



2017-2018 PSCOC Systems Based Pre-Application

District Information

District: Gadsden Independent School District
 Address: 4950 McNutt
 P.O. Drawer 70
 Sunland Park, N.M, 88063

Contact: Rafael Gallegos
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Funding Match

District Funding Match %
 State Funding Match %

District Project Match \$ 882,050.00
 State Project Match \$ 5,902,950.00

Requested Systems Summary for

Age of Building	Building Name:	Unweighted Repair Cost (FAD)	Weighted Repair Cost (FAD)	Estimated Replacement/Repair Cost
22	Desert Trail Elementary	\$185,593.00	\$46,397.00	
22	Desert Trail Elementary	\$589,206.00	\$517,845.00	
22	Desert Trail Elementary	\$2,848,103.00	\$712,027.00	\$5,900,000.00

Estimated Project Soft Cost (15%) Total Estimated Project Cost

Reviewed by PSFA Regional Manager: Date:

Reviewed by PSFA Administrator: Date:

Requested Systems Project

School Facility:

NMCI Rank:	87	Current Adequacy SqFt (Calculator)	69
FMAR Score:	75.47	Total SqFt Permanent Building (FAD)	54,157
District has their match in place	yes	Portable SqFt (FAD)	20,608
		Project SqFt	54,157
Current wNMCI:	28.75%	Unweighted Repair Cost (FAD)	\$ 4,121,566.00
Post wNMCI:	17.12%	Total Weighted Cost (FAD)	\$ 3,023,456.00
Net Reduction wNMCI:	11.63	Estimated Building Replacement Cost (FAD)	\$ 10,203,625.00
Current FCI:	40.39%	Current Replacement Cost (\$320/sqft)	\$ 23,924,800.00
Post FCI:	4.89%		
Net Reduction FCI:	35.51	Cost/FCI Reduction:	\$ 191,094.31
State Average FCI:	32.70%	Cost Effectiveness:	0.782
State Average wNMCI:	16.79%		
State Average FMAR:	63.54%		

Brief Project Description:

Systems upgrade at Desert Trail Elementary (310 E. Lisa Drive, Chaparral, N.M., 88081). Will install new RTU's to cool and heat the facility, electrical upgrade as required by new work. New gas lines as required by new work. Also, will update the lighting to LED and new drop in ceiling in all areas that will get new duct work.

Master Plan Priority

Is this school ranked in the District's FMP as one of the three top Priorities?

Highest Ranked

Worst systems in the applicaiont to be renewed have been included in the Distric Board's

Adopted FMP for at least 2 years

Yes

Building Name:

Desert Trail Elementary

Age Of Building (Years):

22

Building Details Sheet (FAD)

Area	Category (1-4)	Unweighted Repair Cost (FAD)	Weighted Repair Cost (FAD)	Estimated Replacement/Repair Cost	Existing SqFt	New SqFt
Building Exterior	Exterior Walls	\$ 29,216.00	\$ 7,304.00		0	0
	Exterior Windows & Doors	\$ 181,231.00	\$ 45,308.00		0	0
	Roof	\$ 251,366.00	\$ 62,841.00		0	0
Building Interior	Ceiling Finishes	\$ 178,867.00	\$ 44,717.00		0	0
	Floor Finishes	\$ 347,449.00	\$ 86,862.00		0	0
	Foundation/Slab/ Structure	\$ 41,898.00	\$ 10,474.00		0	0
	Interior Doors, Partitions,	\$ 85,671.00	\$ 21,418.00		0	0
	Interior Walls	\$ 51,765.00	\$ 12,941.00		0	0
	Air/Ventilation	\$ 182,166.00	\$ 45,542.00		0	0
	HVAC	\$ 665,202.00	\$ 166,301.00	\$ 5,900,000.00	54,157	0
Building Equipment and Systems	Main Power/Emergency Lighting/Branch Circuits	\$ 34,733.00	\$ 8,683.00		0	0
	Lighting/Branch Circuits	\$ 297,582.00	\$ 74,396.00		0	0
	Plumbing	\$ 451,135.00	\$ 112,784.00		0	0
	Fire Sprinkler	\$ 49,822.00	\$ 12,456.00		0	0
		\$ 2,848,103.00	\$ 712,027.00	\$ 5,900,000.00	54,157	0

Items highlighted in Dark Blue refer to points for "High Risk Systems" in scoring criterion #1 and are counted as a Full System.

Items highlighted in Blue refer to points for "Major Systems" in scoring criteria #1 and are counted as a Partial System.

Building Details Sheet (FAD)

Building Name: Desert Trail Elementary

Age Of Building (Years): 22

Area	Category (1-4)	Unweighted Repair Cost (FAD)	Weighted Repair Cost (FAD)	Estimated Replacement/	
				Repair Cost	New SqFt
Portable	6	\$ 203,784.00	\$ 203,784.00		
Portable	6	\$ 290,274.00	\$ 290,274.00		
Portable	9	\$ 95,148.00	\$ 23,787.00		
		\$ 589,206.00	\$ 517,845.00	-	0

Items highlighted in Dark Blue refer to points for "High Risk Systems" in scoring criterion #1 and are counted as a Full System.
 Items highlighted in Blue refer to points for "Major Systems" in scoring criteria #1 and are counted as a Partial System.

Building Name:

Desert Trail Elementary

Building Details Sheet (FAD)

Age Of Building (Years):

22

Area	Category (1-4)	Unweighted Repair Cost (FAD)	Weighted Repair Cost (FAD)	Estimated		
				Repair Cost	Existing SqFt	New SqFt
Fencing	9	\$ 194.00	\$ 48.00	\$ -		
Parking Lots	9	\$ 41,332.00	\$ 10,333.00			
Playground Equipment	9	\$ 11,304.00	\$ 2,826.00			
Site Lighting	9	\$ 63,100.00	\$ 15,775.00			
Site Specialties/ (drainage) Landscaping	9	\$ 13,525.00	\$ 3,381.00			
Site Utilities	9	\$ 37,634.00	\$ 9,408.00			
Walkways	9	\$ 18,504.00	\$ 4,626.00			
		\$ 185,593.00	\$ 46,397.00	\$ -	0	0

Items highlighted in Dark Blue refer to points for "High Risk Systems" in scoring criterion #1 and are counted as a Full System. Site Drainage must be category 2 or 3. Items highlighted in Blue refer to points for "Major Systems" in scoring criteria #1 and are counted as a Partial System.

2017-2018 wNMCI POTENTIAL PRELIMINARY Ranking, Sorted by District Then Rank

Rank	District	School Name	Gross Area (Sq. Ft.)	wNMCI
439	Farmington	Piedra Vista HS	257,519	12.26%
479	Farmington	McKinley ES	69,783	10.56%
658	Farmington	Tibbetts MS	98,561	3.56%
677	Farmington	Hermosa MS	122,682	2.73%
686	Farmington	Northeast ES (2015) (New)	92,510	2.48%
731	Farmington	Farmington HS	255,413	0.00%
136	Floyd	Floyd Combined School	71,875	25.42%
598	Fort Sumner	Fort Sumner Combined	127,465	5.80%
87	Gadsden	Desert Trail ES	74,765	28.75%
147	Gadsden	Mesquite ES	71,104	24.64%
154	Gadsden	La Union ES	59,240	24.28%
171	Gadsden	Loma Linda ES	60,020	23.53%
238	Gadsden	Chaparral MS	90,830	20.30%
254	Gadsden	Santa Teresa HS	250,295	19.56%
270	Gadsden	Sunland Park ES	57,584	19.00%
283	Gadsden	Gadsden ES	61,750	18.36%
321	Gadsden	Santa Teresa MS	122,431	16.81%
326	Gadsden	Gadsden HS	309,449	16.70%
428	Gadsden	Gadsden MS	166,310	12.81%
503	Gadsden	Berino ES	72,735	9.53%
505	Gadsden	Sunrise ES	61,750	9.44%
511	Gadsden	Riverside ES	68,191	9.22%
527	Gadsden	Santa Teresa ES	68,397	8.61%
606	Gadsden	Desert View ES	68,822	5.50%
641	Gadsden	Chaparral HS	221,354	4.30%
646	Gadsden	Vado ES	61,750	4.20%
648	Gadsden	Anthony ES	91,203	4.13%
655	Gadsden	North Valley ES	61,565	3.65%
723	Gadsden	Alta Vista Early College HS	62,954	0.01%
727	Gadsden	Yucca Heights ES (2016)	68,750	0.00%
736	Gadsden	Chaparral ES	93,090	0.00%
13	Gallup McKinley	Rocky View ES	51,768	44.09%
14	Gallup McKinley	Red Rock ES	51,788	43.62%
25	Gallup McKinley	Navajo Pine HS	76,553	38.78%
45	Gallup McKinley	Thoreau HS	122,442	32.86%
68	Gallup McKinley	Gallup HS	259,311	30.37%
72	Gallup McKinley	Tohatchi HS	125,276	30.06%
104	Gallup McKinley	Gallup Central Alternative HS	37,999	27.44%
123	Gallup McKinley	Crownpoint HS	81,218	26.01%
137	Gallup McKinley	Chee Dodge ES	57,628	25.36%
141	Gallup McKinley	David Skeet ES	45,454	24.99%
228	Gallup McKinley	Stagecoach ES	64,834	20.80%
242	Gallup McKinley	Crownpoint MS	54,677	20.03%
365	Gallup McKinley	Tobe Turpen ES	49,426	15.32%
394	Gallup McKinley	Middle College Charter High School	6,898	14.20%

DESERT TRAIL ESTIMATE

February 1, 2017

SCOPE OF WORK:

Replace existing HVAC system for RTU's, electrical upgrades, replace light fixtures for LED's, ceiling grids & ceiling tile, hard ceilings & fire ceilings, patch walls where mechanical equipment is replaced, touch – up paint, metal deck patching, roof membrane patching, new HVAC curbs, construction phasing.

ESTIMATE:

54,157 SF X 90.00	=	\$4, 874, 130.00 (MACC)
5% Contingency	=	<u>243,706.50</u>
Subtotal	=	\$5,117,836.50
Taxes @ 6.3750%	=	326, 262.08
A/E Fees @ 7.25%	=	353,374.43
Reimbursables	=	<u>10,000.00</u>
Subtotal	=	363, 374.43
Taxes @ 8.3125%	=	<u>30,205.50</u>
Total	=	\$5,837,678.51
Say	=	\$5,900,000.00