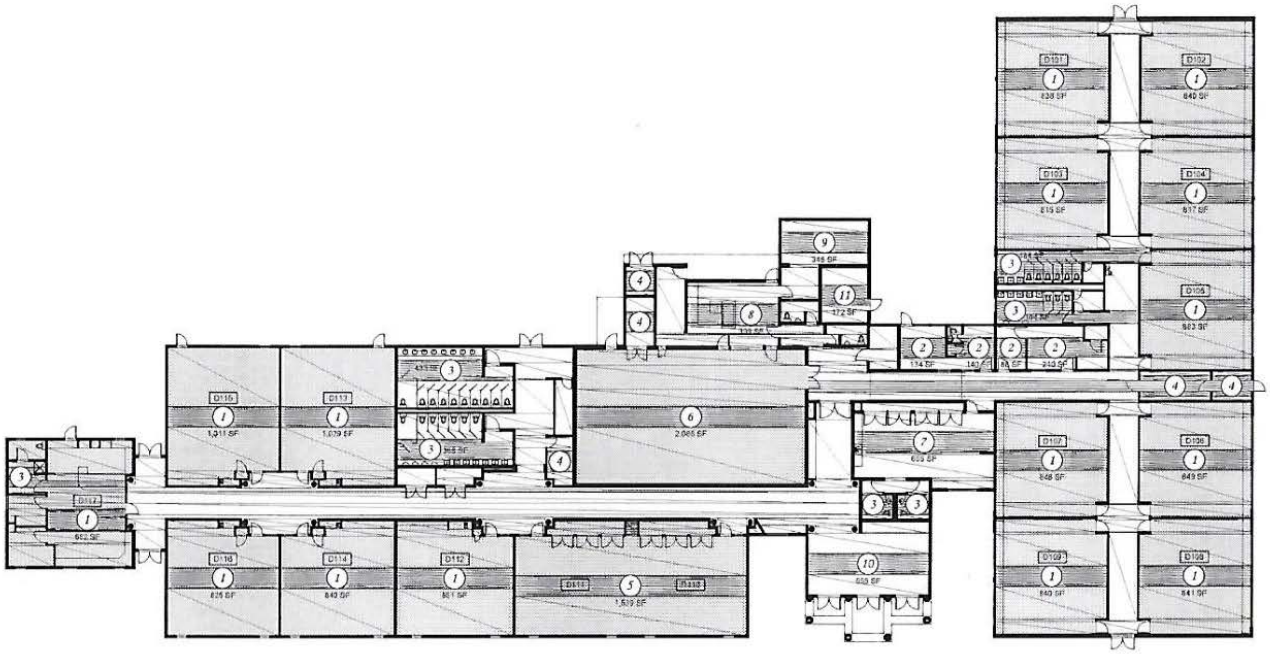

POWER-fin


DELL

TONY SERNA JR. ELEMENTARY

West Las Vegas City Schools
Comprehensive Five-Year Facilities
Master Plan 2011-2016

1. CLASSROOM
2. OFFICES
3. RESTROOM
4. STORAGE
5. LIBRARY
6. CAFETERIA/MULTI-PURPOSE
7. LOUNGE
8. FOOD SERVICES
9. FOOD STORAGE
10. LOBBY
11. MECHANICAL



LEGEND:

- Classroom
- Specialty Classroom (Special Ed, Art, Science, Computer)
- Multi-Purpose (Cafeteria, Library, Media Room, Gym, etc.)

FLOOR PLAN
Scale: $\frac{1}{32}$" = 1'

2018-2019 PSCOC Systems-Based Application Fast Facts

District:	**West Las Vegas Schools**	**Rank:**	**121**
Applicant Facility:	**Tony Serna Jr. Elementary School**	**wNMCI:**	**37.21%**

	Total	State Match 67%	Local Match 33%
Estimated Project Cost	$1,084,873	$726,865	$358,008
Offset	-	($107,663)	$107,663
Adjusted State/Local Match	$1,084,873	$619,202	$465,671

Building Systems Included in Application

Site	Building Exterior	Building Interior	Building Equip & Systems	Other
☐Fencing	☒Exterior Walls	☒Ceiling Finishes	☐Air/Ventilation	☐ Portable(s)
☐Parking Lots	☒Exterior Windows & Doors	☐Floor Finishes	☒HVAC	☐ Demolition
☐Playground Equip.	☒Roof	☐Foundation/Slab/Structure	☐Main Power/Emergency	☐ Security
☒Site Lighting		☒Interior Doors, Partitions, Stairs	☒Lighting/Branch Circuits	
☐Drainage		☒Interior Walls	☐Plumbing	
☒Site Utilities			☐Fire Sprinkler	
☐Walkways			☒Fire Alarm System	

	A	B	C	D	E	F	G
SqFt Included in Application	**Students 5 Year Projection**	**Total Existing GSF**	**District Facilities Non Eligible for PSCOC Funding**	**GSF of Abandoned Buildings on Site or Planned Demolition**	**Existing GSF of Facilities in Use and Eligible GSF (B - C - D)**	**PSCOC Maximum Allowable GSF**	**Difference Between Eligible and Existing GSF of Buildings in Use (E - F)**
19,517	139	27,795	0	0	27,795	20,103	7,692

Statutory Requirements *(Answers must be YES)*	**YES**	**NO**
District has a PSFA-approved Facilities Master Plan	**X**	
District has a current Preventive Maintenance Plan	**X**	

Award Qualification Requirements *(Answers must be YES)*	**YES**	**NO**
1. The School is in the top 300 of the 2018-2019 Final wNMCI Rank List	**X**	
2. Feasibility/utilization/engineering evaluation report(s) are complete; and demonstrate that	**X**	
the total project cost is 50% or less of the total facility replacement costs	**X**	
3. The District has their funding match	**X**	
4. FMAR Score of 60 or better	**X**	

Application FCI *(Total application FCI must have a minimum FCI of 40.00 to be considered for an award)*								**Average**
		Building 3	-	Building 6	-	Building 9	-	
Building 1	**63.55**	Building 4	-	Building 7	-	Building 10	-	**58.94**
Building 2	**54.32**	Building 5	-	Building 8	-	Building 11	-	

Maintenance Statistics	**Goal**	**Actual**
Applicant Facility FMAR Score	>70%	**63.75%**
District Average FMAR Score	>70%	**71.42%**
FIMS Proficiency	>2.0	PMD **1.5** MD **1.25** UD **1.0**
District Preventive Maintenance Completion Rate	>90%	**11.43%**

Planning Statistics	**YES**	**NO**
Are the systems listed above included in the district's FMP?	**X**	
If not, which are not listed?	**Boiler system**	

District Financial Audit Status					
Most Current Audit Year:	**FY17**	Opinion:	**Unmodified**	Number of Findings:	**11**

PSCOC REQUEST FOR CAPITAL FUNDING
2018-2019 FULL APPLICATION

School District: West Las Vegas Schools **Contact Person:** Jerry Maestas

Address 1: 179 Bridge Street

Address 2:

City: Las Vegas **State:** NM **Zip:** 87701 **Phone:** 505-429-8780

Funding Match

District Match	33%
State Match	67%

Click Here to Access Your District's Current Match Information

District Offsets

$ 107,663 *Click Here to Access Your District's Offset Information*

		A	B	C	D	E	F	G	H	I
Priority	Facility Name	Estimated Total Project Cost	FY19 Estimated Total Project Cost	FY19 District Match	FY19 Offset	FY19 Total District Match (Column B + Column C)	FY19 State Match	FY19 Total State Match After Offset	Estimated Out-Of-Cycle State Match	Estimated Out-Of-Cycle Local Match
1	Tony Serna Jr. ES	$ 939,173	$ 939,173	$ 309,927	$ 107,663	$ 417,590	$ 629,246	$ 521,583	$ -	$ -
2										
3										
4										
5										
	Total	$ 939,173	$ 939,173	$ 309,927	$ 107,663	$ 417,590	$ 629,246	$ 521,583	$ -	$ -

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
Superintendent of School District

7/30/18
Date

Name of Signatory
School Board President

7-30-18
Date

Full Application - Small Project (Systems-Based)

Priority 1

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.

Tony Serna Jr. ES

Facility wNMCI Rank:	121
Facility wNMCI:	37.21
Facility FCI:	59.91
Facility FMAR:	63.75

SITE

	Area	Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting	Replacement	$61,911.00
	Site Specialties/ Landscaping (Drainage)		
	Site Utilities (Main Supply of Water, Gas, Electric)	Renovation	$59,000.00
	Walkways		
		Site Subtotal	$ 120,911
Security	Security Systems - *Please Describe* :		
	card access, cameras		
		Site Security Subtotal	$ -
		Total	**$ 120,911**

Total (Site and All Buildings)	**$**	**759,411**
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	**$**	**325,462**
Total Estimated Project Cost	**$**	**1,084,873**

BUILDING 1

Building Name:	Tony Serna Jr ES
Building FCI:	
Year Built:	
Existing Building SqFt (FAD):	27,795
SqFt of Proposed Project:	19,517
Proposed Demolition SqFt of this Building:	
Net Building SqFt of After Project:	27,795

	Area	Alteration Level	Estimated Cost
Building Exterior	Exterior Walls	Renovation	$69,710.00
	Exterior Windows & Doors	Replacement	$60,500.00
	Roof	Renovation	$19,101.00
		Building Exterior Subtotal	$ 149,311
Building Interior	Ceiling Finishes	Renovation	$19,344.00
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs	Replacement	$42,909.00
	Interior Walls	Renovation	$18,009.00
		Building Interior Subtotal	$ 80,262
Building Equipment and Systems	Air/Ventilation		
	HVAC	Replacement	$195,950.00
	Main Power/Emergency		
	Lighting/Branch Circuits	Replacement	$101,990.00
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System	Replacement	$21,888.00
		Building Equipment and Systems Subtotal	$ 319,828
Demo	Demolition	Renovation	$89,099.00
		Demolition Subtotal	$ 89,099
Security	Security Systems - *Please Describe:*		
	Card access, Cameras,		
		Security Subtotal	$ -
		Total	**$ 638,500**

BUILDING 2

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 & Doors		
	Roof		
		Building Exterior Subtotal	$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Foundation/Slab/Structure		
	Interior Doors, Partitions, Stairs		
	Interior Walls		
		Building Interior Subtotal	$ -
Building Equipment and Systems	Air/Ventilation		
	HVAC		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing		
	Fire Sprinkler		
	Fire Alarm System		
		Building Equipment and Systems Subtotal	$ -
Demo	Demolition		
		Demolition Subtotal	$ -
Security	Security Systems - *Please Describe:*		
		Security Subtotal	$ -
		Total	**$ -**

West Las Vegas Schools
Tony Serna Jr. ES
PSCOC Application
Feasibility Report

The building area under consideration for this report was constructed in the 1950's and contains approximately 19,517 square feet. There are no drawings of the original structure.

The **exterior walls** are a combination of load bearing studs, brick veneer, and stucco. Although the structure is sound, i.e., no evidence of foundation settlement, the exterior wall is in need of repair. Additionally the wall is poorly insulated.

Cracks in the wall will be sealed and a 2" layer of rigid insulation board will cover the stucco. New synthetic stucco will be applied to the wall. This application will save West Las Vegas Schools on utility costs and further lengthen the serviceability of the building. Estimated cost: $69,710

Exterior windows and doors, for the most part are original to the building. Door frames are rusted and hardware, especially hinges are difficult to secure. The windows are overly large, single hung and difficult to open. Additionally, glazing is single pane, allowing the building's heat to readily escape. The doors, frames, and windows will be replaced. Energy efficient, insulated, tinted glass will help control the building's temperature. Operable windows will be installed to meet Life Safety Code requirements of at least 5.7 square feet of opening. The doors and windows will be of thermal break design that stop the cold from entering via conduction. Estimated cost: $60,500.

The **existing single ply roof** is in generally good condition, however, there are numerous flashing leaks. There are several pieces of HVAC equipment that dot the roof, especially around the kitchen. Some of the equipment will be raised to provide adequate drainage. In doing so, some of the membrane will require replacement. Repair will prevent leakage, and damage to interior finishes. Estimated cost: $19,101.

As a result of roof leaks, **ceiling finishes** have been damaged, and require replacement. Some of the framing for the gypsum board ceilings is rusted as a result and need replacement. Estimated cost: $19,344.

Some of the **interior doors and partitions** will be demolished and new ones constructed to meet new program needs and handicapped accessibility. In many cases there is no adequate access around doors and openings. Consequently, demolition and new construction will be needed to meet program and accessibility. Estimated cost: $42,909.00

New **interior walls** will be constructed to meet program needs and accessibility. Patching and painting of existing walls will be required. Estimated cost: $18,009.00

Many of the roof-top **HVAC** units are original or near original. Fans, condensers, and motors fail on a routine basis. Additionally the units are not energy-efficient by today's standards. Replacement units will greatly improve air flows, reduce utility costs, and be energy efficient. Newer units will have parts that are more readily available than the existing. Estimated cost: $195,950.

Lighting and branch circuitry is required due to modifications of the HVAC system, new partition layout, and energy-efficiency. Existing lighting is fluorescent, and some of the lamps difficult to replace. New lighting will be LED that will increase lumens, decrease heat build-up and prolong life of the lamps. This will be a considerable long-term savings for West Las Vegas Schools. Estimated cost: $101,990

Portions of the building are not adequately served by the **fire alarm system,** and with new partition layout, new devices will be added, relocated, or removed. The entire system will be upgraded. Estimated cost: $21,888.

Site lighting is limited to wall mounted luminaires attached to the building. They do not provide the coverage needed for safety and security. Bus loading and unloading occurs at the rear of the building in a dimly lit alley. Pole lighting is needed for parking lot and the alley. To accomplish this improvement, the existing parking lot asphalt will requiring trenching. Estimated cost: $61,911.

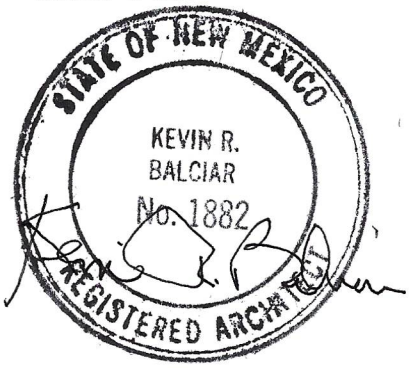
Site utilities, especially a building electrical service upgrade is needed to accomplish the improvements listed above. Existing building service is marginal and will not be able to accommodate the increased lighting load. Estimated cost: $59,000

Summary:

The improvements to Tony Serna Elementary school will assure its functionality for the next 30 years by making improvements to:

- life safety
- building program needs
- health
- energy conservation
- energy efficiency
- maintaining a vital part of the community

Prepared by Kevin R. Balciar
Soleil West.



IV. Next PSCOC Meeting

Proposed for September 13, 2018

V. Adjourn