

CIMARRON MUNICIPAL SCHOOLS

DISTRICT FACILITY MASTER PLAN

2013-2018



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1.0 GOALS/PROCESS

Introduction

The Public School Capital Outlay Council (PSCOC), requires that all New Mexico public school districts complete a five-year Facility Master Plan. The master plan is a prerequisite to be eligible to receive state capital outlay assistance. This document has been prepared in accordance with the requirements issued by the PSCOC/PSFA.

The intent of the Facilities Master Plan is to identify existing facility conditions, past and future enrollment, to review the District's educational program, to verify the ability of the existing facilities meet minimum State of New Mexico Adequacy Standards, and to identify new or replacement facilities required to meet the needs of the District.

This Facilities Master Plan is designed to be a flexible planning tool to identify facility issues and programmatic needs to the community, parents, staff, and the Board of Education and offer periodic input and revision as conditions change and new needs are identified within the District. The plan identifies capital needs and allocates resources to address the following facility issues:

- Life/health/safety
- Educational and programmatic needs and curriculum needs
- Provision for growth (additions and new construction)
- Facility Renewal Needs (renovations/ refurbishment)
- Educational technology
- Energy management



The Facilities Master Plan is comprised of four main sections:

- Section 1 - Goals / Process provides information about the District schools' goals and the planning process.
- Section 2 - Existing and Projected Conditions provides information about facilities used by the District, enrollment, technology, and capital resources.
- Section 3 - Capital Improvement Plan provides information about capital needs, project priorities, and implementation strategies.
- Section 4 - Master Plan Supporting Material contains detailed information about school facilities, evaluations, plans, and other information.

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1.0 GOALS / PROCESS

1.1 GOALS

District Mission Statement:

Excellence in Education

District Focus Goal - Teaching the Whole Child

Cimarron Municipal School's Superintendent, James Gallegos, has called upon the faculty and staff of the District to ensure that every student is challenged, healthy, engaged, safe and supported.

District Facility Master Plan Goals:

School and Community Relationships

- CMS will emphasize strong school - community connections by creating a community of lifelong learners. CMS will make each school accessible to all through strong social, parental, and community relations. CMS will strive to help our students become successful and productive members of society. We will demonstrate these commitments through the following:
 - Demonstrate pride in what we do as educators to our students and community.
 - Demonstrate good work ethics and a willingness to take risks.
 - CMS resources will be accessible to the community for programs such as Adult Education.
- Provide real world learning opportunities to our students through "on the job training," job shadowing, apprenticeship, or service learning opportunities.
- Maintain productive and supportive parent and community input opportunities.

Facilities

- The District is committed to ensuring our students safe, healthy, and productive learning environments that will support our educational and program goals.
- The District will be committed to providing learning environments that will meet the needs of the 21st century. The following are priorities in creating these:
 - Create learning environments that meet the needs of all learners and support various learning styles.
 - Create flexible learning environments that promote collaborative, project-based learning.
 - Maintain student and staff comfort through appropriate environmental conditions such as lighting, daylighting, heating/cooling, etc.
 - Incorporate sustainable design and technologies when feasible in each District facility.
 - Incorporate 21st century technology into every learning environment.

EPSS Goals:

- All students will increase their comprehension and application of informational reading material across the curriculum.
- All students will improve their writing skills across the curriculum.
- All students will improve their comprehension and application of math skills across the curriculum.

Board Goals:

- We will ensure discipline and student safety.
 - We will improve academic achievement.
 - We will continue to implement technology to raise academic achievement, improve learning efficiency, increase student motivation, focus on inquiring, collaborating, problem solving, student centered learning, and interdisciplinary instruction.
 - We will encourage and facilitate parent/guardian community involvement in our schools.

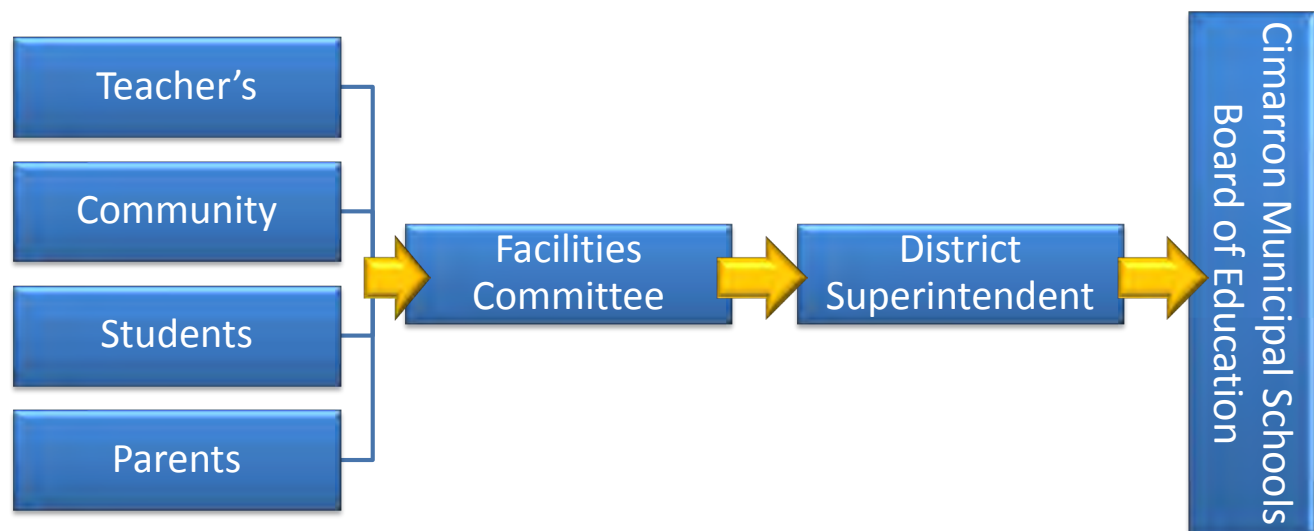
1.2 Process

To generate the 5 Year Facilities Master Plan, numerous meetings were held by the Facilities Master Plan Committee, whose membership was composed of community representatives, parents, students, staff, and administration. The Facilities Master Plan Committee was presented information concerning: enrollment projections which included birth, migrations, housing, program requirements, historical enrollments; educational facility assessments which included quantitative / qualitative analysis, capacity studies, profiles, priorities; and community and school profiles which included demographics, educational program, academic achievements, and financial information.

The Facilities Master Plan Committee reviewed the information, developed goals for the school District, established facility priorities and reviewed their findings and recommendations with the Board of Education for final approval.

Authority and How Decisions Are Made

The Superintendent and Board of Education appointed members of an advisory committee to consider and recommend capital needs. The committee was comprised of a broad representation of the community, including business leaders, parents, school representatives, elected officials, and school District staff. The committee



provides guidance to the superintendent and board on capital improvement priorities. The Cimarron Municipal Schools Board of Education makes all final decisions in regards to the Facilities Master Plan.

Facility Assessments

Facility Assessments were conducted by The Design Group for each facility owned and operated by the School District. The assessments included:

- Site visits
- Meeting with each Principal
- Facility Walk-throughs with Principal and Head Custodian

- Meetings with Director of Maintenance for District
- Review of State's Facilities Assessment Database
- Capacity and Utilization Study for each facility

Facility Master Plan Committee Meetings:

Once the facility assessments were conducted and the data gathered, meetings with the Facility Master Plan Committee were begun. The first committee meeting was used to explain the purpose of a facilities master plan and identify the tasks and responsibilities of the District Planning Committee. Several subsequent meetings were held where the facility data was then presented to the Facility Master Plan Committee for review. The committee aligned the needs of each school with the District's goals and objectives and developed a District Priority list. With the completion of the District Priority list, possible funding sources were identified and a time line was developed to assist the District in addressing their priorities in a timely manner.

September 26, 2011 - Facility Planning Meeting 5:30pm-8:00pm

The first step of the FMP process was to have a kick-off meeting with the Facilities Master Plan Committee. During this meeting the following topics were discussed:

- Intent of FMP
- What is it used for?
- Role of FMP Committee
- Where we are?
- Components of the Plan
- Meeting Schedule



Additionally during this meeting with the Facilities Master Plan Committee breakout group discussion centered on what learning environments will look like in the future. The three topics the Committee focused on were:

- It is ten years from today's date, what kinds of changes have occurred in your District? As a group describe it - as if you were able to see it, realistically around you.
- Looking beyond current state program funding limitations, how can the District's aging school facilities support the programs needed to give every student a 21st century learning environment?
- As part of identifying some guiding concepts to measure the schools in the District, complete the following statement: "Learning at Cimarron Municipal Schools"

October 18, 2011 - Facility Planning Meeting 5:30pm-8:00pm

Discussion at this meeting centered on the educational trends and what kinds of impact they will have on the facilities in the District, as well as the configuration of the District as it is split amongst three communities:

- More distance learning opportunities - need for additional college partners.
- Wood & Metal programs at the high school need to be brought back - look at adult education opportunities that can supplement student programs.
- Need to find ways to reduce the achievement gap for minority students.
- More demand on schools to meet social needs (extra-curricular).
- Opportunities for school interaction within the District.
- After school programs.
- Digital citizenship – online behavior, career planning.
- Practical learning – budgeting, job skills, career planning.



November 14, 2011 - Facility Planning Meeting 5:30pm-8:00pm

Discussion at this meeting centered on the needs of the District's schools:

Enrollment (current & future)
Utilization & Capacity of Each School
Facility Conditions

Once information in regards to the enrollment and utilization of the District's facilities was presented, the Facility Committee discussed the following specific question:

With such low utilization of existing facilities – What can the District do to:

- Increase utilization
- Create community opportunities
- Reduce Operations & Maintenance Cost
- Other Options???

The Facilities committee brainstormed the following ideas:

- Look at how to close off a portion of the facility (mothball or for use by outside organizations to keep students separate).
- MOU with Luna CC to operate Vocational Shop – for students and adults.
- Consider Non traditional student schedule to allow for other organizations to use facilities during off time.
- CYFD reintegration center for training partnership.
- Vocational facility – laser/ printing use, need to find some one to use and teach.
- County – and local municipalities need to come together for economic development/ growth.
- Focus on even more local economic growth – Angel Fire, Cimarron and Eagle Nest. Partnership between communities is needed to survive.

- Work with local legislative officials for business incentives.
- Look at ways to bring people back to the community in the future.
- ITV- Virtual School / classrooms (can increase operational budgets on a per diem) for out of District students
- Need to have ongoing training for teachers on how to teach via virtual learning environment.
- Eastern / UNM Taos partnership - Currently they are local only, need to consider other national university's for educational partnerships. (CU, ASU, etc)
- Alternative programs to offer HS credits for PE with Philmont for summer programs.
- Arts & technology programs need to be marketed as a "District focus" or "magnet" to students both within and outside the District to help increase enrollment.
- Sports programs are an important draw to families – an opportunity to draw students (soccer, football, baseball, softball, basketball, etc.)
- Housing is an issue in Cimarron, Eagle Nest, Angel Fire for moving people in from other places. People can not relocate if there are no houses to live in.

The Facility Committee also discussed the following specific facility needs:

- Review of District wide facility needs
- Priorities are addressed based upon available funding.
- All schools have on-going capital needs that are continually being address by the District through HB-33 funds the District receives, thereby reducing the need of a major capital investment.
- The District does not currently have an outstanding GO bond and does not anticipate pursuing one during the next five years.

October 24, 2012 - Facility Planning Meeting 5:30pm-7:00pm

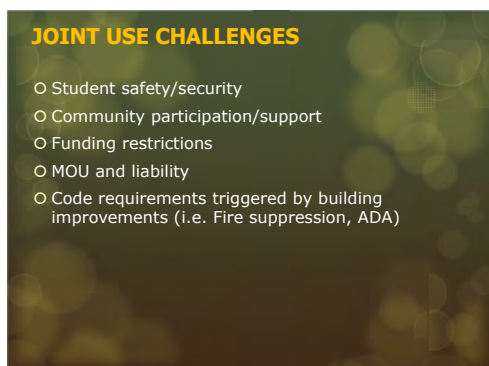
The committee reviewed the master plan material to date and continued the discussion about options to increase facility utilization.



The committee agreed that there are many potential options to make better use of the facilities and benefit the community.



However the committee realizes there are significant challenges that would need to be addressed before the District's facilities could be reused as described.



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1.3 Acronyms/Definitions

ADA:	Americans with Disabilities Act	MVHS:	Moreno Valley High School
BBER:	Bureau of Business and Economic Research (at UNM)	NM:	New Mexico
CAP:	Capacity	NASF:	Net Assignable Square Feet, or the total of all assignable areas in square feet
CAT:	Categorical	NMAS:	New Mexico Adequacy Standards
CEM:	Cimarron Elementary/ Middle School	NMCI:	New Mexico condition Index
CHS:	Cimarron High School	No.:	Number
CMU:	Concrete Masonry Unit	Perm:	Permanent
CMS:	Cimarron Municipal Schools	PE:	Physical Education
ED:	Education	PED:	Public Education Department
ENEM:	Eagle Nest Elementary/ Middle School	Port:	Portables
EPSS:	Educational Program for Student Success	Pre-k:	Pre Kindergarten
ES:	Elementary School	PMP:	Preventive Maintenance Plan
FAD:	Facility Assessment Database	PSCOC:	Public School Capital Outlay Council
FCI/NMCI:	Facility Condition Index/NM Condition Index	PSFA:	Public Schools Facilities Authority
FED:	Federal	PTR:	Pupil/Teacher Ratio
FFA:	Future Farmers of America	REAP:	Rural Educational Achievement Plan
FMP:	Facilities Master Plan	REC:	High Plains Regional Education Cooperative
GIS:	Geographic Information System	RETA:	Regional Educational Technology Assistance
GO Bonds:	General Obligation Bonds	REG:	Regular Education
GSF:	Gross Square Feet	SB-9:	Senate Bill - 9
HB33:	House Bill 33	SDE:	State Department of Education
HS:	High School	SPED:	Special Education
IEP:	Individualized Educational Plan	SF:	Square Feet
ITV:	Interactive Television	Sq.Ft.:	Square Feet
JMAC:	Student Information System for Digital Record Keeping	TPC:	Total Project Cost, or the total cost of the project including fees, moveable equipment, land acquisition (if any), administration and contingencies
K-8:	Kindergarten thru 8th Grade	VOAG:	Vocational/Agricultural
K-12:	Kindergarten thru 12th Grade		
KIN:	Kindergarten		
Lab:	Laboratory		
LCC:	Luna Community College		
Maint:	Maintenance		
MACC:	Maximum Allowable Construction Cost, or a project construction budget (comparable to contractor's bid)		

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2.0 EXISTING AND PROJECTED CONDITIONS

2.0 Existing & Projected Conditions

2.1 Programs

2.1.1 Current District Programs

Cimarron Municipal Schools offers a curriculum designed to prepare students with a fundamental education, complemented with valuable extra-curricular activities. The following structure describes the grade levels of each school along with related educational programs.

Early Childhood - Pre-K

A pre-k program is available for 3-4 year olds at Cimarron Elementary/ Middle School on a daily basis throughout the school week. This program is run and funded by Head Start. The District is not involved with the operation of this program, but the program is housed in 2 classrooms within the Cimarron Elementary School facility. One of the classrooms is used as a program office, and the other as the pre-K classroom.

Elementary School (Grades K-4th)

Cimarron Elementary and Eagle Nest Elementary consist of grades Kindergarten through fourth, with one class per grade level. Each class is instructed in the core subject areas and computer skills, library, and weekly art/music classes. Special education services are delivered both in the general education classrooms and in pull-out individual speech therapy and occupational therapy rooms. During the 2011-2012 school year, 61 students were enrolled at Cimarron Elementary and 89 students at Eagle Nest Elementary, for a total elementary enrollment of 150 students.

Middle School (Grades 5th-8th)

Cimarron Middle and Eagle Nest Middle School include grades fifth through eighth with classes on a block schedule that are rotated through the day. Courses include: English, Literature, Math, Life Science, New Mexico Culture, Keyboarding/Computer Literacy, and Physical Education. Eighth grade has a similar structure except for Pre-Algebra, Earth Science, U.S. History, and Word Processing. Graduation is conducted for the eighth grade class and a diploma is presented to each graduate who has met the requirements to continue towards high school. During the 2011-2012 school year, 40 students were enrolled at Cimarron Middle and 70 students at Eagles Nest Middle, for a total middle school enrollment of 110 students.

High School (Grades 9th-12th)

During the 2011-2012 school year, Cimarron High School had an enrollment of 63 students in grades 9th - 12th grade. The high school curriculum is designed to prepare students for entry into college and other post-secondary educational training programs including vocational schools and military service, as well as for students who plan to enter the workforce immediately after high school. In addition to traditional classroom formats, Cimarron High School offers various computer based instruction and online resources accessible from the computer lab.

Cimarron Municipal Schools also has a District Chartered High School in Angel Fire; Moreno Valley High School. The school had an enrollment of 89 students for the 2011-2012 school year and is also comprised of students in grades 9th-12 grade. The curriculum at this school is based on the Paideia model and also offers various other music and performance programs at the school.

Special Education

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

Cimarron High School Organizations/Extra-curricular programs

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

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

Cimarron High School operates a year round athletic program for both males and females, which offers the following activities:

CIMARRON MUNICIPAL SCHOOLS EXTRA CURRICULAR ACTIVITIES						
	Boys	Girls	6th Grade	7th Grade	8th Grade	9th-12th
Volleyball		X	X	X	X	X
Basketball	X	X	X	X	X	X
Track	X	X	X	X	X	X
Baseball	X				X	X
Cheerleading	X	X	X	X	X	X
Ag-Ed / FFA	X	X		X	X	X
Business Ed	X	X	X	X	X	X

These extra-curricular/co-curricular programs are offered in conjunction with the core curriculum and compliment the educational programs offered at Cimarron Municipal Schools. Sport facilities are generally well maintained, although storage for teachers, coaches and organizations remains a challenge.

Distance Education

Cimarron High School has evaluated ways to provide distance education for its students. One Polycom video conferencing system has been purchased to provide distance education from Luna Community College and the University of New Mexico. Online AP classes are made available to all Cimarron High School and Moreno Valley High School students for distance education if desired. The opportunity to offer distance education classes to enhance educational options and utilize concurrent enrollment for dual credit programs is a high priority especially for rural schools.

2.1.2 Anticipated Program Changes

The District operates on a 4-day week (no school on Fridays) to reduce the cost of travel and utilities. The first day of this school year (2012-13) was August 13 and the last day is scheduled for May 23. Similar schedules are anticipated for future years.

The Moreno Valley High School (charter school) uses the Paideia Program. This curriculum embodies three approaches to teaching: Socratic Seminar, Academic Coaching and Didactic Instruction. The school attracts students from outside of the District boundaries based on its unique offerings.

The District is not projecting changes in educational programs that will impact current use or the need for facilities in the future. However, if enrollment continues to decline as it has historically, then class sizes will decrease, and the District may need to consider modifications to grade level configurations and school size in order to accommodate a smaller student body. Low utilization of the existing facilities is anticipated to persist for the foreseeable future unless the District opts to reduce square footage of its facilities.

2.1.3 Shared / Joint Use Facilities

While all of the Cimarron Municipal Schools campus's are centrally located and considered a "gathering place" by the community, requests for off hours use by the local community or outside organizations must be approved by the School Board. The District does not usually charge for use of their facilities but does require the user to clean the facilities to the state in which they were found and to dispose of all trash. Due to the size of the local community, there are few alternative locations that can be considered by the community.

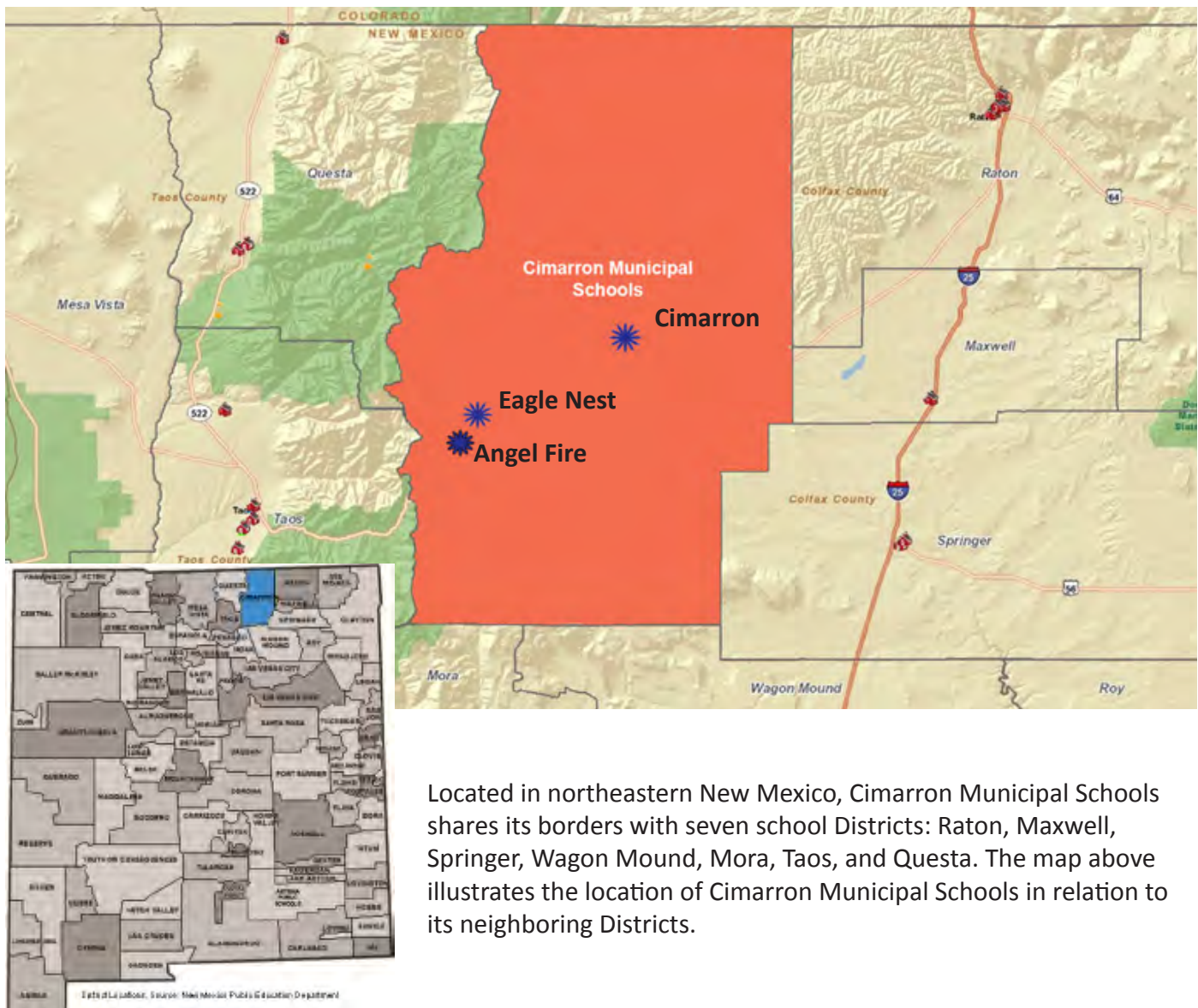
The Moreno Valley High School uses resources in the Village of Angel Fire for a unique and expanded PE program. For example, the school does not have an athletic field on campus, but uses village soccer fields for its school teams. The school also makes use of the Angel Fire community center and ski resort for its PE program.

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2.2 Sites/ Facilities

2.2.1 District Boundary Map

Cimarron Municipal Schools is located in the heart of Colfax County in rural northern New Mexico. Cimarron High School was established in 1910 with the first class graduating in 1913. Today, the Cimarron Municipal Schools serves three communities; Angel Fire, Eagle Nest and Cimarron. The District covers over 1,400 square miles from Vermejo Park to Black Lake. Two elementary schools, Eagle Nest and Cimarron Elementary, feed two middle schools; Eagle Nest and Cimarron Middle schools. Both middle schools are feeder schools for Cimarron High School and Moreno Valley Charter High School. There are approximately 436 students who attend Cimarron Municipal Schools. Some travel from as far away as 80 miles.



Located in northeastern New Mexico, Cimarron Municipal Schools shares its borders with seven school Districts: Raton, Maxwell, Springer, Wagon Mound, Mora, Taos, and Questa. The map above illustrates the location of Cimarron Municipal Schools in relation to its neighboring Districts.

2.2.2 District Facilities

The Cimarron Municipal School District is comprised of two elementary schools, two middle schools, one high school campus in Cimarron and one District chartered high school in Angel Fire. Both Cimarron and Eagle Nest elementary and middle schools are combination schools located in the same building with shared facilities. Cimarron Elementary is the only school that provides Pre-K services through the Head Start Program. The elementary schools currently serve kindergarten through fourth grades. The middle schools currently serve fifth through eighth grades. The District's high schools serve the ninth through twelfth grades and includes a District chartered high school. Below is a chart to illustrate the current facility structure of schools within the District.

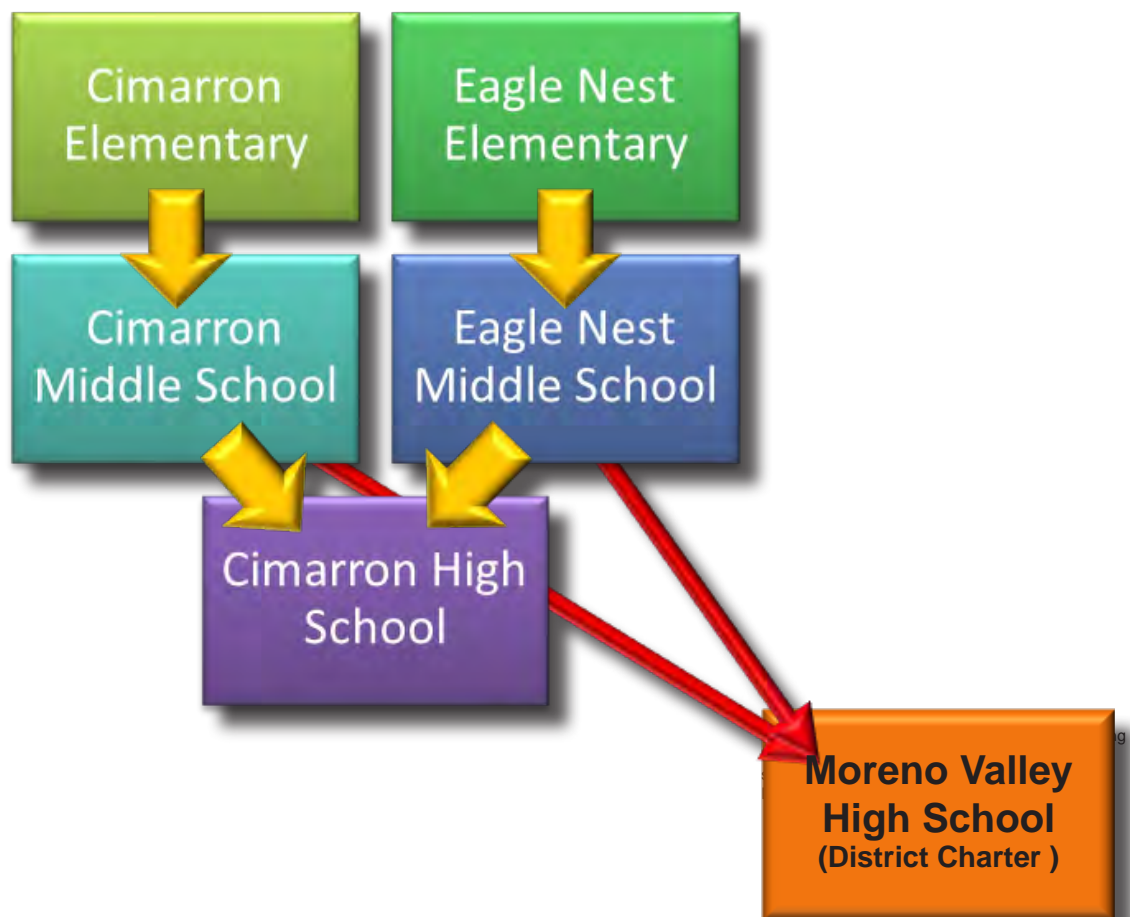


Table 2.2.2 A

Facility Inventory

As seen in the table below, the District has 2 combination elementary/middle schools as well as 2 high schools, one of which is District-chartered. The total building area for the District is 185,740 GSF including 8,000 GSF in administrative and support facilities. Schools include 177,740 GSF. The District’s 2012-2013 enrollment (40 day count) is 436 students. Therefore, District schools include approximately 408 SF per student. This is well above PSCOC’s recommended areas of approximately 164 SF per elementary/middle school students and 211 SF per high school student based on current enrollment. (Refer to Adequacy Standards Max. Building Gross Square Footage Chart on the following page for reference.) PSFA also has an online calculator for determining maximum areas, available at:

http://www.nmpsfa.org/facility_planning/adequacy_standards.htm.

The calculator was used to determine the recommended facility areas in the comparison chart also on the following page.

District: Cimarron Municipal Schools		Facility Inventory Data																			
Today's Date:	2/24/2013	Year of Report																			
Original Entry:	11/2/2011	2013																			
INFORMATION						PROFILE									ENROLLMENT		CLASSROOMS				
Facility Name	District ID	Address	ZIP	Phone	Principal / Site Manager	Open Date	Age (Years)	Construction Dates	NMCI	Site Acreage	Owned or Leased?	Total Perm Bldg Area	Total Modular Bldg Area	Total Bldg Area (GSF)	Grades	Current Year Enrollment (40 day)	No. of Perm. Class rooms	No. of Portable Class rooms	Total Class rooms	Port CR % of Total	GSF Per Student
Elementary / Middle (combination) *																					
Cimarron Elementary/Middle	08033, elem 08036, mid	132 N. Collision, Cimarron, NM	87714	575-376-2241	Bonnie Lightfoot	1965	48	1965, 1994, 1996, 1998, 2011	26.23%	3.3	Owned	52,788	0	52,788	K-8	119	20.0	0.0	20.0	N/A	443.6
Eagle Nest Elementary/Middle	08047, elem 08048, mid	225 Lake St, Eagle Nest, NM	87718	575-377-6691	Lee Mills	1984	29	1984, 1996, 2001, 2011	30.16%	2.5	Owned	57,715	0	57,715	K-8	164	21.0	0.0	21.0	N/A	351.9
Sub-Totals										0.0		0	0	0		0	0.0	0.0	0.0	N/A	397.8
High School																					
Cimarron High School	08034	165 N. Collision Ave, Cimarron, NM	87714	575-376-2241	Letitia Martinez	1971	42	1971, 1985, 1991, 1997	29.93%	2.2	Owned	50,737	0	50,737	9-12	61	20.0	0.0	20.0	N/A	831.8
Sub-Totals										2.2		50,737	0	50,737		61	20.0	0.0	20.0	N/A	831.8
District Charter Schools																					
Moreno Valley Charter School	08009	56 Camino Grande, Angel Fire, NM	87710	575-377-3100	Jacque Boyd	2003	10	2009	2.69%	11.0	Owned	6,750	9,750	16,500	9-12	92	2.0	11.0	13.0	84.6%	179.3
Sub-Totals										11.0		6,750	9,750	16,500		92	2.0	11.0	13.0	84.6%	179.3
Administration and Support																					
District Central Office	-	125 N. Collision Ave, Cimarron, NM	87714	575-376-2445	James Gallegos	1980	33	1980, 2006	0.00%	0.5	Owned	2,000	0	2,000							
Maintenance Building	-	165 N. Collision Ave, Cimarron, NM	87714	575-376-2445	James Gallegos	1964	49	1964, 1980	0.00%	0.8	Owned	6,000	0	6,000							
Sub-Totals										1.3		8,000	0	8,000							
District Totals										20.2		175,990	9,750	185,740		436	63.0	11.0	74.0	14.9%	407.7

* Elementary and middle school site and facilities are shared.

Summary - District Facilities

The table directly below compares recommended and existing areas for the District's schools. The total area of the District's schools is 189,882 GSF compared to 76,278 GSF recommended for traditional schools, based on the number of students and grade level distribution, and excluding grandfathered spaces. In the future, if the District reduces the area of facilities that it currently maintains, it may be possible to reallocate funds that are currently used for maintenance to classroom and educational program purposes. PSCOC/PSFA's historical national industry data suggests that it costs school districts approximately \$6 to \$8 per square foot per year to heat/cool, and otherwise maintain a facility. Therefore, if the District considered reducing square footage down to state recommended levels, the potential maintenance savings would be approximately (113,604 SF x \$7 per SF) = \$795,228 annually.

Traditional School Recommended vs Existing Facility Areas

School	2013 Student Enrollment	Existing Area	Traditional School Recommended Area
Cimarron Elem/Mid	122	59,926	20,186
Eagle Nest Elem/Mid	161	58,035	26,242
Cimarron High	70	54,607	14,925
Moreno Valley High	70	17,314	14,925
Total	423	189,882	76,278

Max. Building Gross Square Footage Per Student for Elementary Schools (Grades K - 5)		
Maximum Total Projected Enrollment	Gross Square Footage per Student (GSF/Student) To Adequacy	Total Facility GSF To Adequacy
25	150	3750
50	149	7441
100	146	14647
150	144	21616
200	142	28350
250	139	34849
300	137	41112
350	135	47139
400	132	52930
450	130	58486
500	128	63806
550	125	68750
600	123	73740
650	121	78353
700	118	82731
750	116	86872
800	113	90779
850	111	94449
900	109	97884
950	106	101084
1000	104	104047

Max. Building Gross Square Footage Per Student for Middle Schools (Grades 6, 7, 8)		
Maximum Total Projected Enrollment	Gross Square Footage per Student (GSF/Student) To Adequacy	Total Facility GSF To Adequacy
50	170	8500
100	167	16685
150	164	24554
200	161	32107
250	157	39345
300	154	46268
350	151	52875
400	148	59167
450	145	65144
500	142	70804
550	138	76150
600	135	81180
650	132	85894
700	130	91000
750	126	94377
800	123	98145
850	120	101598
900	116	104735
950	113	107557
1000	110	110063
above	1000	

Max. Building Gross Square Footage Per Student for High Schools (Grades 9 - 12)		
Maximum Total Projected Enrollment	Gross Square Footage per Student (GSF/Student) To Adequacy	Total Facility GSF To Adequacy
50	215	10750
100	211	21053
150	206	30909
200	202	40319
250	197	49281
300	193	57797
350	188	65865
400	184	73487
450	179	80662
500	175	87390
550	170	93500
600	166	99505
650	161	104892
700	157	109832
750	152	114326
800	148	118372
850	143	121972
900	139	125125
950	135	127830
1000	130	130089
above	1000	

The table above is provided for reference and is part of PSCOC's Adequacy Standards. The table provides maximum building areas based on number of students and school level (elementary/middle/high). The area per student is based on a sliding scale, and more specific areas can be determined using PSFA's online square footage calculator.

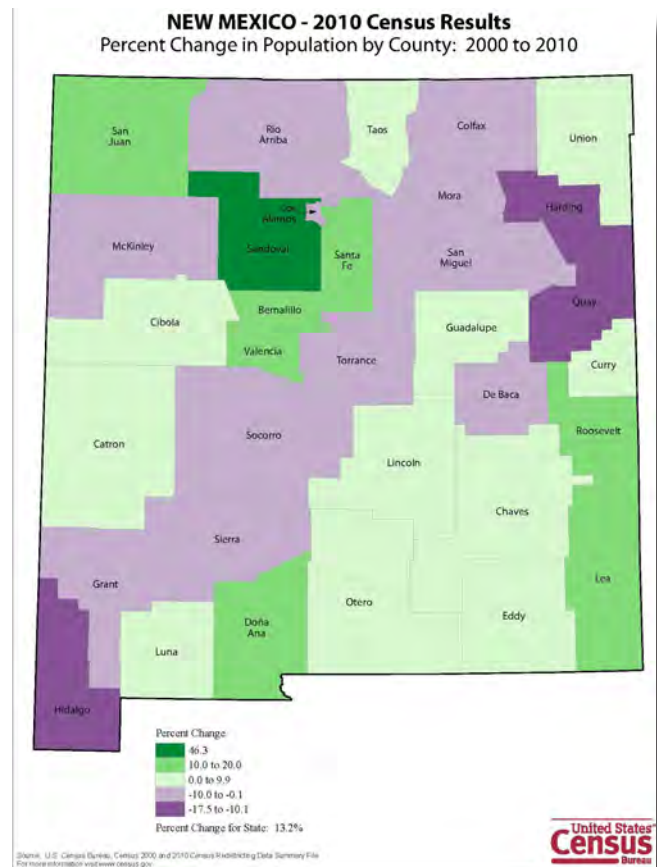
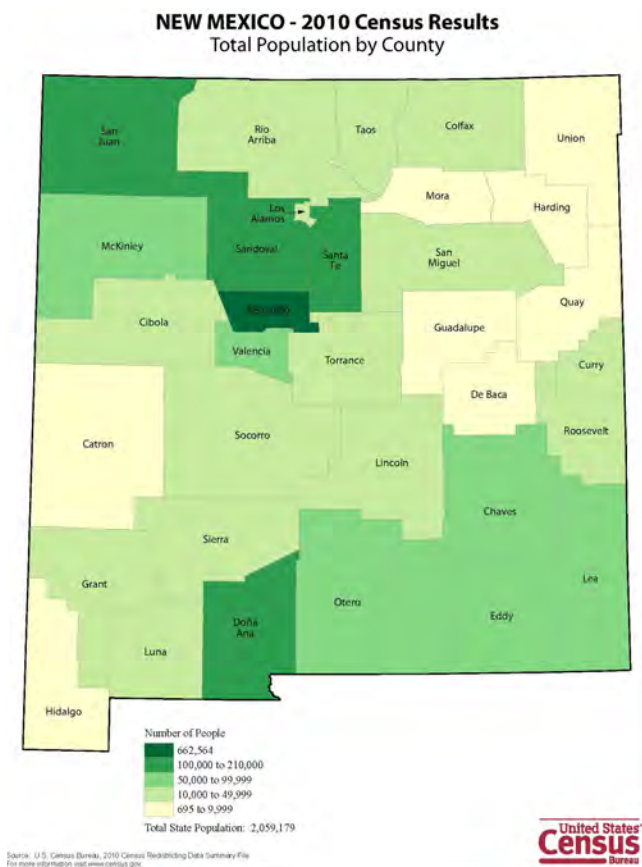
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2.3 District Growth

2.3.1 Area Demographics

Cimarron Municipal Schools is located within Colfax County and has schools located in three communities: Cimarron, Eagle Nest, and Angel Fire. According to the 2010 US Census (July counts), there were 13,726 residents in Colfax County. This same Census information has also identified 1,021 residents within the community of Cimarron; 1,216 residents in Angel Fire; and 290 residents in Eagle Nest.

Recently released Census data identified 13,640 people in Colfax County in 2011. This is decline of 86 people between 2010 and 2011. The 2011 Census count is already below UNM's Bureau of Business and Economic Research (BBER) projection for Colfax County for 13,684 people in the year 2017. (BBER projected growth rate was negative 0.06% through 2015, followed by negative 0.12% through 2020.) The maps below identify population distribution throughout the State of New Mexico. Colfax County declined in population since 2000.

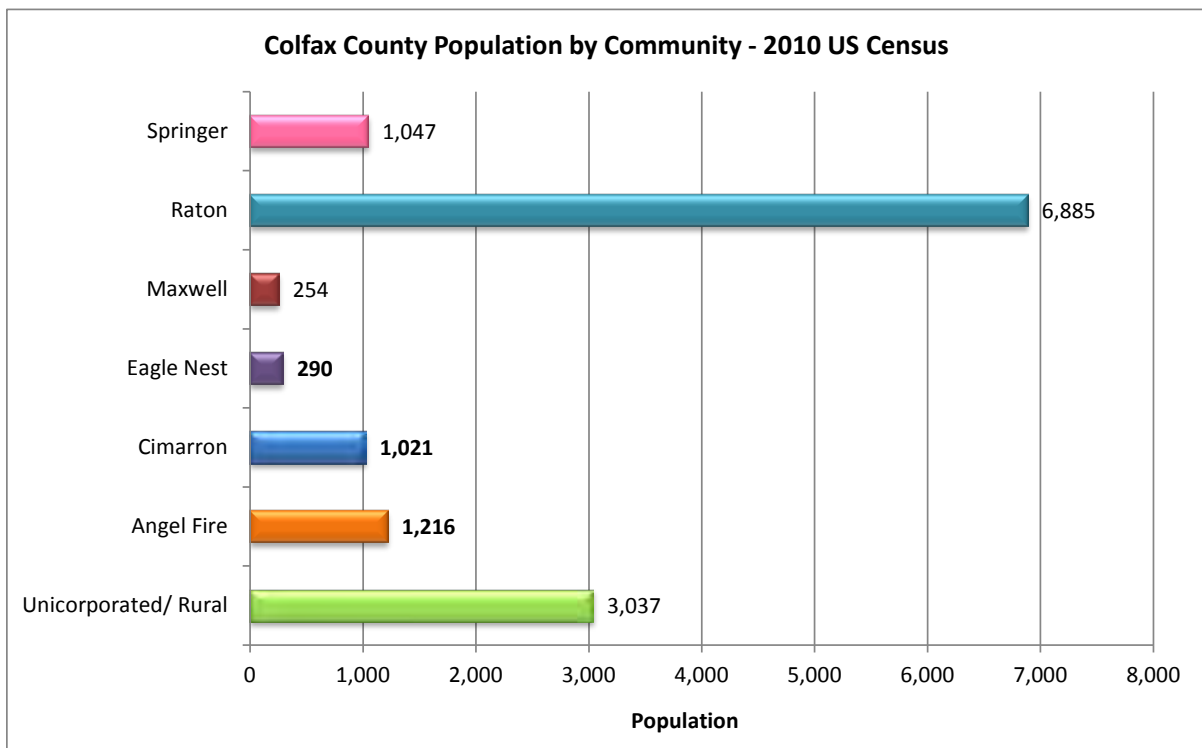
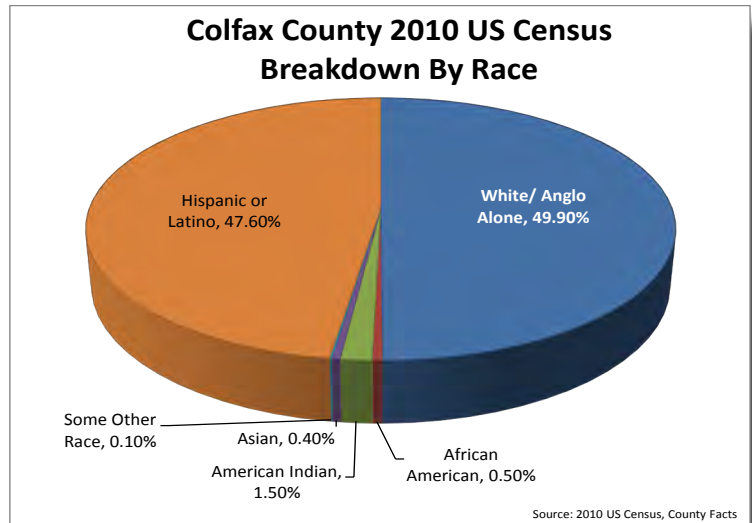


Colfax County Demographics

Colfax County shares its northern border with Las Animas County, Colorado, Taos County is to the west, and Union County to the east, and two counties are along its southern border: Mora and Harding. Colfax County covers 3,758 square miles (2,405,100 acres) and has a population density of 3.7 persons per square mile. The smallest land holder in the county is the Federal Government with 15,740 acres, the State of New Mexico holds 278,189 acres, and 2,111,171 acres are held privately.

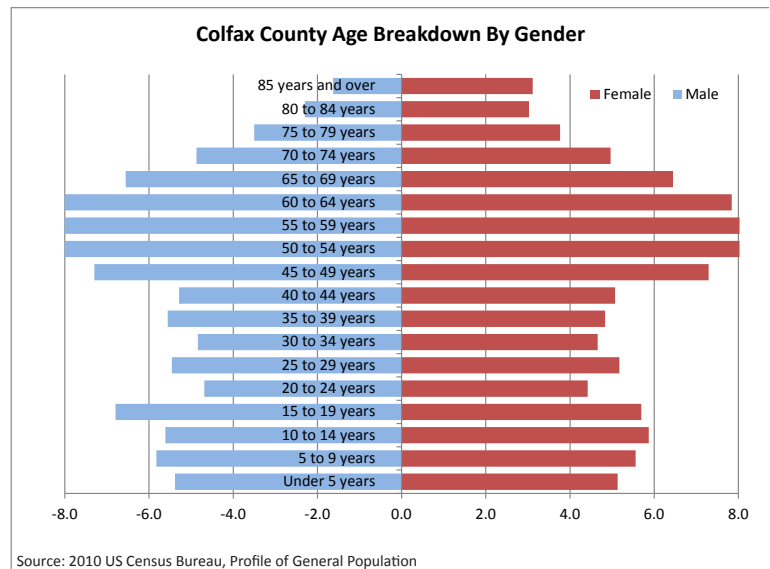
The 2010 US Census identified Colfax County's ethnicity distribution at 49.9% White (not Hispanic), 47.6% Hispanic, 0.5% Black, and 1.5% American Indian.

The population of Colfax County declined 3.1% to 13,750 residents in 2010 (April). The majority of the county's population resides in Raton, Cimarron, Angel Fire, and Springer, the remainder of the population is located in very small rural communities with populations of less than 100.



Source: 2010 US Census Bureau, Demographic Profile Data-General Population, April 2010

In 2010, the median age of all residents in Colfax County was 40.8 years, as compared to the State of New Mexico overall median age of 34.6 years. The chart to the right breaks down the population of Colfax County by age and gender. Economic trends, discussed below, describe Colfax county as becoming more attractive to an older population including retirees. This would have the effect of reducing the school age population.



2.3.2 Economic Trends

Colfax County

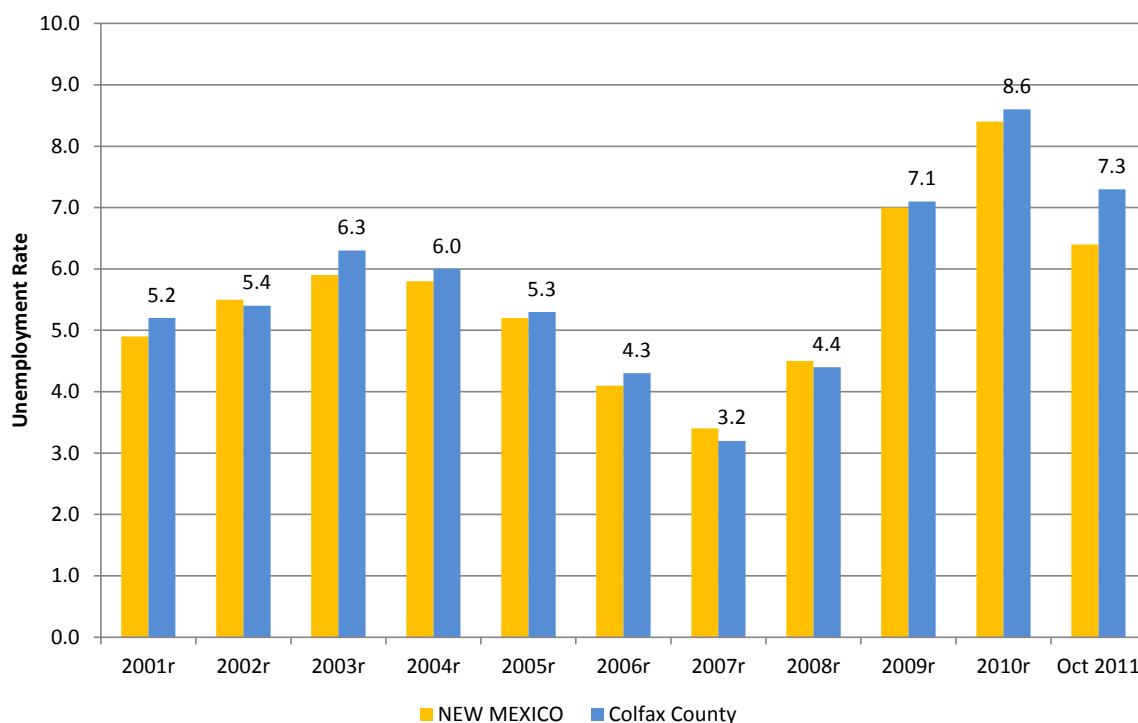
Colfax County has historically been characterized as having a large mining industry, mostly due to its visibility and publicity as is the case in most mining towns. While mining has played a role in the economic viability of the region, it only accounted for approximately 8% of all Colfax County jobs in 2010. According to the 2010 Census report, retail trade, recreation, educational and social services account for 45% of all other jobs in the County.

Recreation and accommodation jobs alone account for 14.7% of all jobs, which is almost twice the amount of jobs provided by the mining industry. Since the late 1970's, the mining industry has been on a decline while other areas of employment have been on the rise. The county took a major hit in 2002 when the Pittsburgh and Midway mine closed. However the impact on the regional economy was softened by the expansion of the El Paso Energy's coal bed methane operation.

As the population characteristics of the county and villages within the county indicate, the average age of the population has been increasing. With this increase in age comes service related industries to support that specific demographic and sources of revenue not associated with other segments of the population. Retirement income and investment income has been increasing as the average age increases. It can reasonably be determined that the County is increasingly becoming a retirement center with retirees coming from outside the County as well as those retiring from within the County.

As see in the chart on the following page, the unemployment rate in Colfax County closely aligned with the overall rate for New Mexico until recently, in 2011. As discussed in section 2.3.1, the Census count for 2011 was markedly lower than BBER projections for the same year. The unemployment rate for Colfax County may be a factor in the discrepancy between the Census data and BBER projections.

Unemployment Rates 2001 - October 2011



Cimarron

Cimarron's economy has historically been based on four major industries: ranching, forest products, tourism, and the Philmont Scout Ranch. Other industries that have affected the local economy are those associated with mineral exploration and extraction. However, this sector of the economy has been on a steady decline for the past thirty years. Prominent sources of increased revenue for Cimarron continue to be in the categories of retail trade, manufacturing, construction, and lodging. Also the Cimarron Municipal School District remains one of the largest steady sources of employment. Due to recent drought conditions and environmental factors, the ranching and forest products industries have seen a decline in growth. As a result, ranches have pursued other avenues of revenue such as selling portions of their ranch for single family home construction.

Cimarron's rich history and scenery have helped to maintain the tourism sector as a local revenue source. One constant and reliable source of revenue is that produced by the yearly migration of Boy Scouts to the Philmont Scout Ranch. The Scout Ranch brings in approximately 30,000 kids from all over the nation during the summer; while sustaining approximately 80 year round jobs and 1,100 jobs in the summer months. This has a direct positive impact on Cimarron's local economy.

Since 1979 Cimarron as well as other communities in Colfax County have been affected by a steady decline in mineral and construction jobs. While there have been times of increase, usually associated with these industries, according to US Census data, the overall trend has led to an overall loss of employment of over 50% for the County. Natural gas development has helped to offset the impact on the local economy through the expansion of the El Paso Energy coal and methane operation. Currently, consideration is being given that would allow natural gas exploration in the Valle Vidal located in the Carson National Forest. If allowed, it is

thought that local economies would benefit. Even so, the benefit is thought to be temporary as this would require specialized skilled workers who are more transient than permanent.

Eagle Nest

Eagle Nest is anchored by its tourism industry. Eagle Nest Lake, the result of a dam built in 1910, attracts many visitors each year. In 2002, the State of New Mexico purchased the lake, thus preserving its recreational use to the public for years to come. The lake being the main attraction has spurred and maintained the service and lodging oriented industry in Eagle Nest.

The greatest growth potential for this community is found in the service, retirement and investment sector. As previously demonstrated, the average age of the population in this area as well as Colfax County continues to climb. With this climb in average age comes reported increased revenues from Medicare, Social Security, and Veteran's Pensions. While this may be good for the local economy, it is also indicative of a projected lower school enrollment for the School District. It may also warn of a more transient type of demographic, which is difficult for any District to accurately predict and cause noticeable spikes and dips in school enrollment numbers.

Angel Fire

Angel Fire, located south of Eagle Nest in the Moreno Valley was incorporated as a New Mexico Municipality in 1986. The local economy relies on seasonal tourism and retirement. In the winter months, tourists converge on the area to enjoy the local ski resort and other winter weather recreational activities. As with Eagle Nest, this community relies on the service and lodging oriented industry and retirement income.

During the 1990's the Village of Angel Fire has increased its village limits through three annexations in 1994, 1995, and 1997. The greatest potential for growth in this community remains in the area of retirement and tourism.

Data provided by the Village of Angel Fire indicates that Angel Fire has seen a overall rise in it buildings permits since 1996. However, the same data suggests a decrease in the number of building permits issued for "dwelling units". For example, in 1996, the total number of permits was 96; out of the 96 permits, 68 of which were for dwelling units. The total number of building permits in 2005 of 173; 58 of which were for dwelling units. This represents a total decline of 16% in the number of building permits for "dwelling" units.

As indicated, Angel Fire thrives on its tourism industry. According to US Census data, from 1995 to 2005, lodgers tax for Angel Fire increased 75% and its gross receipt tax revenues increased 57%. Further, Angel Fire's property tax valuations in comparison to the other communities in Colfax County rose from 53% in 2000 to 59% in 2004.

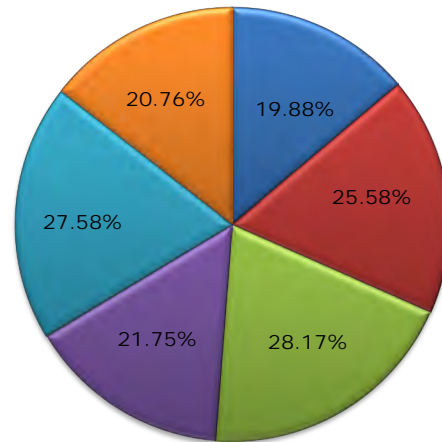
One possible source of economic growth for Angel Fire in the future is the development of state of the art educational facilities for the Moreno Valley Charter High School. Currently, the charter school facility includes 6 portables on the northern fringe of town. Additional LEED certified permanent buildings are planned for the school. Once built, the community of Angel Fire community may become more attractive to year-round families and businesses. In 2010, MVHS moved into their permanent gathering hall and administrative building, which is the first phase of new construction.

2.3.3 Student Trends

Colfax County Child Poverty Rates

In 2007 during the start of the recession, the rate of child poverty in Colfax County began to increase steadily. According to the New Mexico Public Education Department, in 2011-2012, 19.88 percent of the children attending Cimarron Municipal Schools were living in poverty which is the lowest rate of the surrounding school Districts. Maxwell Municipal Schools has the highest child poverty rate of 28.17 of its student population.

2011/12 Child Poverty Data - Ages 5 - 17 Years

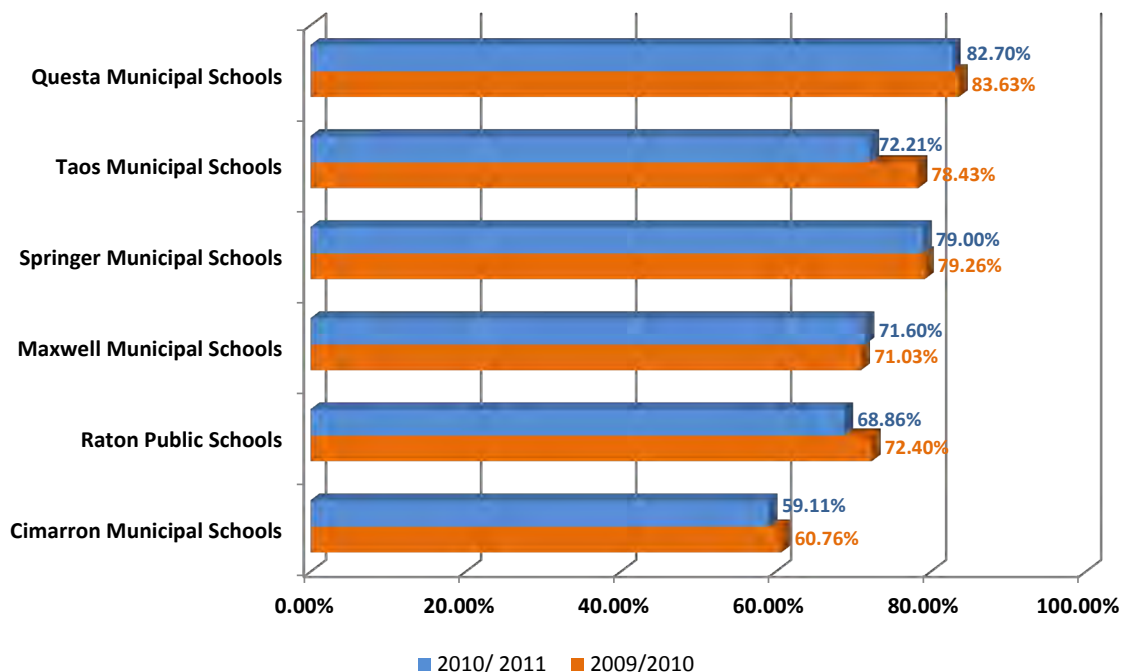


■ Cimarron Municipal Schools ■ Raton Public Schools ■ Maxwell Municipal Schools
 ■ Springer Municipal Schools ■ Taos Municipal Schools ■ Questa Municipal Schools

Free and Reduced Lunch Rates

Approximately 59% of the students enrolled in grades K-12th grade received free or reduced lunch at Cimarron Municipal Schools during the 2010-2011 school year. This figure is less than the NM state average of 65.2% but may increase in the future if the unemployment rate continues to climb in Colfax County. The table below identifies free and reduced lunch rates for the years 2009-2010 and 2010-2011 for Cimarron Municipal Schools and the surrounding Districts. CMS has the lowest free and reduced lunch rate in the area with Questa Municipal Schools having the highest at 83%.

Surrounding District Free & Reduced Lunch Rates

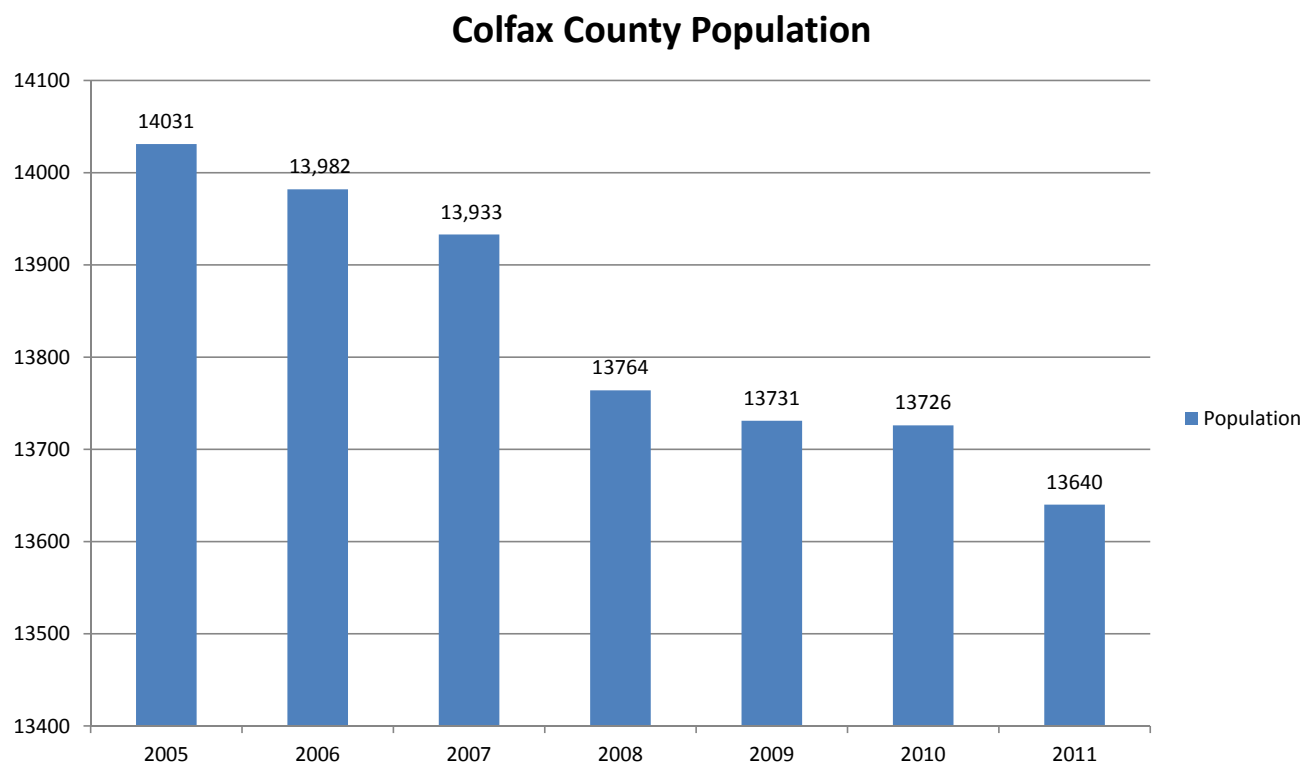


2.3.4 District Growth Summary

Historical demographic data from the US Census indicates that the overall population of the Colfax County has been declining since 2005. The most dramatic decline occurred between 2007 and 2008, simultaneous with the national economic fallout. Recently released US Census data for 2011 includes 13,640 people in Colfax County for that year, significantly below BBER's projected rate of decline of 0.06%.

The table and chart below summarize the population changes of Colfax County since 2005. At this time, there are no demographic or economic indications that the school District's enrollment numbers will not follow a similar trend of decline over time.

Colfax County General Population (US Census data for 2005 - 2011; July annual data)							
	2005	2006	2007	2008	2009	2010	2011
Population	14031	13,982	13,933	13764	13731	13726	13640



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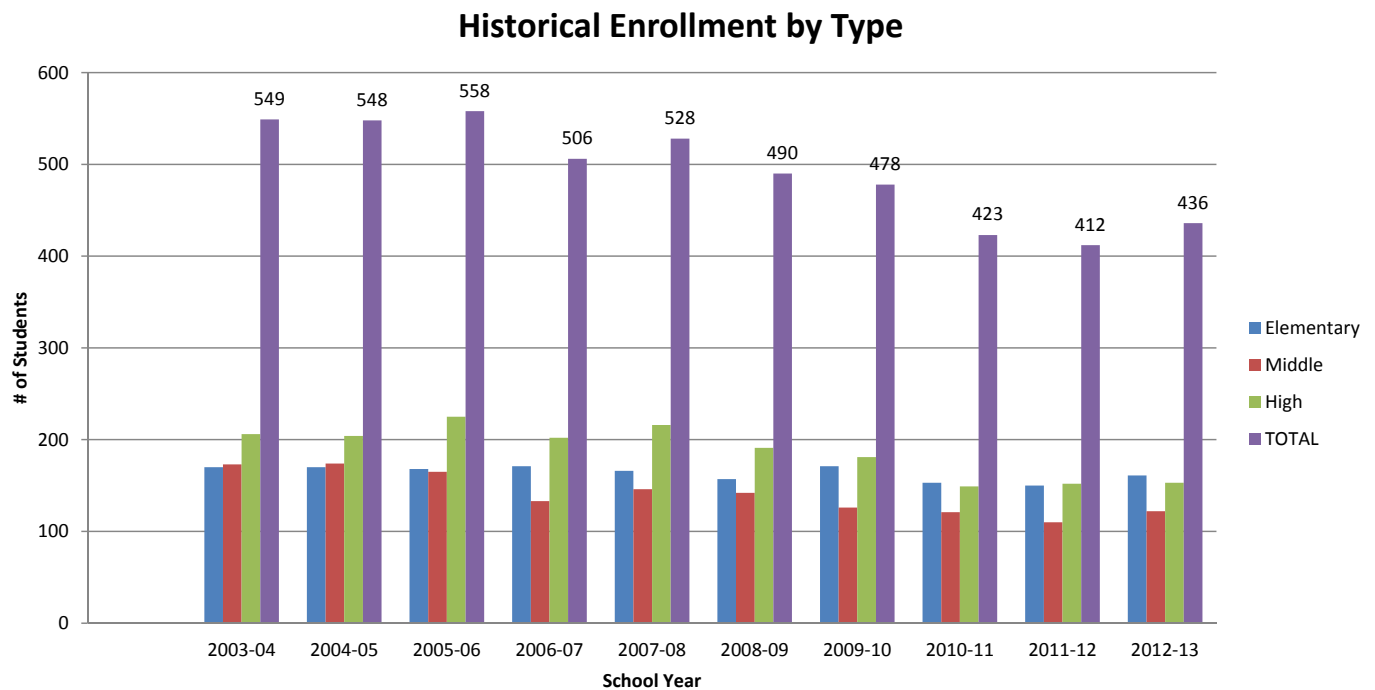
2.4 Enrollment

2.4.1 Historical Enrollment

According to historical enrollment trends, overall District enrollment has declined with a 40-day enrollment of 549 in 2003-04 compared to 436 in 2012-13 for grades k-12th. That figure equates to a net loss of 113 students over the past ten years or approximately 2.4% annually. The rate of decline from 2003/04 to 2007/08 was 0.8%. From 2008/09 to 2012/13, the rate of decline increased to 3.6%. The decline in enrollment is consistent with the change in population in Colfax County. All schools, with the exception of Moreno Valley, have been affected by the decline in enrollment in the District. Enrollment at Moreno Valley has increased slightly since 2003. However, if the population of Colfax County continues to decline, then the rate of enrollment increase at Moreno Valley is expected to taper off.

The following table and chart show District wide enrollment trends by elementary, middle school and high school levels beginning in the 2003-04 school year through the current 2012-13 school year. The total number of students excludes Head Start students enrolled in the Pre-K program.

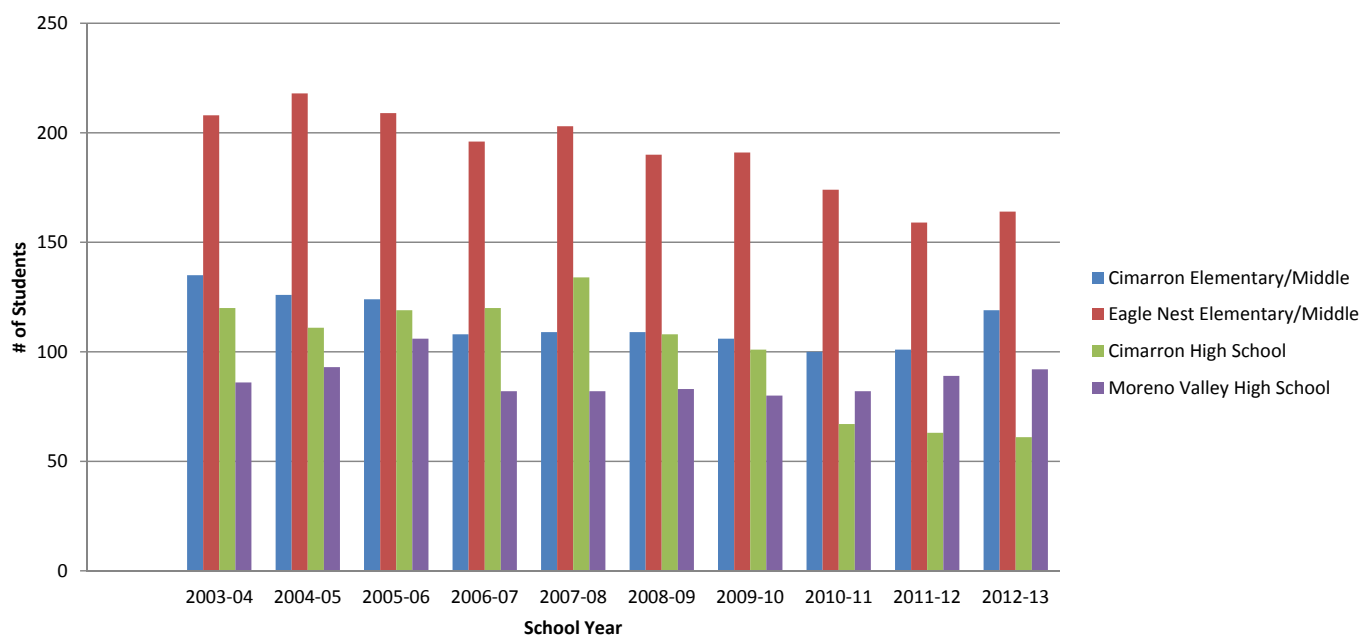
Historical Enrollment by Type										
School	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Elementary	170	170	168	171	166	157	171	153	150	161
Middle	173	174	165	133	146	142	126	121	110	122
High	206	204	225	202	216	191	181	149	152	153
TOTAL	549	548	558	506	528	490	478	423	412	436



The following table and chart show District wide enrollment trends by school. As discussed on the previous page, all schools, with the exception of Moreno Valley, have been affected by the decline in enrollment in the District. Enrollment at Moreno Valley has increased slightly.

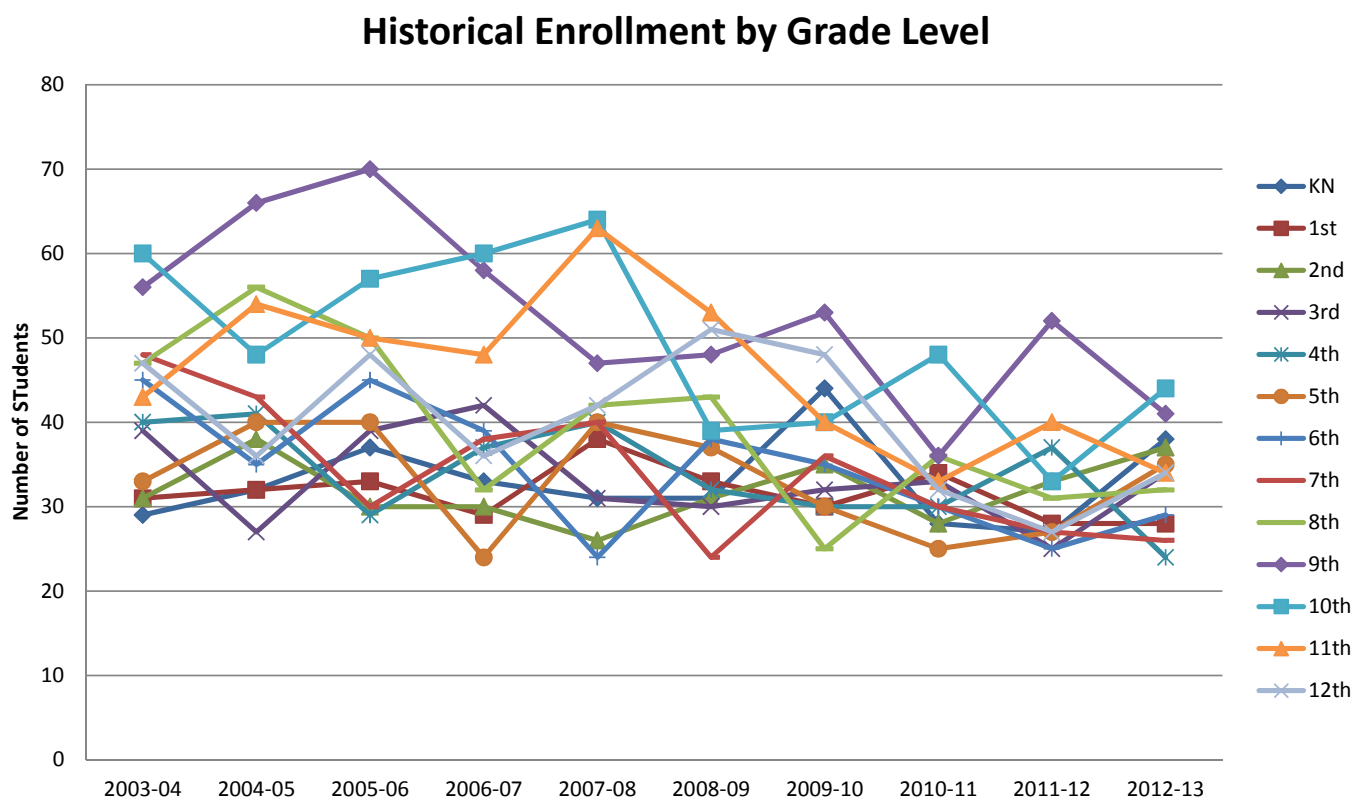
Historical Enrollment by School										
School	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Cimarron Elementary/Middle	135	126	124	108	109	109	106	100	101	119
Eagle Nest Elementary/Middle	208	218	209	196	203	190	191	174	159	164
Cimarron High School	120	111	119	120	134	108	101	67	63	61
Moreno Valley High School	86	93	106	82	82	83	80	82	89	92
TOTAL	549	548	558	506	528	490	478	423	412	436

Historical Enrollment by School



The following table and chart show District wide enrollment trends by grade. All grades have seen a decline in enrollment over the past 10 years. Of interest is the bump that the District sees between 8th and 9th grade enrollment. This is primarily due to students from outside the District attending the Moreno Valley Charter High School.

Grade Level	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
KN	29	32	37	33	31	31	44	28	27	38
1st	31	32	33	29	38	33	30	34	28	28
2nd	31	38	30	30	26	31	35	28	33	37
3rd	39	27	39	42	31	30	32	33	25	34
4th	40	41	29	37	40	32	30	30	37	24
5th	33	40	40	24	40	37	30	25	27	35
6th	45	35	45	39	24	38	35	30	25	29
7th	48	43	30	38	40	24	36	30	27	26
8th	47	56	50	32	42	43	25	36	31	32
9th	56	66	70	58	47	48	53	36	52	41
10th	60	48	57	60	64	39	40	48	33	44
11th	43	54	50	48	63	53	40	33	40	34
12th	47	36	48	36	42	51	48	32	27	34
TOTAL	549	548	558	506	528	490	478	423	412	436



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2.4.2 District Wide Enrollment Projections

Relevant Factors:

Historical demographic data from the US Census indicates that the overall population of the school District has been declining since 2005. At this time, there are no demographic or economic indications that the school District's enrollment numbers will not follow a similar trend of decline over time. There are several methods of projecting student enrollment for school Districts. The most common method is the cohort survival method. In this method:

- The number of students in a cohort (a group of students in a certain age group who move together through one grade level to the next) is tracked through past grades.
- Survival rates (ratios of the number of students who remain from one year to the next) are calculated from historical enrollments. For Cimarron Municipal Schools, enrollment has declined on average of 3% annually since the 2008-09 school year.
- Prevailing birth rates (for kindergarten) and average survival rates (for other grades) are used to calculate future enrollments.

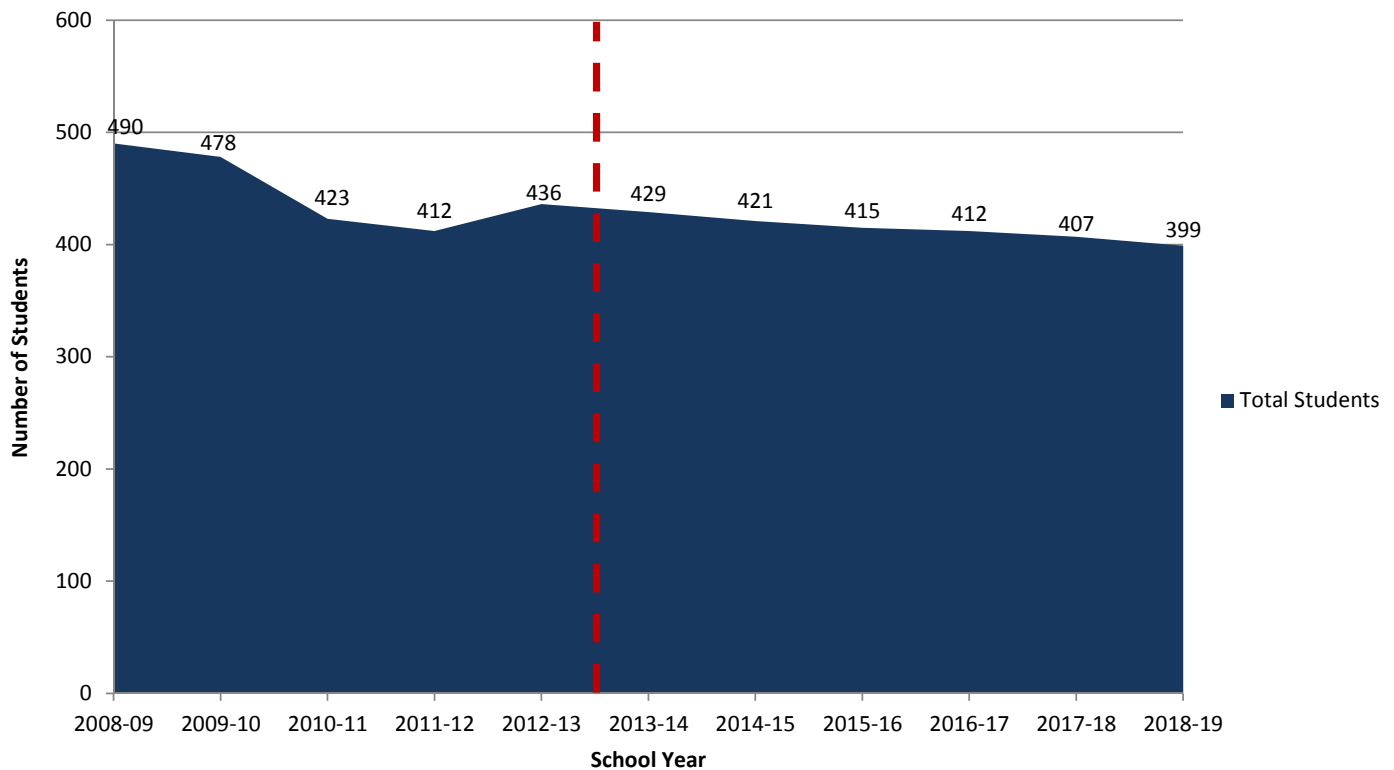
As warranted, ratios were adjusted slightly to reflect major factors identified during the growth analysis. Since the cohort survival method addresses students who are currently in the system, it tends to be fairly accurate for five to seven year projections. Enrollment projections for the district as well as for each school are provided on the following pages.



District Wide Enrollment Projections

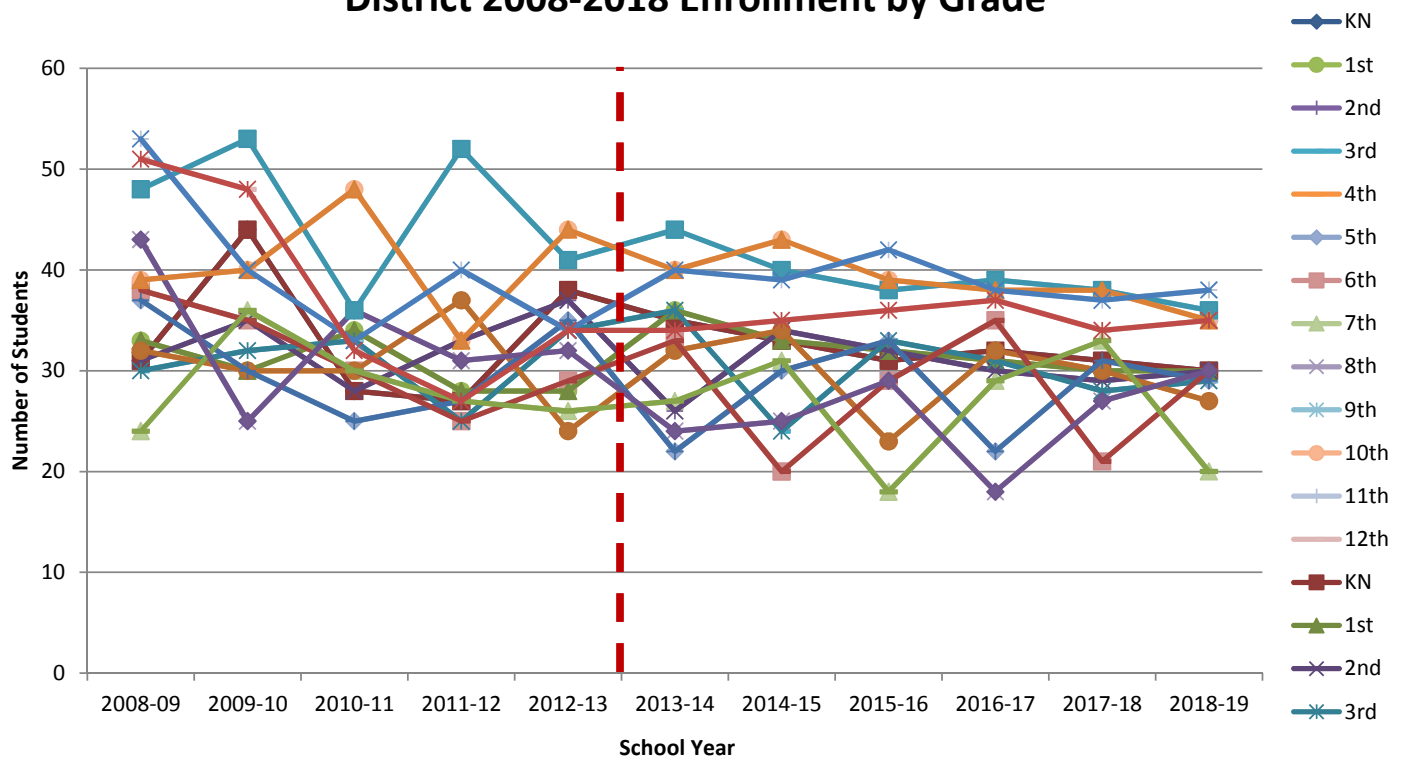
District Enrollment By Grade						Projected Enrollment					
Grade Level	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
KN	31	44	28	27	38	35	33	31	32	31	30
1st	33	30	34	28	28	36	33	32	31	30	30
2nd	31	35	28	33	37	26	34	32	30	29	30
3rd	30	32	33	25	34	36	24	33	31	28	29
4th	32	30	30	37	24	32	34	23	32	30	27
5th	37	30	25	27	35	22	30	33	22	31	29
6th	38	35	30	25	29	33	20	29	35	21	30
7th	24	36	30	27	26	27	31	18	29	33	20
8th	43	25	36	31	32	24	25	29	18	27	30
9th	48	53	36	52	41	44	40	38	39	38	36
10th	39	40	48	33	44	40	43	39	38	38	35
11th	53	40	33	40	34	40	39	42	38	37	38
12th	51	48	32	27	34	34	35	36	37	34	35
TOTAL	490	478	423	412	436	429	421	415	412	407	399

Total District Enrollment

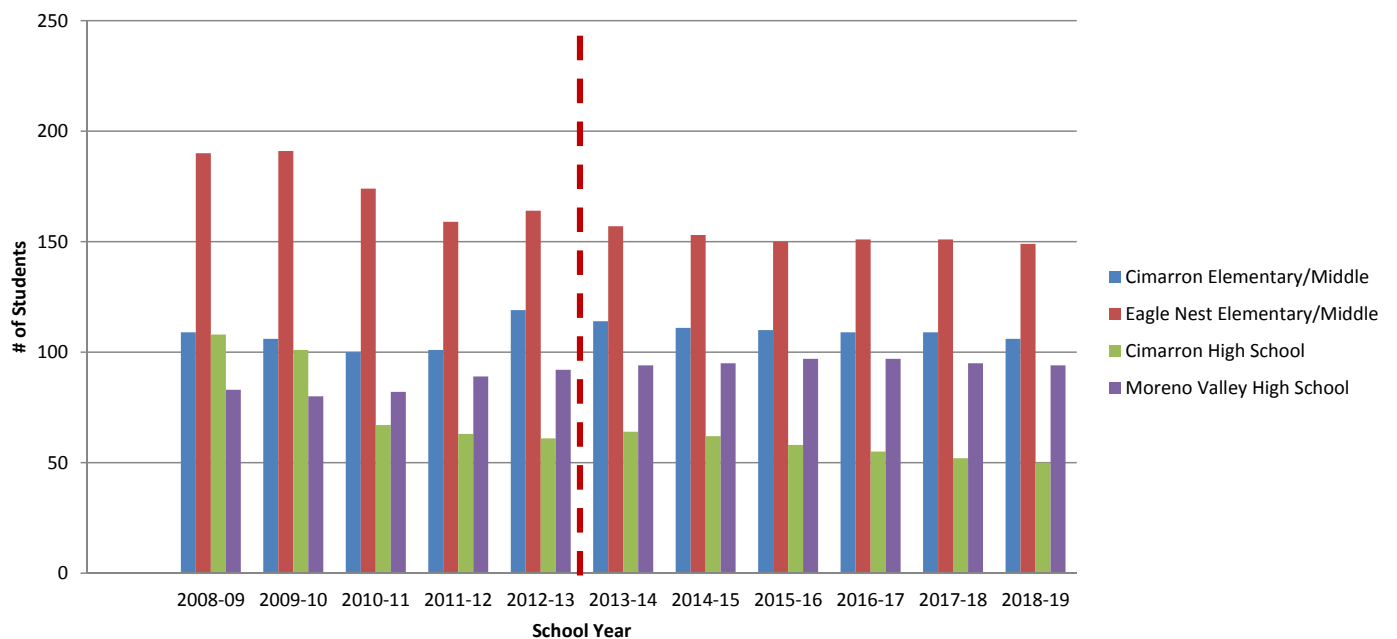


District Wide Enrollment Projections

District 2008-2018 Enrollment by Grade



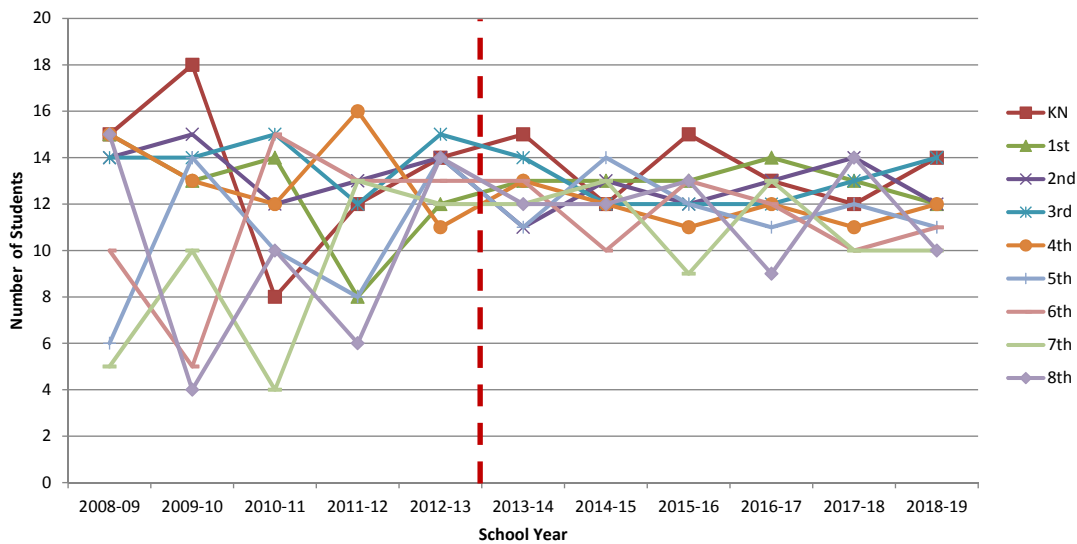
District Enrollment by School



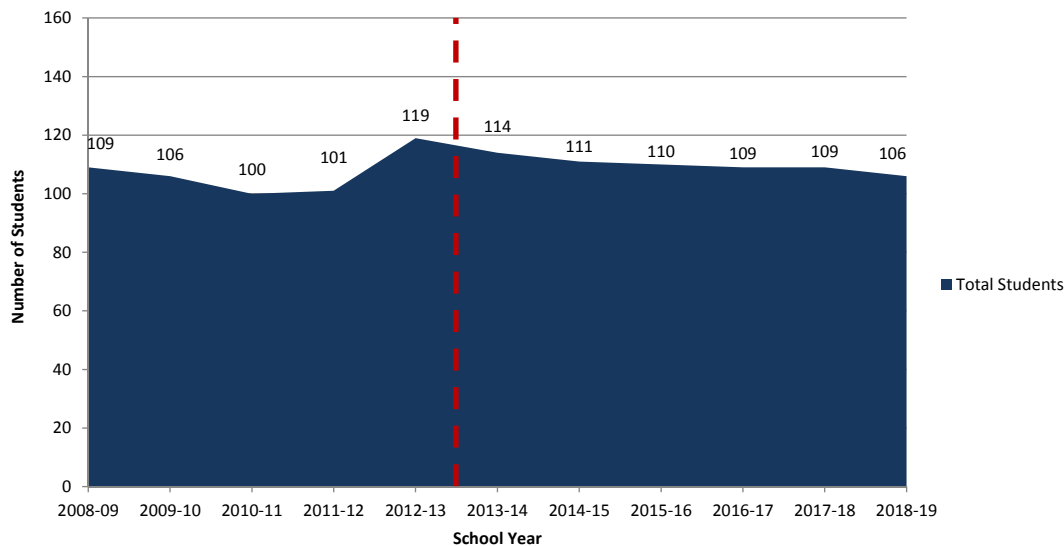
Cimarron Elementary/Middle School Enrollment Projections

Cimarron Elementary / Middle School Enrollment						Projected Enrollment					
Grade Levels	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Pre-K											
KN	15	18	8	12	14	15	12	15	13	12	14
1st	15	13	14	8	12	13	13	13	14	13	12
2nd	14	15	12	13	14	11	13	12	13	14	12
3rd	14	14	15	12	15	14	12	12	12	13	14
4th	15	13	12	16	11	13	12	11	12	11	12
5th	6	14	10	8	14	11	14	12	11	12	11
6th	10	5	15	13	13	13	10	13	12	10	11
7th	5	10	4	13	12	12	13	9	13	10	10
8th	15	4	10	6	14	12	12	13	9	14	10
TOTAL	109	106	100	101	119	114	111	110	109	109	106

Cimarron Elementary/Middle School Enrollment by Grade



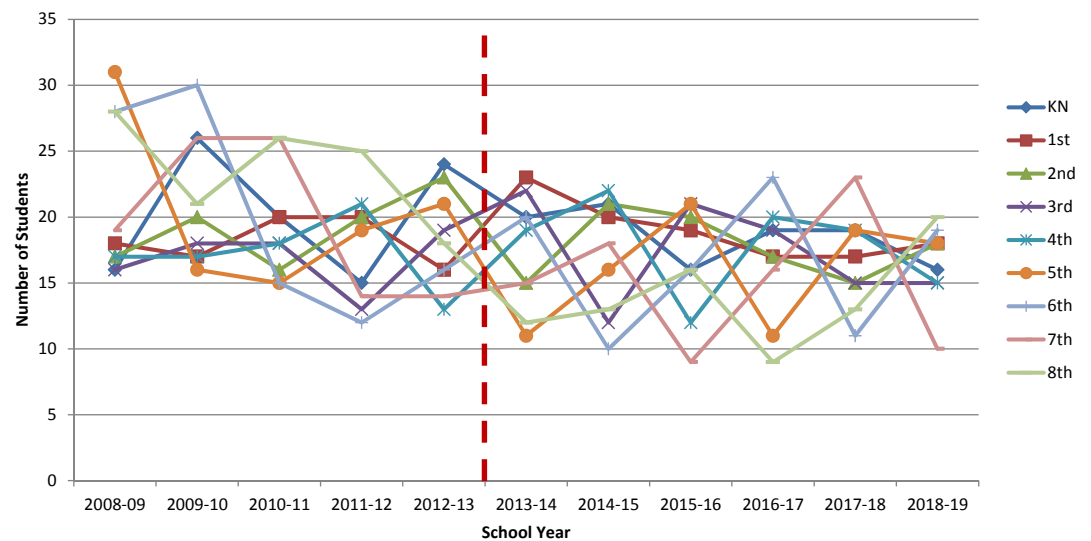
Cimarron Elementary/Middle School Enrollment



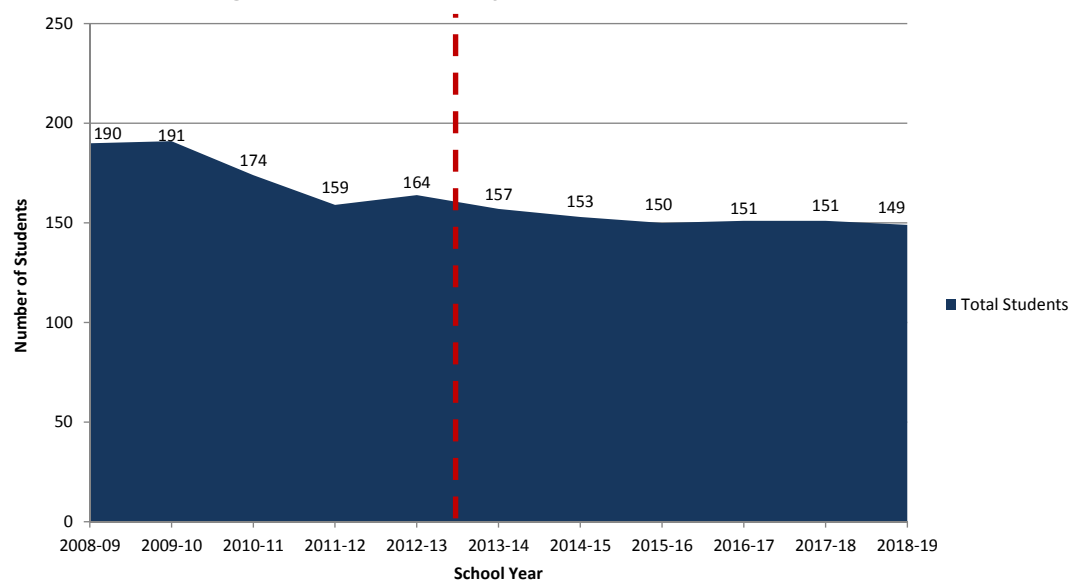
Eagle Nest Elementary/Middle School Enrollment Projections

Eagle Nest Elementary/Middle School Enrollment						Projected Enrollment					
Grade Levels	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
KN	16	26	20	15	24	20	21	16	19	19	16
1st	18	17	20	20	16	23	20	19	17	17	18
2nd	17	20	16	20	23	15	21	20	17	15	18
3rd	16	18	18	13	19	22	12	21	19	15	15
4th	17	17	18	21	13	19	22	12	20	19	15
5th	31	16	15	19	21	11	16	21	11	19	18
6th	28	30	15	12	16	20	10	16	23	11	19
7th	19	26	26	14	14	15	18	9	16	23	10
8th	28	21	26	25	18	12	13	16	9	13	20
TOTAL	190	191	174	159	164	157	153	150	151	151	149

Eagle Nest Elementary/Middle School Enrollment by Grade



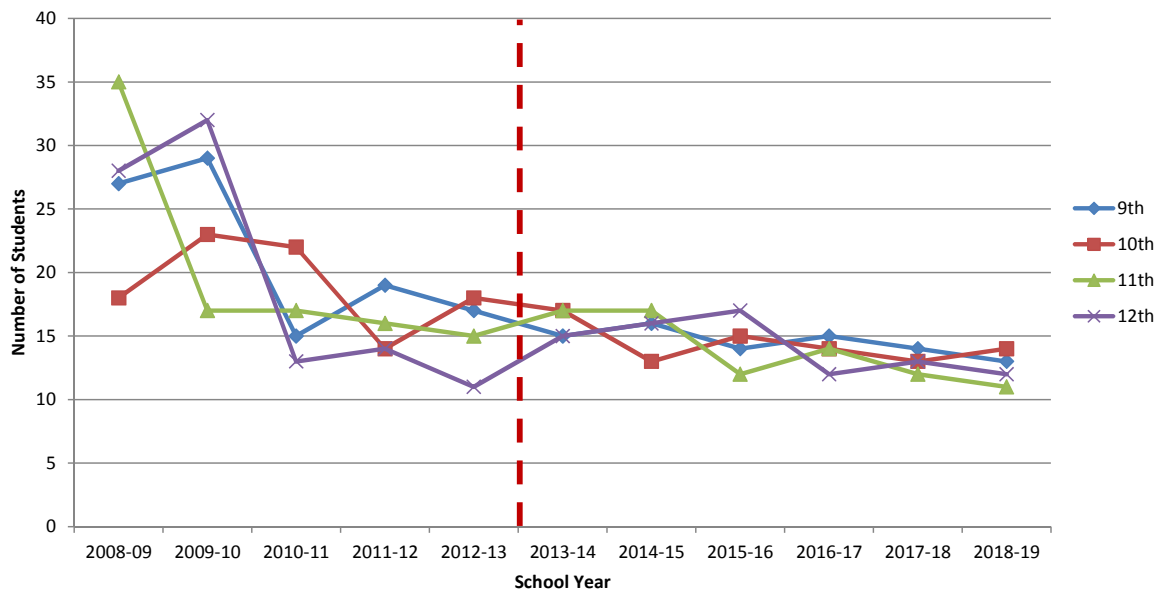
Eagle Nest Elementary/Middle School Enrollment



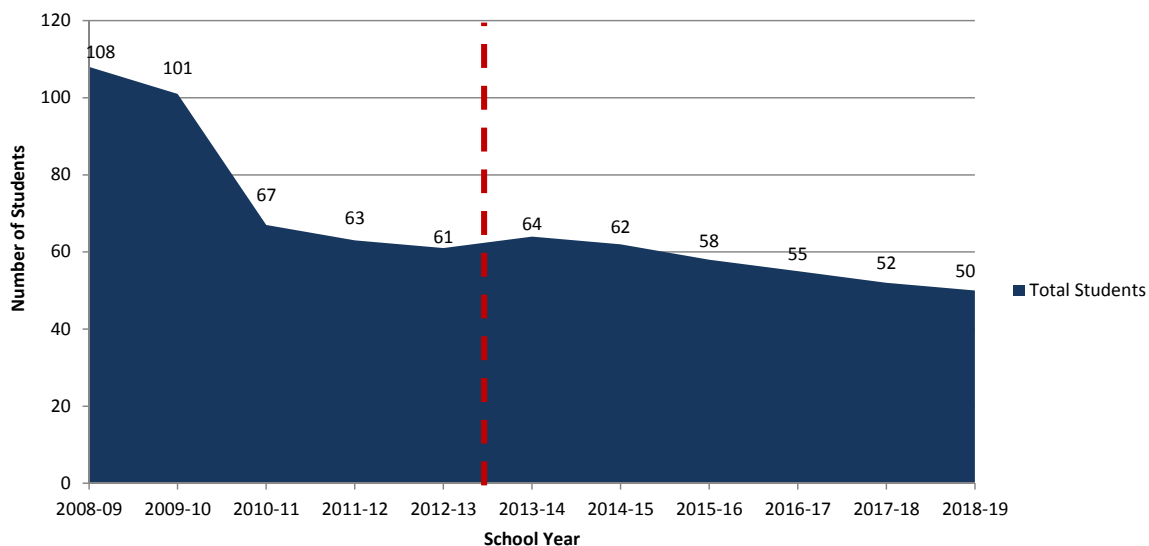
Cimarron High School Enrollment Projections

Cimarron High School Enrollment						Projected Enrollment					
Grade Levels	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
9th	27	29	15	19	17	15	16	14	15	14	13
10th	18	23	22	14	18	17	13	15	14	13	14
11th	35	17	17	16	15	17	17	12	14	12	11
12th	28	32	13	14	11	15	16	17	12	13	12
TOTAL	108	101	67	63	61	64	62	58	55	52	50

Cimarron High School Enrollment by Grade



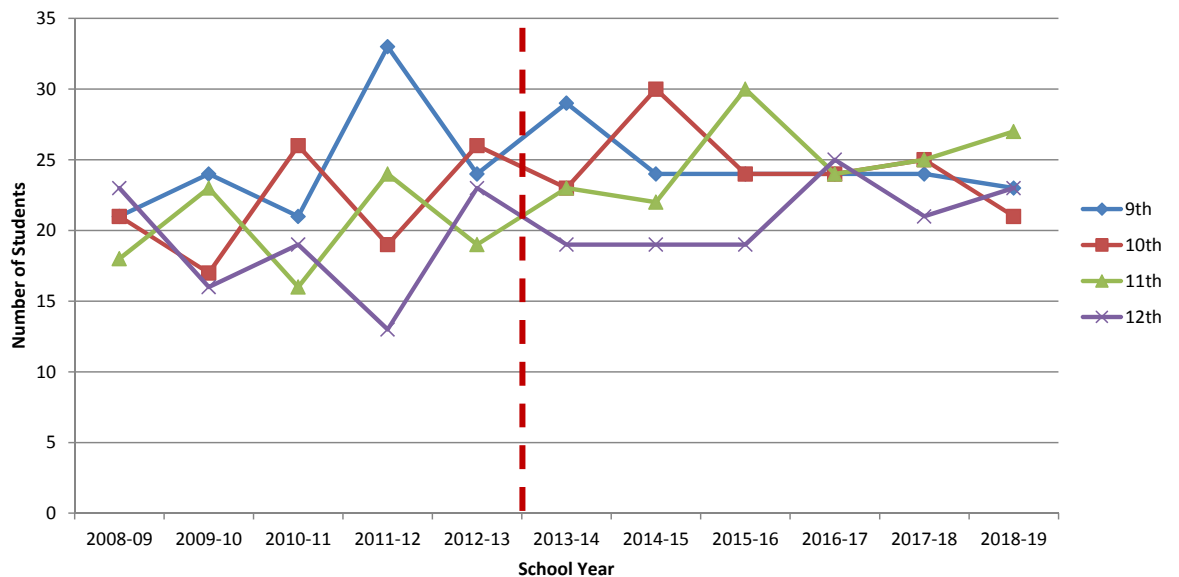
Cimarron High School Enrollment



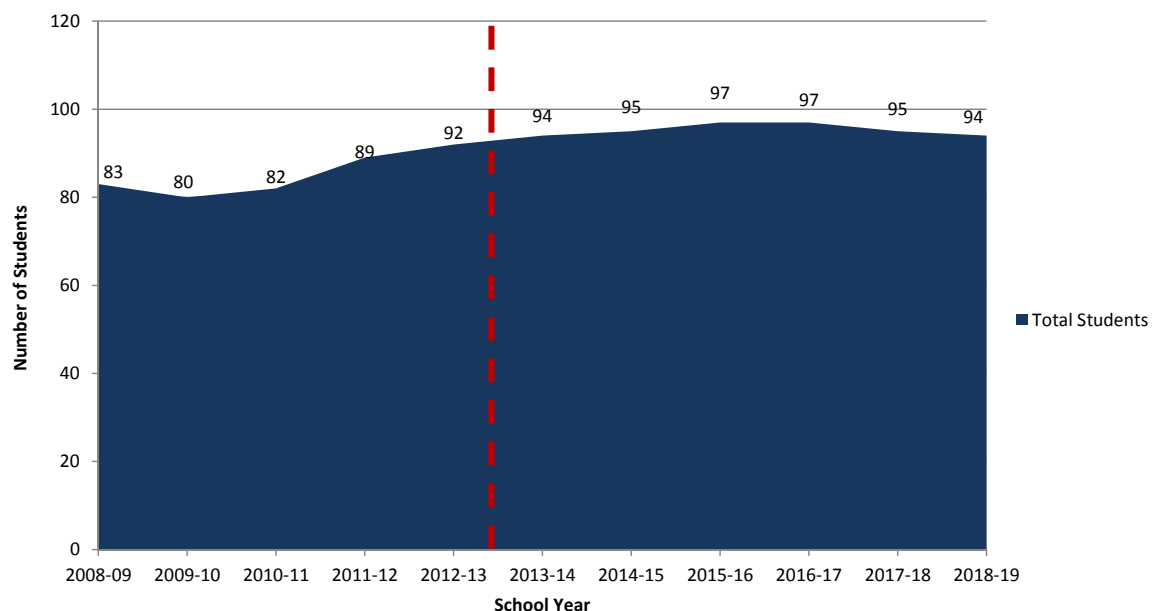
Moreno Valley High School Enrollment Projections

Moreno Valley High School Enrollment						Projected Enrollment					
Grade Levels	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
9th	21	24	21	33	24	29	24	24	24	24	23
10th	21	17	26	19	26	23	30	24	24	25	21
11th	18	23	16	24	19	23	22	30	24	25	27
12th	23	16	19	13	23	19	19	19	25	21	23
TOTAL	83	80	82	89	92	94	95	97	97	95	94

Moreno Valley High School Enrollment by Grade



Moreno Valley High School Enrollment



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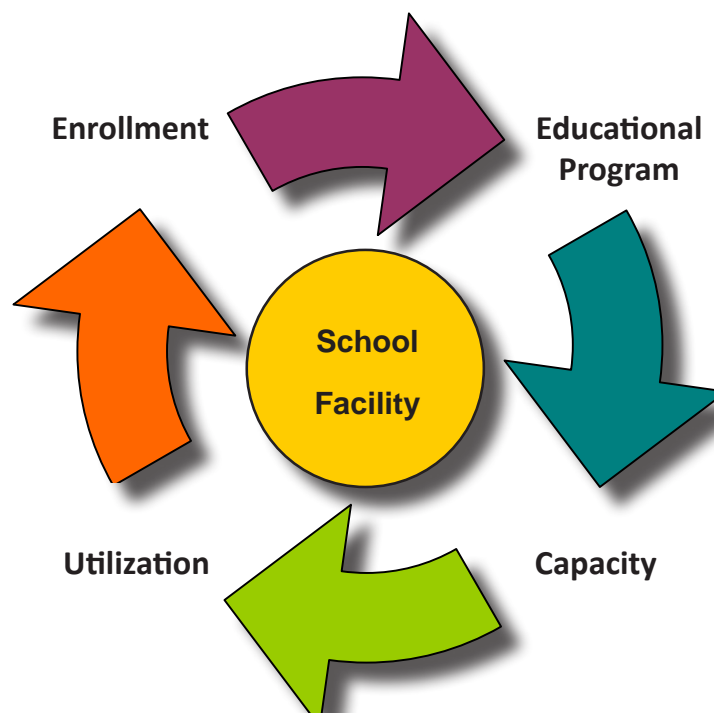
2.5 Capacity & Utilization

2.5.1 Instructional Area

As part of the Facility Master Plan for Cimarron Municipal Schools, a capacity and utilization study was conducted for each school. This study evaluated existing school facilities based on both current and projected enrollment. The information was then compared against state Adequacy Standards and guidelines to determine the status of each facility. The main factors considered are how often the spaces are scheduled for use and how many students are in the spaces.

While there are guidelines in place regarding utilization and capacity, multiple factors such as: enrollment, academic programs, student/teacher ratios, and efficiency must be considered in order to maintain the most effective use of each facility. Since these factors vary from year to year, they should be reviewed and updated annually.

As each grade level has different education programs that effect utilization, an individual approach is necessary to determine appropriate school capacity. As part of the Facility Master Plan, a maximum design capacity for each school was developed to identify the maximum number of students at each facility if it were occupied to 100% of the capacity 100% of the time. The maximum design capacity is almost impossible, and usually not desired, because it does not account for the facilities' unique educational programs, including special education classes, as well as scheduling logistics. Therefore, the working, or functional capacity, is developed to take into consideration the educational programs of each facility, including regular and special use classrooms, SPED programs, federal and categorical programs, and whether these programs occupy permanent or portable facilities. Maximum and functional facility capacities are further described on the following page.



Maximum Facility Capacity:

This is the sum of the maximum number of students that can be assigned to each classroom/instructional space of a school facility. The maximum number of students that can be assigned to each classroom is based upon the Public Education Department (PED) standard for pupil to teacher ratio or the New Mexico State Adequacy Standard for minimum square feet required per student, whichever is more restrictive. When calculating Maximum Facility Capacity, consideration is not given to the educational program delivered at the school. Every classroom in the school is considered with the maximum number of students based on the PED standard or NM State Adequacy Standard.

Functional Facility Capacity:

This is the potential best use of classrooms/instructional spaces based on the school's educational program and facility design. It is the sum of the maximum number of students that can be assigned to each classroom of a school facility. Similar to Maximum Facility Capacity, the number of students that can be assigned to each classroom is based upon the Public Education Department (PED) standard for pupil to teacher ratio or the NM State Adequacy Standard for minimum square feet per student, whichever is more restrictive. Unlike Maximum Facility Capacity, this calculation excludes the instructional spaces that provide support to assigned classroom/instructional spaces.

For elementary schools this would mean that only the general use classrooms are counted for Functional Facility Capacity. The special use rooms such as art, music, computer and gym would not be counted. Except for Level D or DD, special education classrooms are also not counted. The functional capacity calculation accounts for the potential to fill classrooms that function as "homeroom instruction" for students.

For the middle school and high school the only rooms deducted from the Functional Facility Capacity are rooms identified as special education or unassigned/support labs. Excluding special use classrooms provides a more realistic capacity that reflects the educational program of a school.

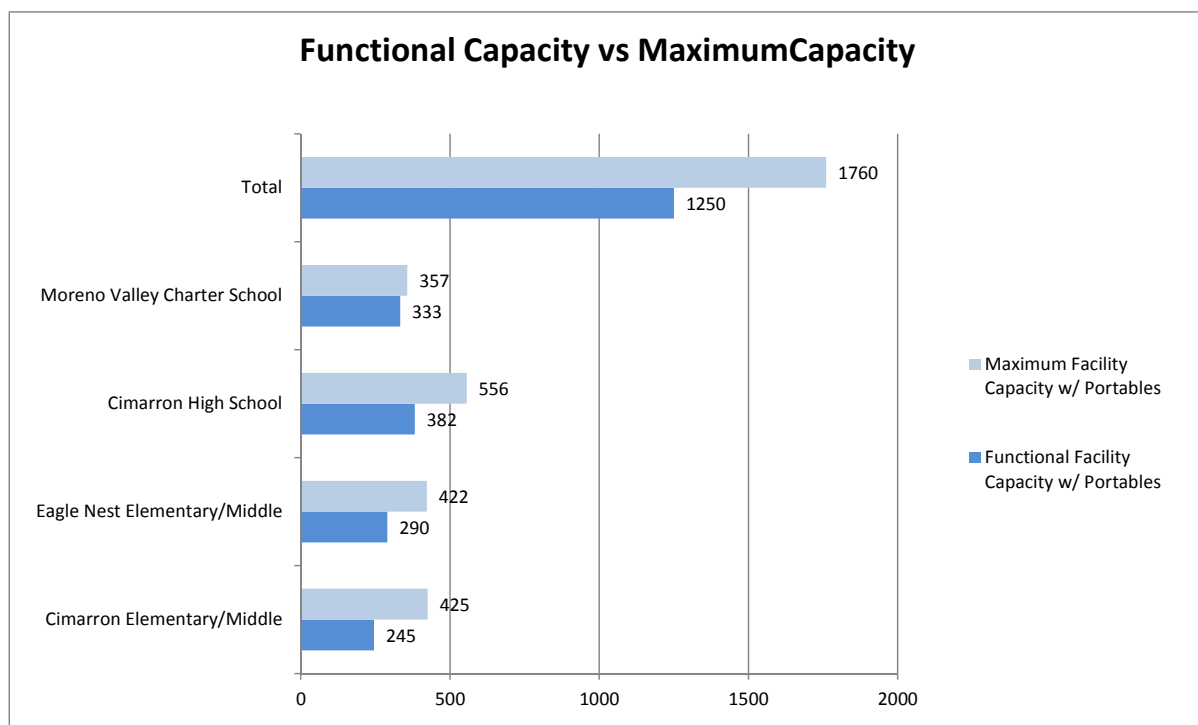
PSCOC SF/Student Recommended Areas:

Another measure of efficient use of space are PSCOC's recommended square foot per student guidelines included in the Adequacy Standards. The recommended area per student varies depending on grade level (elementary, middle, or high school), as well as the total number of students enrolled in the facility. A table containing recommended areas has been included in section 2.2.2 with the Facilities Inventory Table for reference.

Functional Capacity vs Maximum Capacity

The table and chart below show that in all cases, the maximum facility capacity is greater than the functional capacity. Moreno Valley has the smallest difference between maximum and functional capacity, and this is because it has the smallest percentage of specialized classrooms.

FUNCTIONAL CAPACITY VS MAXIMUM CAPACITY									
School	Grades	2012-13 Enrollment	All existing # of Classrooms w/o Portables	Functional Facility Capacity w/o Portables	Maximum Facility Capacity w/o Portables	Existing # of Classrooms w/ Portables	Functional Facility Capacity w/ Portables	Maximum Facility Capacity w/ Portables	PSFA Capacity based on Existing Permanent SF/Student
Cimarron Elementary/Middle	PreK-8	119	20	245	425	20	245	425	319
Eagle Nest Elementary/Middle	K-8	164	21	290	422	21	290	422	355
Cimarron High School	9-12	61	20	382	556	20	382	556	237
Moreno Valley Charter School	9-12	92	3	60	76	13	333	357	78
Total		436	64	977	1479	74	1250	1760	988

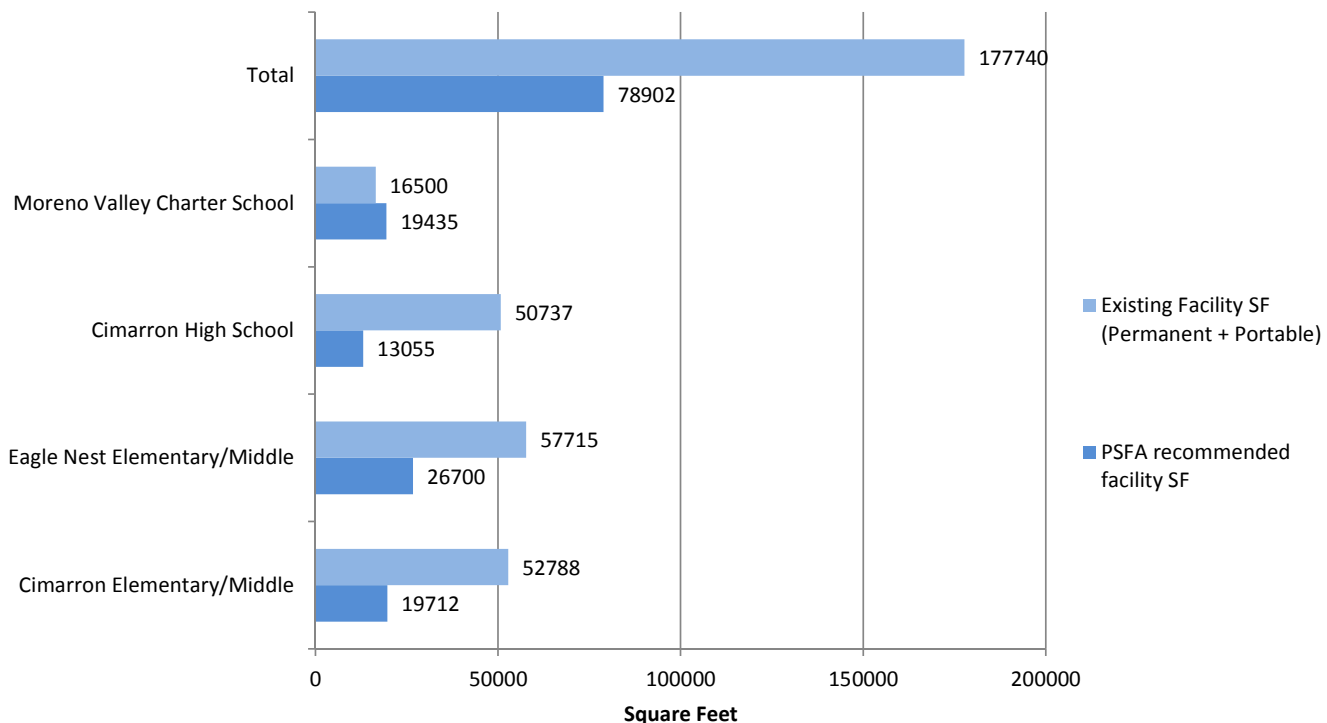


Existing Facility vs PSCOC/PSFA Recommended Area

The table and chart below compare recommended vs. existing areas and current enrollment vs capacity (based on PSCOC SF/student guidelines), for the District's schools. The total area of the District's schools is 177,740 GSF compared to 78,902 GSF recommended. This is an overage of approximately 98,838 GSF. As described in section 2.1, the estimated cost of maintaining and operating the District's surplus space is approximately \$ 593,028 annually, based on PSFA historical data.

EXISTING FACILITY AREA VS PSFA RECOMMENDED AREA						
School	Current Enrollment	PSFA recommended SF/student	PSFA recommended facility SF	Existing Facility SF (Permanent + Portable)	Ratio of existing SF to recommended	PSFA capacity based on existing facility SF
Cimarron Elementary/Middle	119	165.6	19712	52788	268%	319
Eagle Nest Elementary/Middle	164	162.8	26700	57715	216%	355
Cimarron High School	61	214.0	13055	50737	389%	237
Moreno Valley Charter School	92	211.3	19435	16500	85%	78
Total	436		78902	177740		988

Existing Area vs PSFA Recommended Area



2.5.2 Utilization Studies

The ratio of classrooms required for meeting educational requirements to the number of existing classrooms in a school facility is called the existing utilization ratio. The utilization of school facilities is less than 100%, due to scheduling inefficiencies. In order to meet facility and educational program requirements, PSCOC/PSFA recommends utilization ratios for elementary schools of 95%-100%; while middle and high schools can range from 80-95%, depending upon scheduling variations. Differences in utilization among the schools are due to variations in educational programs and scheduling. For example, elementary school students typically spend the majority of their time in one classroom, but middle and high school students rotate through different classrooms throughout the day. Also, middle and high school students take a variety of courses, including core classes and elective classes. Electives tend to be more specialized and often do not maximize occupancy of a space. As a result, middle and high school utilizations are typically lower than elementary schools. There are two ways that space utilization can be determined.

1. Utilization of Space based on % of Room Occupied per Day: This is the ratio of currently enrolled students to the ideal number of students that should be enrolled based on the classroom size. The number of students that should be enrolled is determined by the PSCOC's Adequacy Standard, or PED's maximum Pupil-to-Teacher Ratio (PTR), whichever is more restrictive.
2. Utilization of Space based on Periods Used per Day: This is the percentage of time that classroom spaces are occupied throughout the in a day.

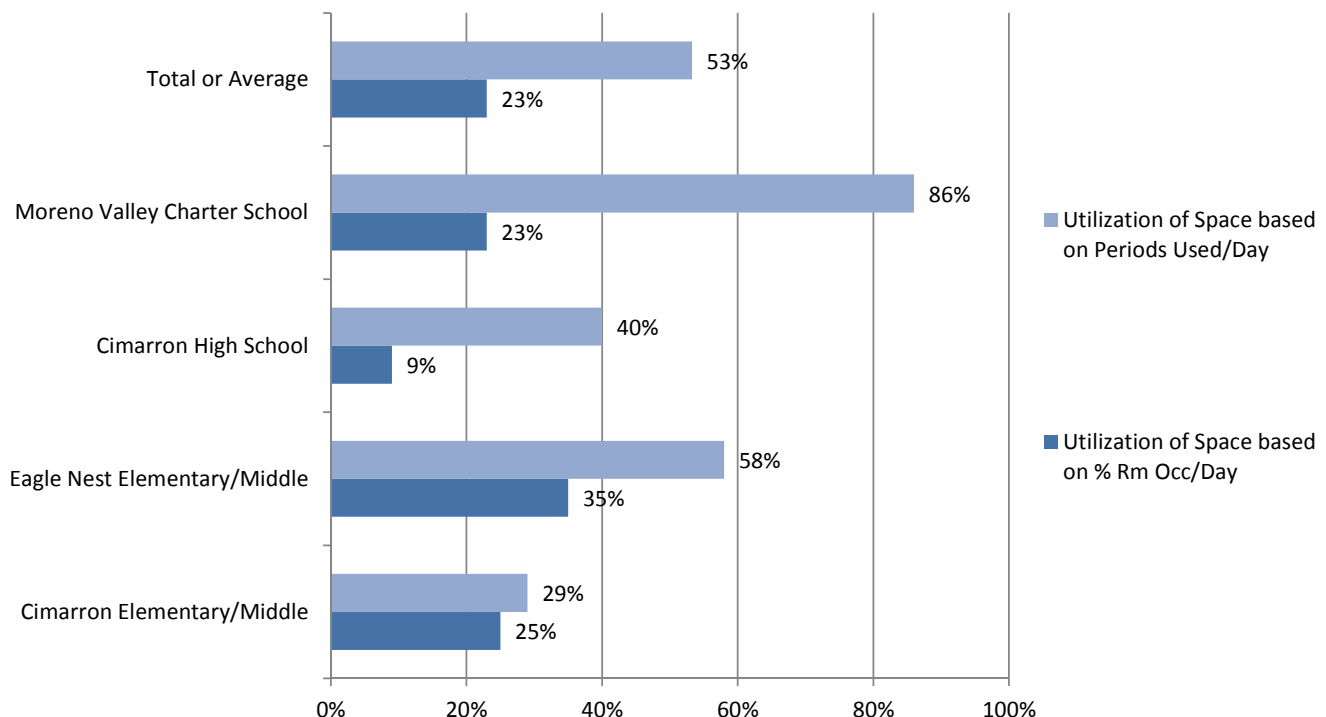
Section 4 of this Master Plan contains detailed space utilization for each school in the District. The table and chart on the following page summarizes the utilization analysis for the Cimarron Municipal School District.



As seen in the table and chart below, Eagle Nest is using classrooms most efficiently, with 35% utilization of space based on % of room occupied per day. This is well below the PSCOC recommendation of 80-95% for a middle school. Cimarron High School is using classrooms least efficiently, with 9% utilization based on % of room occupied per day. Moreno Valley also has a low utilization (23%) based on the % of room occupied per day. In this case, it is important to look at the second indicator. For Moreno Valley, the utilization of space based on periods used per day is 86%, which falls within the recommended range for a high school. Therefore, it can be inferred that the low utilization based on the % of room occupied per day for Moreno Valley can be attributed to the small class sizes that are part of the school's educational program. Cimarron Elementary/Middle School has the lowest utilization of 29% based on periods used per day. On average the District utilization is 23% based on the % of room occupied per day and 53% based on the periods used per day.

Utilization of Spaces					
School	Grades	Current Enrollment	Existing # of Classrooms w/ portables	Utilization of Space based on % Rm Occ/Day	Utilization of Space based on Periods Used/Day
Cimarron Elementary/Middle	PreK-8	119	21	25%	29%
Eagle Nest Elementary/Middle	K-8	164	22	35%	58%
Cimarron High School	9-12	61	20	9%	40%
Moreno Valley Charter School	9-12	92	13	23%	86%
Total or Average		436	76	23%	53%

Utilization of Spaces



2.5.3 Special Factors that Influence Facility Use

Several factors influence the use of all of the school facilities within Cimarron Municipal Schools. While these factors are common throughout many New Mexico school districts, they should be considered in the District's future space planning needs or reductions.

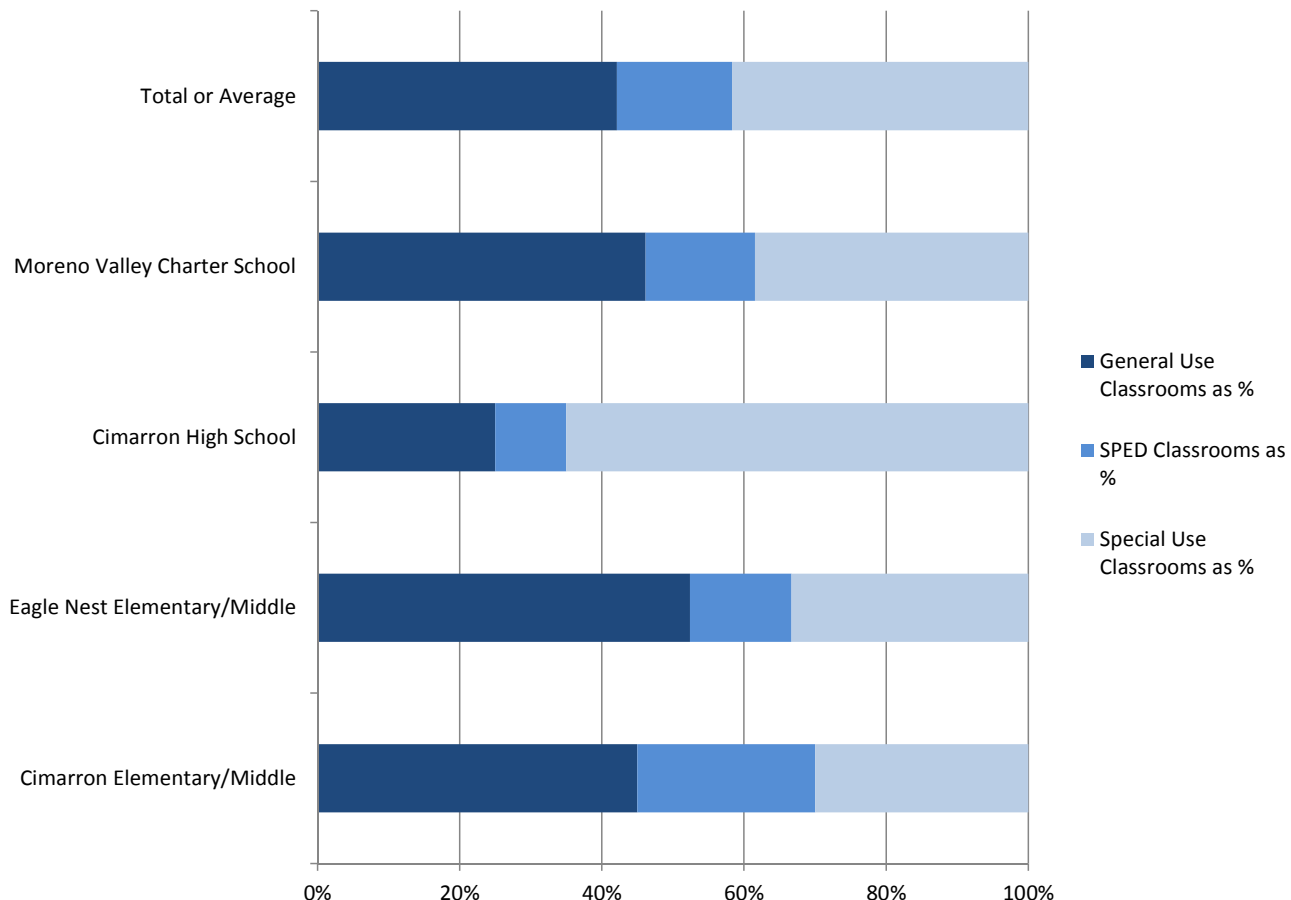
- 1) Population Fluctuation: The overall enrollment trend has been a decrease in the number of students. However, like many school Districts, some years are exceptions to this general trend. For example, the 40 day count for 2012-13 is 436, while the 40 day count last year, in 2011-12 was 412.
- 2) After School Programs: Like many New Mexico school districts, after school programs require the use of the District's facilities. Approximately 1/3 of the elementary school is involved with parents, teachers, and coaches during after school programs.
- 3) Community Use: Remediation classes, university classes, booster club, church activities, 4-H Club, and even community funerals have been held in the District's schools. The schools serve as important centers of the community in Cimarron, Eagle Nest, and Angel Fire. The District allows these organizations use of the facilities to create good will between the schools and local community. The District does not receive any monetary benefit from these organizations but does require them to leave the facilities as clean as they found them.
- 4) Instructional space type ratios: The percentage of special education students within a school District, and their level of ability, affects the number of classrooms that are needed to accommodate those students. The District-wide average for special education students in Cimarron Municipal Schools is 14% of students. The instructional space comparisons on the following page illustrate the allocation of classroom space that is currently serving the needs of special education students in this District.

Instructional Space Comparisons

For a more complete understanding of classroom use within a school, instructional space comparisons are useful. General use classrooms include math, social studies, and English, while special use classrooms include science, music, art, computer labs, physical education, and other subjects that require specialized space to accommodate their function. The table and chart below describe the breakdown of general, SPED, and special use classrooms within Cimarron Municipal Schools. As seen below, Cimarron High School has the smallest percentage of general use classrooms and the largest percentage of special use classrooms. The other schools in the District have similar ratios of classroom types.

INSTRUCTIONAL SPACE COMPARISONS							
School	Total Classrooms (w portables)	# of General Use Classrooms	# of SPED Classrooms	# of Special Use Classrooms	General Use Classrooms as %	SPED Classrooms as %	Special Use Classrooms as %
Cimarron Elementary/Middle	20	9	5	6	45%	25%	30%
Eagle Nest Elementary/Middle	21	11	3	7	52%	14%	33%
Cimarron High School	20	5	2	13	25%	10%	65%
Moreno Valley Charter School	13	6	2	5	46%	15%	38%
Total or Average		31	12	31	42%	16%	42%

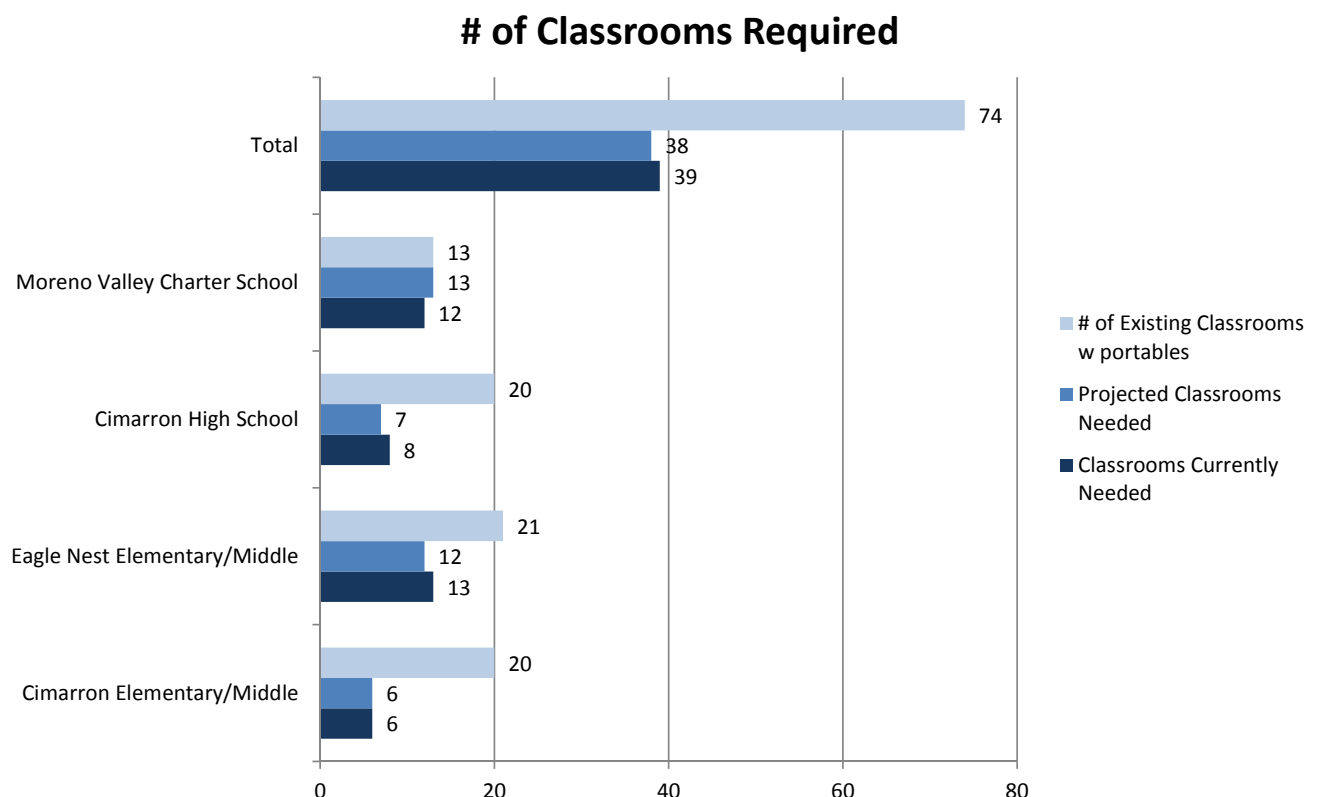
Instructional Space Comparisons



Number of Classrooms Required:

The following table and chart compares the number of existing classrooms at each facility to the number of classrooms that are currently required, as well as the number that is projected to be required in the future. The number of classrooms required is based on the number of students enrolled currently and the number of students that are projected to be enrolled in the future. With the exception of Moreno Valley, each of the District schools has a large surplus of classrooms that are not currently being used to their fullest extent, and are not likely to be needed in the foreseeable future. Therefore, in the future the District may consider reducing square footage and the number of instruction spaces in order to reallocate maintenance funds to educational programs, and to operate with greater efficiency. The estimated cost to maintain a school facility, including heating and cooling is \$6 per SF annually.

# OF CLASSROOMS REQUIRED	2012 - 2013		2017 - 2018			
	Current Enrollment	Classrooms Currently Needed	Projected Enrollment	Projected Classrooms Needed	# of Existing Classrooms w portables	Existing Utilization Ratio
Cimarron Elementary/Middle	119	6	109	6	20	29%
Eagle Nest Elementary/Middle	164	13	151	12	21	58%
Cimarron High School	61	8	52	7	20	40%
Moreno Valley Charter School	92	12	95	13	13	91%
Total	436	39	407	38	74	



2.5.4 Utilization and Capacity Summary

Historical demographic data from the US Census indicates that the overall population of the school District has been declining since 2005. The most dramatic decline occurred in 2007, simultaneous with the national economic fallout. Recently released US Census data for 2011 includes 13,640 people in Colfax County for that year. This is already below BBER's projection for 2017 of 13,684 people. At this time, there are no demographic or economic indications that the school District's enrollment numbers will not follow a similar trend of decline over time for the foreseeable future.

Due to the physical distance between the communities of Cimarron, Eagle Nest, and Angel Fire, as well as the desire of each community to maintain separate identities, the District has elected to maintain its existing facilities. With the exception of Moreno Valley, all of the District schools have more than sufficient instructional space to accommodate the current enrollment. Because enrollment is not projected to increase significantly in the foreseeable future, the District may consider reducing square footage and the number of instruction spaces in order to reallocate maintenance funds to educational programs, and to operate with greater efficiency. Additional state funding may be available to districts to assist with area reductions that aim to increase efficiency and save cost.

2.6 Technology

2.6.1 Overview of District's Technology Plan

Technology is in a constant state of change. Cimarron Municipal Schools is committed to integrating the latest technology available into our classrooms. All students will be given access to computer labs, internet, laptops when needed to complete special school projects, and other advancements of technology that become available within the scope of Cimarron Municipal School's resources.

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

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

Goals

Cimarron Municipal Schools has identified the following goals towards technology:

- Learning will be significantly improved, through the use of appropriate technologies, leading to high achievement in State Board of Education adopted content standards.
- Establish student-centered, technology-enhanced learning environments that result in increased student performance and economic viability.
- Students and educators at Cimarron Municipal Schools will have affordable, universal access to high-speed, robust telecommunications, and all facilities will be equipped for technology.
- Cimarron Municipal Schools will utilize funding available to support planning, implementing, and assessing initiatives for integrating technology into all classrooms and schools.

Steps to increased accessibility

- Purchase hardware, software, and training that will continue to integrate technology into each classroom to enhance student performance in all content standards and benchmarks.
- Ensure all teachers are prepared to integrate technology effectively into curricula and instruction.

Promotion of curricula and strategies for technology integration

- All curricula that is adopted by Cimarron Municipal Schools will have technology integration plans (hardware and software) incorporated into them.
- Resources available to teachers:
 - Workshops (REC and other workshops offered by Cimarron Schools).
 - Computer labs in every School (2 Elementary/ Middle School, 1 High School).
 - On-going training such as Cimarron Technology Training and other training provided.
 - Smart Boards and/or desktop cameras and projectors will be incorporated into each classroom as funds become available.
- Resources available to students:
 - Computer labs in each building (Elementary, and High School).
 - Software for Accelerated Reader, Writing Labs, Lexia Learning, Accelerated Math, Math Facts in a Flash, Compass, Study Island, and research on the internet.

Professional Development

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

- Provide on-going training in technology when needed. Answer questions regarding hardware, software, internet, and e-mail resources. Assist with any technological problems that may arise.
- Teachers and staff will be encouraged to seek opportunities for professional development in technology, such as RETA (Regional Education Technology Assistance), and *Intel Teach to the Future*.

Technology Type and Costs

- Upkeep and replacement of hardware on a rotational schedule.
- Replacement and purchase of the latest software and Internet.
- Costs may vary, and other funding may be sought.

Coordination with other resources

- Learning Opportunities (Skills learned will be incorporated into the classroom.)
 - Compass Learning
 - REC Annual Training Workshop
 - Regional Combined REC School Trainings
- Educational Technology Funding will also be utilized to support technology goals.

Innovative Delivery Strategies

- Communication of School events and activities is currently available to parents as well as the public on the Cimarron School website.

Accountability Measures

- Integrating technology into curricula and instruction.
 - All teachers will utilize the Internet to download the SDE Content Standards and Benchmarks for their curricula.
- Students are now required to have one online class to graduate.
- Existing ITV classes currently being offered.
- Increasing the ability of teachers to teach.
 - All teachers will attend technology workshops as needed.
 - All teachers will utilize JMAC student information system for recording and uploading grades.
- Enabling students to demonstrate proficiency against the State Content Standards.

Cimarron Municipal Schools Technology Plan Costs by Year				
Equipment	Year	QTY	Cost Per Unit	Total Cost
Replace Servers	2012	4	\$6,500.00	\$26,000.00
Upgrade Computer Labs	2012	40	\$600.00	\$24,000.00
Software Upgrades	2013-14	80	\$60.00	\$4,800.00
Total				\$54,800.00
Cimarron EM - Ipads Initiative	2012	112	\$500	\$56,000.00
Eagle Nest EM - Ipad Initiative	2012	166	\$500	\$83,000.00
Total				\$139,000.00
CHS & MVHS - Ipad Initiative	2012	170	\$500.00	\$85,000.00
Total				\$85,000.00
Voip Phone System	2015	1	\$23,000.00	\$23,000.00
Total				\$23,000.00
TOTAL TECHNOLOGY COSTS 2011-2016				\$301,800.00

Average annual cost	\$ 60,360.00
Total anticipated technology cost 2011-2018	\$ 422,520.00

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2.7 Energy Management Program

2.7.1 – District Wide Energy Management Program

The District maintenance program participates in the School Dude information tracking system and has implemented the following energy reduction / sustainability programs:

- Establish a District wide energy management education programs for staff, teachers and students.
- Upgrade older light fixtures to high efficiency fluorescent fixtures.
- Install additional insulation when buildings are remodeled.
- Replace remaining single pane window units with energy-star rated double insulated window units.
- Replace older vehicles with more energy-efficient models.

The funds used for this work are SB-9, operational, grants, and contracts where the vendor receives a return from savings realized by the District.

Note: At this time, the District has not identified the anticipated amount of funding that will be available in the future for its energy management program, or a timeline for addressing needs.

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2.8 Capital Funding

2.8.1 – District Capital Funding History

The District has a 2-mill levy in place under the SB-9 program and is approved to receive approximately \$850,000 annually through the end of the next school year (2013-2014). The district may hold an election in February 2015 to vote to extend this tax. The funding is used for general systems maintenance, maintenance equipment, cyclical systems replacement, and facility renewal as well as to correct various facility deficiencies such as:

- Site safety improvements
- Fire alarm systems
- Building and fire code compliance projects
- Communications systems upgrades
- Roofing replacement
- Structural repairs

In 2011, the District also received funding through its technology tax program. This funding was provided as a lump sum of approximately \$1,667,523. The technology tax is not on a regular renewal schedule. The balance available to the district as of February 2013 is approximately \$905,000.

The following table summarizes and compiles District historical funding since 2003. The data included in the table was obtained from various sources, including the District, PED, and the 2005 - 2010 District FMP.

FUNDING TYPE	YEAR	LOCAL FUNDING	STATE MATCH / GRANT	PROPOSED AMOUNT	NOTES
Proposed GO Bond	2014			TBD	
Technology tax	2011-12	\$1,667,523	\$0		Additional annual Ed Tech distributions for debt payment only.
PSCOC Award	2008 - 09	\$820,000	\$531,000		For MVHS multi-purpose building.
HB-33	2003 - 04				
	2004 - 05				
	2005 - 06				
	2006 - 07				
	2007 - 08				
	2008 - 09				
	2009 - 10				
	2010 - 11				
	2011 - 12				
	2012 - 13				
SB-9	2013 - 14				
	2003 - 04	\$584,081	\$15,919		
	2004 - 05	\$584,081	\$15,919		
	2005 - 06	\$680,443	\$15,919		
	2006 - 07	\$785,925	\$15,388		
	2007 - 08	\$794,919	\$15,783		
	2008 - 09	\$854,651	\$14,905		
	2009 - 10	\$979,955	\$12,161		
	2010 - 11	\$874,397	\$11,677		
	2011 - 12	\$894,160	\$11,137		
	2012 - 13	\$881,382	\$14,250		
	2013 - 14				

2.8.2 – District Financial Sources and Funding Available to Meet Needs

The District is considering holding a general obligation bond election in the future, possibly in February 2014. The amount of the proposed bond has not been determined at this time. However, the Steering Committee voted on amounts to recommend to the School Board. The voting resulted in a 3-way tie, with 6 votes each for \$7 million, \$8 million, and \$10 million. In addition, the District may continue to use SB-9 funding to meet maintenance, upkeep, and renewal needs. The SB-9 tax levy will be up for renewal by election in February 2015. The District does not currently receive funding through HB33 or under the Federal Impact Aid program (formerly known as PL 874/PL 815 funding).

All New Mexico public school Districts are eligible to receive PSCOC funds. Cimarron Municipal Schools competes with other Districts for these funds. Rankings for the upcoming award cycle have not been published at the time of this FMP update, but are anticipated to be the following:

- #504 Eagle Nest, wNMCI = 10.53%
- #214 Cimarron High School, wNMCI = 25.16%
- #484 Cimarron Elementary/Middle, wNMCI = 11.48%
- #371 Moreno Valley Charter High, wNMCI = 17.84%

The lower the ranking, and the higher wNMCI, the more likely a facility is to receive funding. Historically, funding assistance has been available for approximately 100 schools annually. Currently, the state match for Cimarron Municipal Schools is 10% of the of the project cost. However, in the future, the state may fund a higher percentage of the cost for projects that increase District efficiency by reducing the area of facilities to be maintained.

Financial Adviser:

The District's financial adviser is Al Clemmons at George K. Baum & Company.
Phone number: (505) 872-2320

Note: Section 3, pages 61 to 68, have been replaced with pages a to u, as part of the updates to the District's capital needs completed in November, 2013.

3.1 CAPITAL NEEDS:

In September and October 2013, Cimarron Municipal Schools reviewed and updated the District wide capital needs in the FMP. This update was in part prompted by Moreno Valley High School's desire to obtain funding through a general obligation bond to replace their portable classrooms with permanent facilities. The District felt that in order to prepare for a possible bond election, it would be prudent to fine-tune the capital needs district-wide so that all communities could benefit from the passage of a bond. In order to update the capital needs, the District held 2 Community Forums and 2 FMP Steering Committee Meetings. The work completed in the meetings is included in this update to Section 3 of the 2013 - 2018 District Wide Facility Master Plan.

Community Forum #1 in Angel Fire on September 24, 2013

At this forum, participants worked in groups of approximately 5 to 8 people to complete surveys about the top facility needs throughout the District. 19 surveys were completed at the Angel Fire forum and the results are included with the reference material at the end of this section.

Community Forum #2 in Cimarron on September 26, 2013

Similar to the previous forum in Angel Fire, participants worked in small groups to complete surveys. The surveys completed at both forums contained the same questions. 17 surveys were completed in Cimarron and the results are also included with the reference material at the end of this section.

FMP Steering Committee Meeting #1 in Eagle Nest on October 18, 2013

At this meeting, the Steering Committee reviewed the responses from the Community Forums and prioritized the needs for each facility. The committee also discussed the area coverage within the District's facilities and the estimated cost to maintain this area. The committee discussed addressing capital needs strategically now in order to ease facility re-sizing if the District opts to do so in the future.

FMP Steering Committee Meeting #2 in Cimarron on October 23, 2013

At this meeting, the Steering Committee had an information/question and answer session with the District's financial adviser. The committee also fine-tuned the list of priority capital needs, and voted on recommended bond amounts and on items that should be removed from the list of needs if necessary to align with available funding. There was a 3-way tie among the proposed amounts of \$7 million, \$8 million, and \$10 million (6 votes each). The item receiving the most votes to be removed from the list of capital needs was the installation of turf inside the existing track at Cimarron High (8 votes). The runner-up item for removal from the list was the reconfiguration of the Cimarron High band room (1 vote). There were no other votes for items to be removed from the list of District wide capital needs.



3.1 CAPITAL NEEDS: (continued)

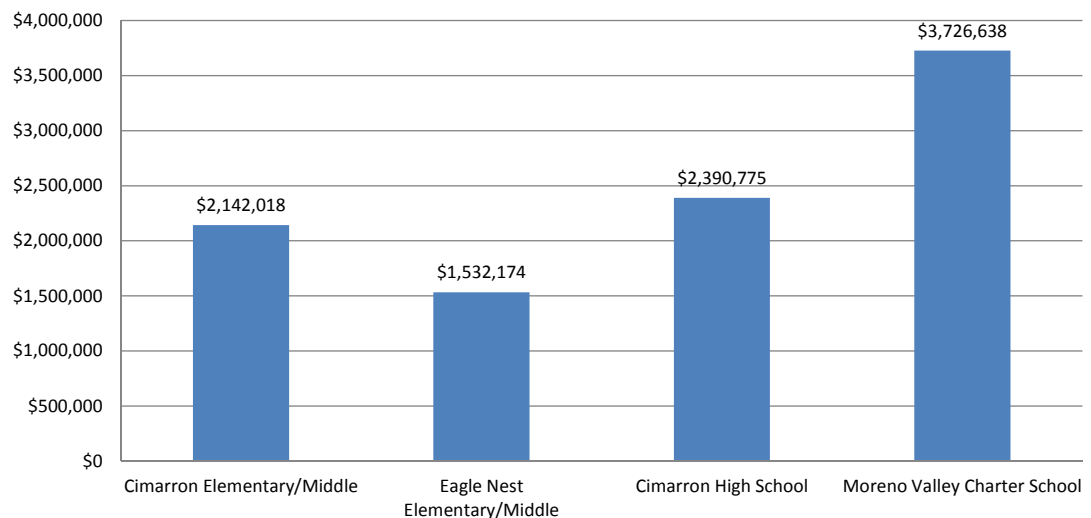
Estimated costs for District capital needs were obtained from historical figures, national and local industry data, contractors and manufacturers. Costs included in the project budgets do not include inflation factors or tax. Typically, District capital improvement plans address the following areas:

- Growth / population changes
- Renewal of existing facilities
- Technology
- Educational program requirements
- Health and safety

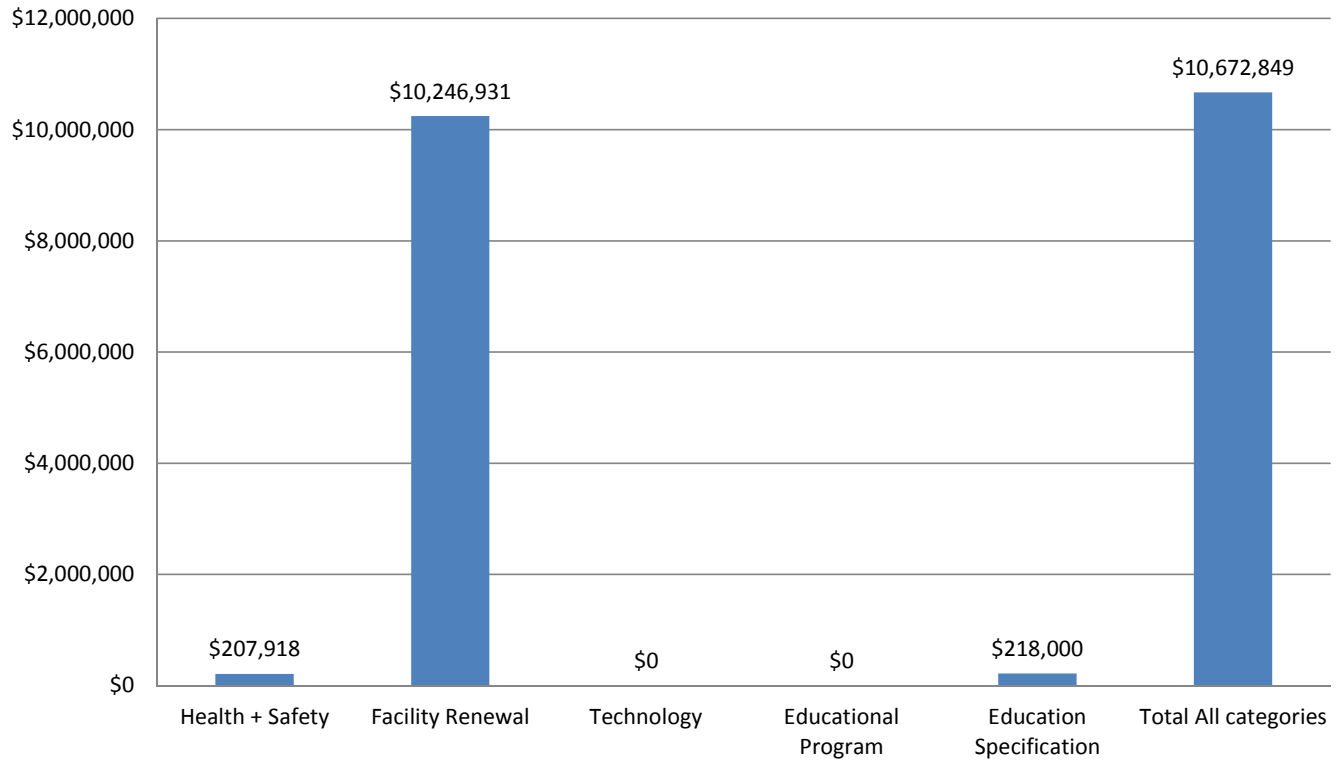
The majority of the needs identified for Cimarron Municipal Schools address changes in District enrollment and maintaining/renewing existing facilities. The following table and charts summarize the capital improvement needs for Cimarron Municipal Schools. Detailed tables of capital improvements for each school are included after section 3.3. The summary data indicates that Moreno Valley has the greatest need (\$3,726,638) for improvements, in terms of dollar amount. The primary factor affecting Moreno Valley's need is the replacement of the classroom portables with permanent building(s). Cimarron High School capital needs are estimated at \$2,390,775; Cimarron Elementary/Middle at \$2,142,018; and Eagle Nest at \$1,532,174. Overall, the greatest needs for the District are in facility renewal, due to the age of the facilities in Cimarron and Eagle Nest, and the need to replace portables at MVHS. The total need for the District is \$10,672,849 of which \$10,246,931 (approximately 96%) is for facility renewal.

School	Health + Safety	Facility Renewal	Technology	Educational Program	Education Specification	Total All categories	FAD Ranking
Cimarron Elementary/Middle	\$0	\$2,092,018	\$0	\$0	\$50,000	\$2,142,018	484
Eagle Nest Elementary/Middle	\$0	\$1,482,174	\$0	\$0	\$50,000	\$1,532,174	504
Cimarron High School	\$0	\$2,340,775	\$0	\$0	\$50,000	\$2,390,775	214
Moreno Valley Charter School	\$190,750	\$3,485,888	\$0	\$0	\$50,000	\$3,726,638	371
Subtotal	\$190,750	\$9,400,854	\$0	\$0	\$200,000	\$9,791,604	
Contingency (9%)	\$17,168	\$846,077	\$0	\$0	\$18,000	\$881,244	
Total	\$207,918	\$10,246,931	\$0	\$0	\$218,000	\$10,672,849	

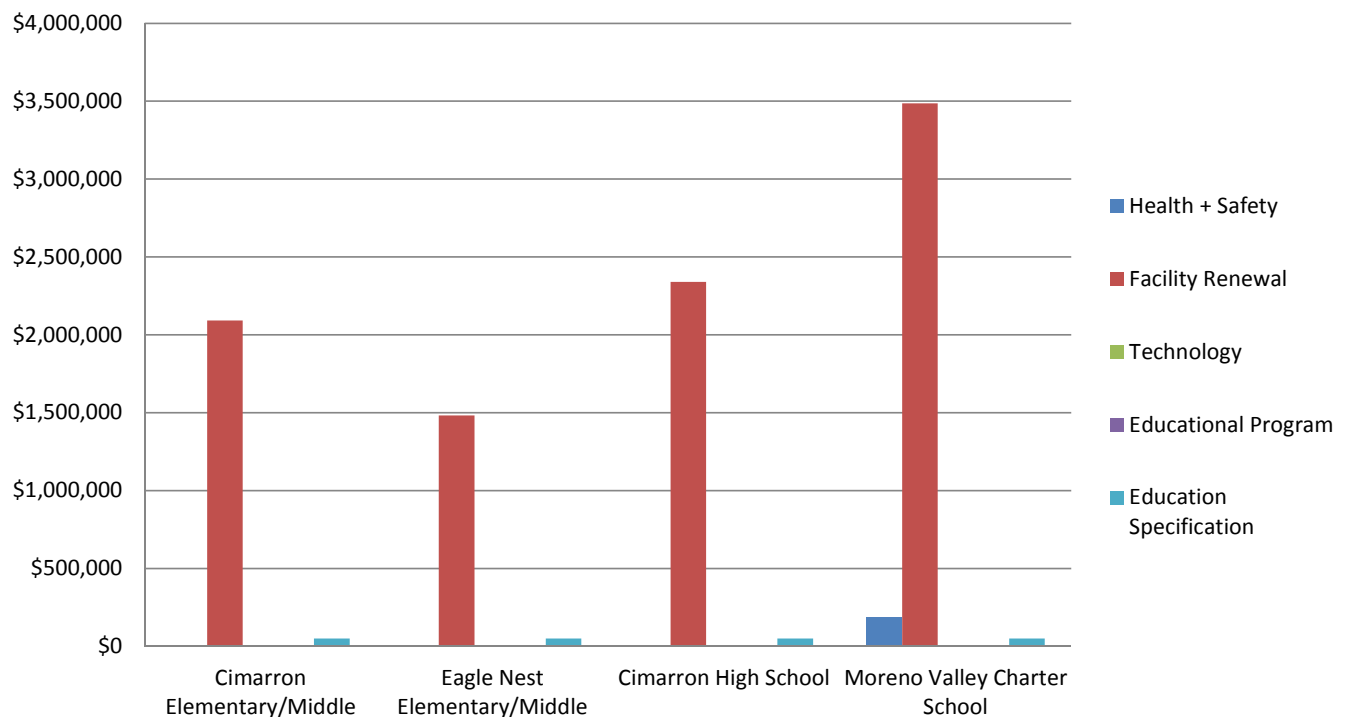
CMS Needs by School



CMS Needs by Category



CMS Needs by School and Type



3.2 PRIORITIZATION PROCESS

Capital needs were identified at Community Forums, site visits/evaluations by Design Group staff, meetings with District staff/administration, and FAD reports. The identified needs were vetted and prioritized through discussion, consensus, and voting at FMP Steering Committee Meetings. Following the Community Forums, the FMP Steering Committee was presented with the resulting list of capital needs/desires totaling approximately \$21.7 million versus the estimated cost to renovate/replace existing facilities of \$28.1 million (based on PSFA recommended areas). As a general rule of thumb, PSCOC/PSFA recommends taking the renovate/replacement strategy if the ratio of costs are 65% or greater. During the Steering Committee Meetings, the participants worked in small groups (about 4 to 5 people) to prioritize the District's capital needs. As a result, the Steering Committee reduced the amount of priority capital needs from approximately \$21.7 million to \$10.7 million. The committee also proposed to address approximately \$135 thousand in needs using SB-9 funds.

The facility capital needs tables at the end of this section provide a snapshot of the prioritization process. The crossed-out items were removed from the proposed needs by the committee at the 10.23.13 meeting. Discussion highlights are included in the comments column.

The weighted New Mexico Condition Index (wNMCI) is a tool that PSFA uses to rank facilities in order of need. The greater the wNMCI, the greater need a school has for capital improvements. Based on their wNMCI, schools are positioned by PSCOC/PSFA to receive funding assistance. The lower the school's position in line, the more likely it is to receive assistance. In typical years, about 100 schools are funded. The list for 2014-15 has not been published yet at the time of this FMP update, but it is anticipated that Cimarron High School will be positioned at 214, Moreno Valley at 371, Cimarron Elementary/Middle at 484, and Eagle Nest at 504. The state's contribution assistance share for the Cimarron District is currently 10%.



3.3 CAPITAL PLAN

The District is considering holding a general obligation bond election, possibly in February 2014. The amount of the proposed bond has not been determined yet. However, the Steering Committee voted on possible bond amounts to recommend to the School Board. The voting resulted in a 3-way tie, with 6 votes each for \$7 million, \$8 million, and \$10 million. If the District passes a bond in February, they will move forward with addressing capital needs in all 4 of the school facilities as quickly as feasible.

The District plans to continue to use SB-9 funding to help meet the maintenance, upkeep, and renewal needs. The District is on schedule to vote to renew the SB-9 tax levy in February of 2015.

The District is currently discussing re-sizing options for some of their facilities with Living Designs Group Architects in Taos. As discussed in Utilization Section 2.5, through the reduction of facility area, and thereby associated maintenance costs, the District could redirect a significant portion of funding to other areas of its educational mission. Included at the end of this section is a campus plan that the District and Living Designs Group are developing as a re-sizing strategy. This strategy, as well as other options, may be further developed in Education Specifications as the District moves forward with addressing its capital needs.



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SECTION 3: REFERENCE MATERIAL

Capital Needs:

Cimarron Elementary/Middle School

Strategy 1: Maintain existing facility

CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
All	Education Specification	LS	1	\$50,000.00	\$50,000	\$50,000	\$50,000
Facility Renewal	Site drainage improvements	ACRE	0.75	\$30,562.00	\$22,922	\$24,984	\$31,231
Facility Renewal	HVAC - Option 1: Centralized system for heating, cooling + ventilation.	SF	59926	\$34.00	\$2,037,484	\$2,220,858	\$2,776,072
Facility Renewal	HVAC - Option 2: Package units outside of classrooms for cooling + ventilation.	SF	59926	\$15.00	\$898,890	\$979,790	\$1,224,738
Facility Renewal	Exterior door/window replacement.	LS	1	\$175,000.00	\$175,000	\$190,750	\$238,438
Facility Renewal	Ceiling upgrades. Tile replacement + HVAC soffits.	SF	41116	\$4.25	\$174,743	\$190,470	\$238,087
Facility Renewal	Interior wall finishes - paint	SF	82660	\$1.05	\$86,793	\$94,604	\$118,255
Facility Renewal	Kitchen equipment	LS	1	\$200,000.00	\$200,000	\$218,000	\$272,500
Technology	Add wireless access devices	In progress					N/A
TOTAL				\$1,585,426	\$1,723,614	\$2,142,018	

Strategy 2: Renovate / Replace

SB-9 COST	ITEMS DISCUSSED AT 10.23.13 MEETING	MACC	PROJECT COST
\$0	PSFA standard, project specific, bridging document between FMP and design/construction. Can address excess area in existing facilities. Loading factors for sub-total, MACC, + project cost are not applicable.	28,566 GSF at \$225 per SF	Add 25% to MACC Plus cost of Ed Spec.
\$31,231	To be addressed as a maintenance item with SB-9 funds. Primary area of concern is at the connection between the elementary and middle school.		
\$0	The committee agreed that this HVAC Option 1 is less desirable due to cost and unnecessary updates to the existing heating system.		
\$0	The committee stated that cooling is especially a concern in the elementary school wing.		
\$0	It may be more cost effective to repair, rather than replace, the existing windows if balancing hardware can be procured. Availability of balancing hardware varies depending on window model/manufacturer and age of existing windows.		
\$0	The district may choose to establish a regular cycle for re-newing walls finishes, including paint.		
\$0	Replacement and installation of majority of equipment.	\$6,427,350	\$8,084,188
N/A			

Notes:

- MACC includes general contractor overhead/profit at 9%.
- Project cost adds approximately 25% to MACC based on historical project data.

SECTION 3: REFERENCE MATERIAL

Capital Needs:

Eagle Nest Elementary/Middle School

Strategy 1: Maintain existing facility

CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
All	Education Specification	LS	1	\$50,000.00	\$50,000	\$50,000	\$50,000
Health + Safety	Sidewalk/paving repairs (ADA/egress)	LF	400	\$25.00	\$10,000	\$10,900	\$13,625
Facility Renewal	Roofing upgrades	SF	58035	\$6.75	\$391,736	\$426,993	\$533,741
Facility Renewal	Heating only: Water builds up in propane tanks at cold temperatures and the boilers stop working.	Year	5	\$100.00	\$500	\$545	\$681
Facility Renewal	HVAC - Option 1: Centralized system for heating, cooling + ventilation.	SF	58035	\$34.00	\$1,973,190	\$2,150,777	\$2,688,471
Facility Renewal	HVAC - Option 2: Package units outside of classrooms for cooling + ventilation.	SF	58035	\$15.00	\$870,525	\$948,872	\$1,186,090
Facility Renewal	Exterior doors/window replacement	LS	1	\$175,000.00	\$175,000	\$190,750	\$238,438
Facility Renewal	Ceiling upgrades. Tile replacement + HVAC soffits.	SF	39045	\$3.75	\$146,419	\$159,596	\$199,496
Facility Renewal	Interior wall finishes - paint	SF	80480	\$1.05	\$84,504	\$92,109	\$115,137
Facility Renewal	Flooring replacement	SF	58035	\$5.00	\$290,175	\$316,291	\$395,363
Technology	Internet connection. Century Link fiber from Cimarron.	Year	5	\$100,000.00	\$500,000	\$545,000	\$681,250
TOTAL					\$1,137,834	\$1,235,739	\$1,532,174

SB-9 COST
\$0
\$13,625
\$0
TBD Pending info from Northern NM Gas Co and Miller Bonded.
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$13,625

ITEMS DISCUSSED AT 10.23.13 MEETING
PSFA standard, project specific, bridging document between FMP and design/construction. Can address excess area in existing facilities. Loading factors for sub-total, MACC, + project cost are not applicable.
To be addressed as a maintenance item with SB-9 funds.
Northern NM Gas suggests adding a heater to the tanks. They are in the process of providing a cost proposal to the district. It is anticipated that this item can be addressed through maintenance. Miller Bonded (mechanical contractor) is providing a cost to the district for circulating pumps for the boilers, to keep the water circulating even if the boilers shut down. Follow-up: In the future, the district may consider alternative mechanical service providers, as well as a detailed assessment of the existing heating system by a mechanical engineer.
The committee concurred that HVAC is not a priority at Eagle Nest at this time. (Not to be confused with improving the reliability of the propane/boiler system, which is a priority.)
It may be more cost effective to repair, rather than replace, the existing windows if balancing hardware can be procured for the windows. Availability of balancing hardware varies depending on window model/manufacture and age of existing windows.
Soffit upgrades are not required if building-wide HVAC improvements are not pursued.
The district may choose to establish a regular cycle for re-newing walls finishes, including paint.
This item was added to the list of needs by committee at the 10.23.13 meeting.
Committee deemed this item not feasible due to data infrastructure constraints by area service providers. District to revisit options annually.

Strategy 2: Renovate / Replace

MACC	PROJECT COST
34,622 GSF at \$225 per SF	Add 25% to MACC Plus cost of Ed Spec.
7,789,950	9,787,438

Notes:

- MACC includes general contractor overhead/profit at 9%.
- Project cost adds approximately 25% to MACC based on historical project data.

SECTION 3: REFERENCE MATERIAL

Capital Needs:

Cimarron High School

Strategy 1: Maintain existing facility

CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
All	Education Specification	LS	1	\$50,000.00	\$50,000	\$50,000	\$50,000
Facility Renewal	Exterior doors/window replacement	LS	+	\$175,000.00	\$175,000	\$190,750	\$238,438
Facility Renewal	Institutional equip - dishwasher	LS	1	\$20,000.00	\$20,000	\$21,800	\$27,250
Facility Renewal	Locker room renovation	SF	2000	\$375.00	\$750,000	\$817,500	\$1,021,875
Edu Program	Band room reconfiguration	SF	2090	\$200.00	\$418,000	\$455,620	\$569,525
Edu Program	Athletic field improvements. Provide turf inside existing track.	SF	100000	\$13.00	\$1,300,000	\$1,417,000	\$1,771,250
Edu Program	Update baseball field - Turf	SF	46580	\$13.00	\$605,540	\$660,039	\$825,048
Edu Program	Update baseball field Fencing + backstop	LS	+	\$25,000.00	\$25,000	\$27,250	\$34,063
TOTAL					\$1,768,000	\$1,922,620	\$2,390,775

SB-9 COST
\$0
\$18,560
\$27,250
\$33,200
\$0
\$0
\$0
\$0
\$0
\$79,010

ITEMS DISCUSSED AT 10.23.13 MEETING
PSFA standard, project specific, bridging document between FMP and design/construction. Can address excess area in existing facilities. Loading factors for sub-total, MACC, + project cost are not applicable.
The committee agreed that there are only a few problem windows in the west wing and these windows should be addressed through maintenance.
Includes installation and stand-alone booster heater.
The committee proposes that the existing plumbing fixtures be fixed/replaced through maintenance rather than renovating the locker rooms. Includes replacement of all existing fixtures and providing shower stalls in Men's locker room.
Specific location of reconfiguration to be determined as part of the Education Specification.
May require relocation of equipment currently inside the track (such as the discus). Turfing the track received the most votes to be removed from the proposed projects if necessary to align with proposed funding.
Regulation size for high school.
Regulation size for high school.

Strategy 2: Renovate / Replace

MACC	PROJECT COST
26,590 GSF at \$225 per SF	Add 25% to MACC Plus cost of Ed Spec.
\$5,982,750	\$7,528,438

Notes:

- MACC includes general contractor overhead/profit at 9%.
- Project cost adds approximately 25% to MACC based on historical project data.

SECTION 3: REFERENCE MATERIAL

Capital Needs:

Moreno Valley High School

Strategy 1: Renovate/ Replace existing portables (Note: Strategy 2 is not applicable for MVHS)

CATEGORY	DESCRIPTION	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST	SB-9 COST	ITEMS DISCUSSED AT 10.23.13 MEETING
All	Education Specification	LS	1	\$50,000.00	\$50,000	\$50,000	\$50,000	\$0	PSFA standard, project specific, bridging document between FMP and design/construction. Can address excess area in existing facilities. Loading factors for sub-total, MACC, + project cost are not applicable.
Health + safety	Pave parking/bus lane	SY	5000	\$28.00	\$140,000	\$152,600	\$190,750	\$0	
Facility Renewal	Remove portables from site	EA	6	\$4,000.00	\$24,000	\$26,160	\$32,700	\$0	
Facility renewal	New classroom buildings	SF	12278	\$225.00	\$2,762,550	\$2,762,550	\$3,453,188	\$0	Committee recommended basing area (SF) of new construction on design capacity of 90 students. This is greater than the current enrollment of 70 students and less than the Charter's cap of 120 students. Includes courtyard drainage/landscape. Sub-total loading factor is not applicable.
TOTAL					\$2,976,550	\$2,991,310	\$3,726,638	\$0	

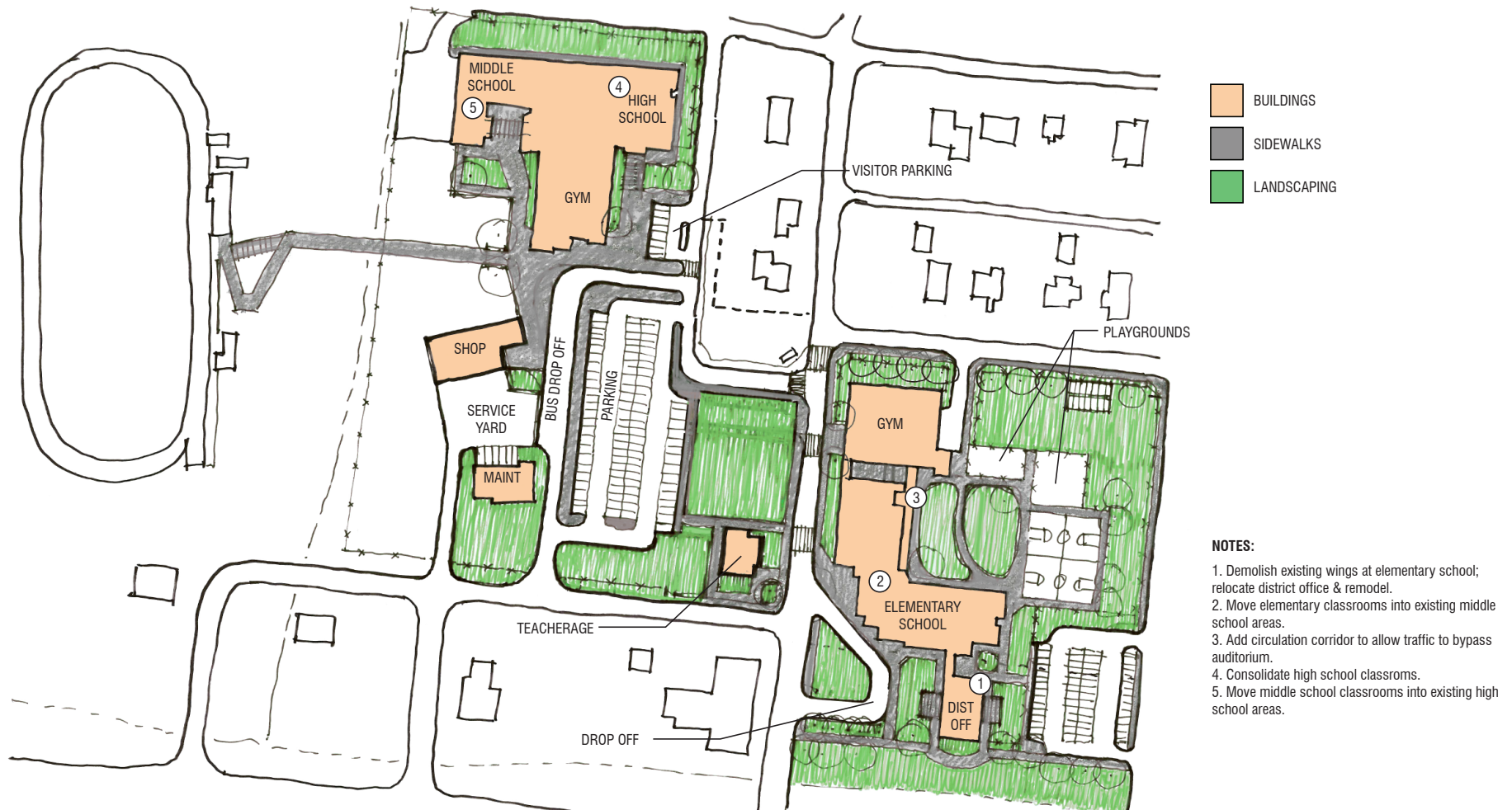
DISTRICT WIDE SUB-TOTAL	\$9,791,604	\$123,866
CONTINGENCY (9%)	\$881,244	\$11,148
DISTRICT WIDE TOTAL	\$10,672,849	\$135,013

Notes:

- MACC includes general contractor overhead/profit at 9%.
- Project cost adds approximately 25% to MACC based on historical project data.

SECTION 3: REFERENCE MATERIAL

The District is currently exploring re-sizing options for its facilities and may elect to pursue this strategy in the future through the Education Specification process. The plan below is being developed by the District in conjunction with Living Designs Group Architects.



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SECTION 3: REFERENCE MATERIAL

Proposed bond amounts were reviewed and voted on at the Steering Committee Meeting on 10.23.13. The proposed amounts ranged from \$0 to \$15 million. Participants were each given one sticker-dot to place on the amount that they would recommend pursuing in a bond election. As seen in the following pages, a 3-way tie resulted among \$7 million, \$8 million, and \$10 million, with these amounts receiving 6 votes each.

\$ 0

\$ 1,000,000

\$ 2,000,000

\$ 3,000,000

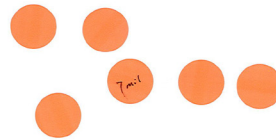
\$ 4,000,000

\$ 5,000,000

\$ 6,000,000



\$ 7,000,000



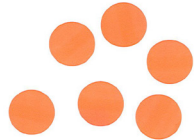
\$ 8,000,000



\$ 9,000,000



\$ 10,000,000



\$ 11,000,000

\$ 12,000,000

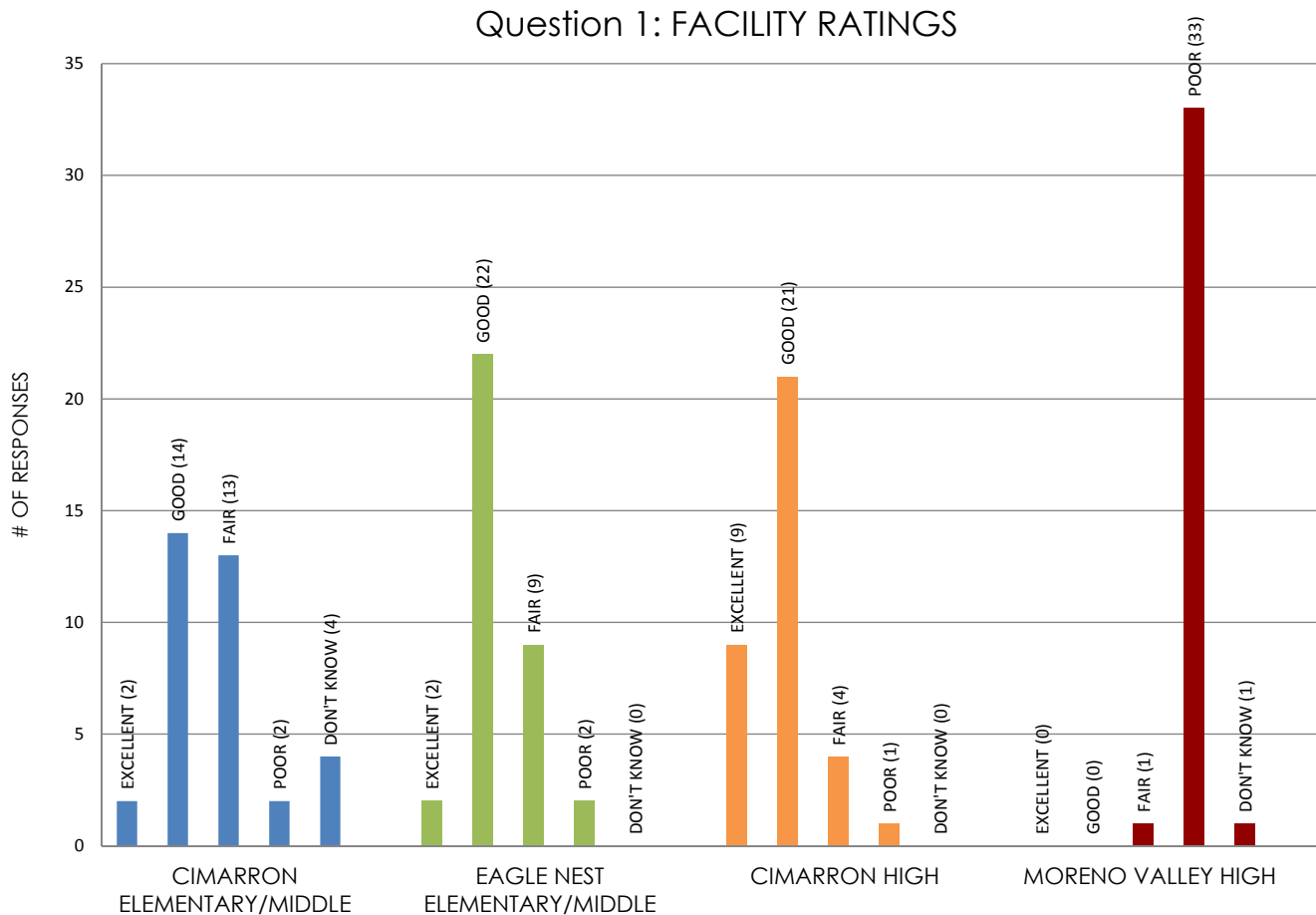
\$ 13,000,000

\$ 14,000,000

\$ 15,000,000

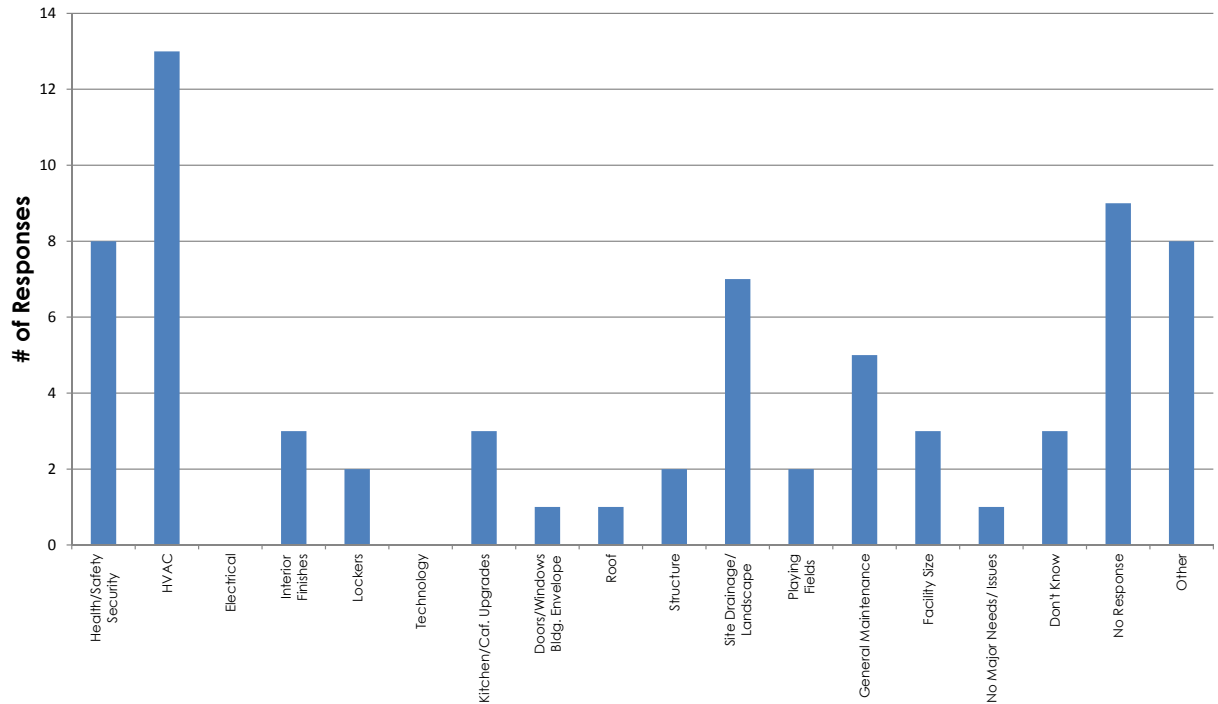
SECTION 3: REFERENCE MATERIAL

The surveys completed at the Community Forums included 3 questions. The first question was, “How would you rate the physical condition of each school building in the District?” The graph below summarizes the responses to this question.

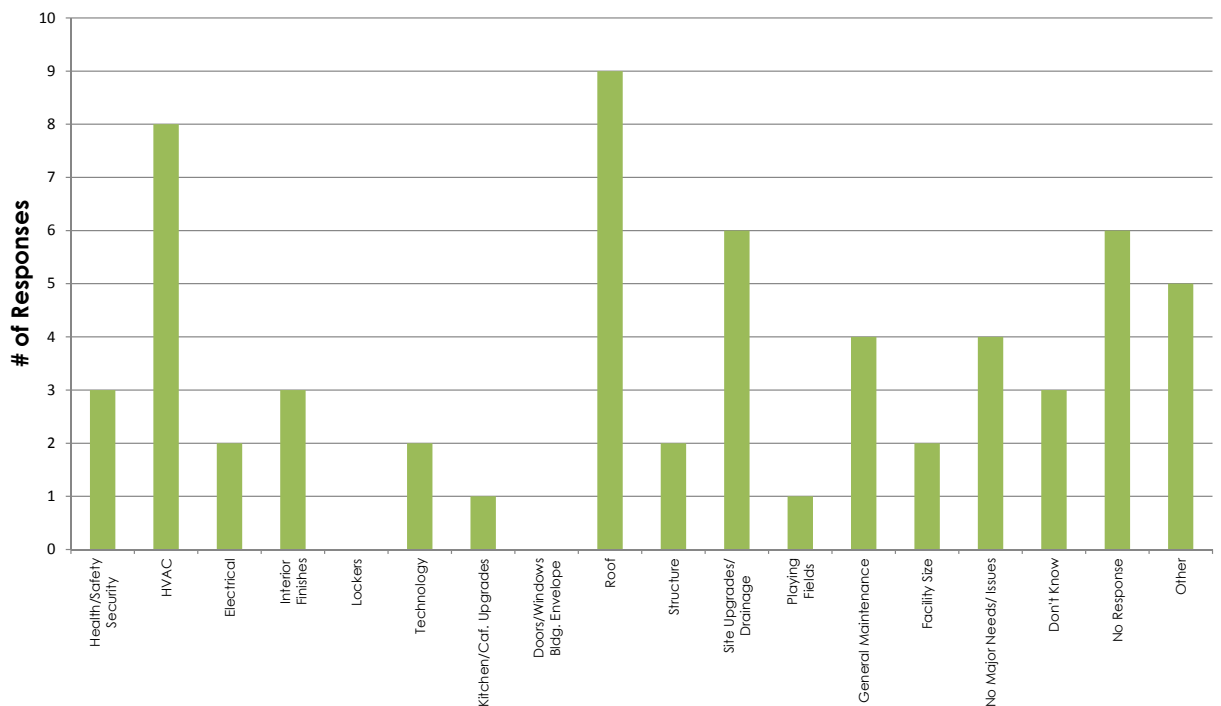


The second question was “What do you think are the major building needs at each school? Responses are summarized in the following 4 charts.

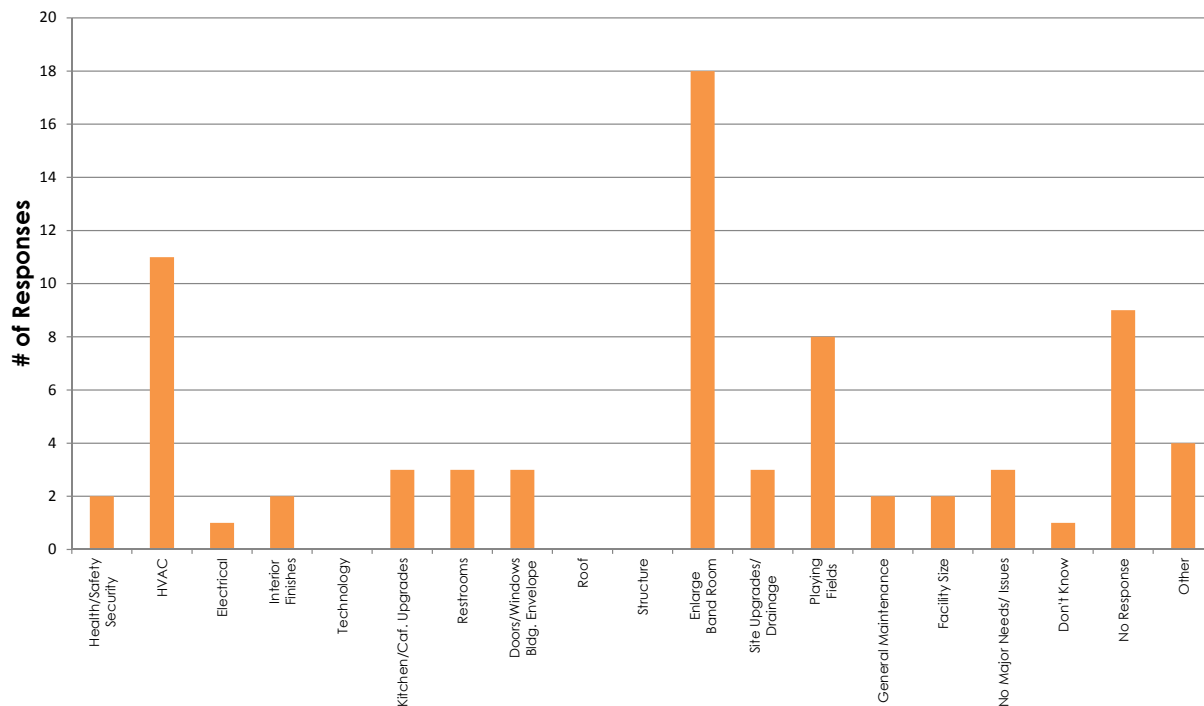
CIMARRON ELEMENTARY/MIDDLE



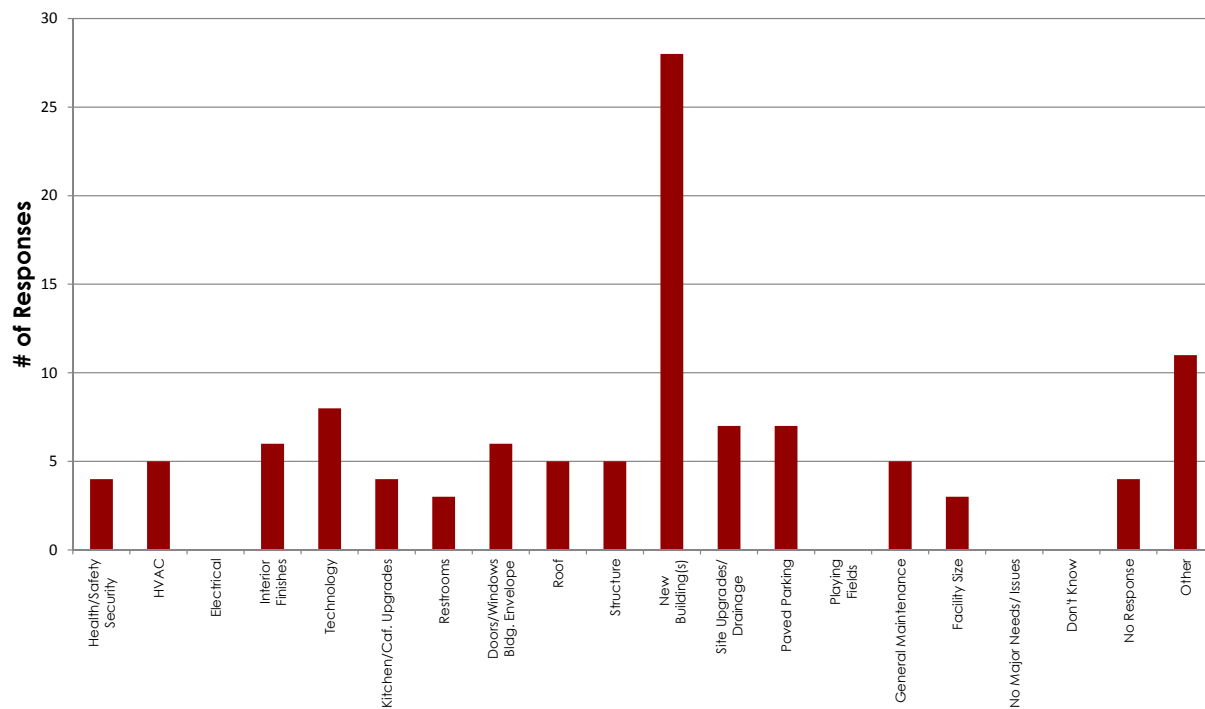
EAGLE NEST ELEMENTARY/MIDDLE



CIMARRON HIGH



MORENO VALLEY HIGH



The third and final survey question was “Of all the school building needs, which are the 3 most critical, and why? (Rank the needs with #1 being the highest priority.” Responses are compiled below.

Question 3: Top 3 Needs District Wide

Survey	Need #1	Need #2	Need #3
1	Health and safety concerns at MVHS buildings, including mold, heating, roof leaks, fire suppression, and building access (roads).	Maintenance budget for new MVHS buildings.	MVHS gym.
2	MVHS classrooms.	CHS band room expansion.	Baseball fields at CHS.
3	MVHS needs, including permanent classrooms, technology upgrades, and paved parking.	ENEMS needs, including system renewal upgrades.	CEMS needs, including safety upgrades and baseball fields.
4	MVHS classrooms.	MVHS stage area, big areas for science and PE.	MVHS library and nurse's office.
5	MVHS classrooms.	MVHS paved parking.	CMS/CHS baseball fields.
6	MVHS permanent building, including gym and library.	CEMS + ENEMS building upgrades.	CHS band room expansion.
7	MVHS classrooms.	CHS + CEMS playing fields. (Football/soccer.)	CHS band room expansion.
8	MVHS classrooms.	Technology updates (hardware and software).	MVHS music studio, bus, and bike trailer.
9	MVHS classrooms.	MVHS gym.	MVHS cafeteria.
10	MVHS classrooms.	MVHS gym.	MVHS library.
11	(No responses.)		
12	MVHS classrooms + maintenance for classrooms.	CEMS drainage improvements.	CHS band room expansion + cooling in the gym.
13	Re-purpose classrooms at CHS.	MVHS classrooms.	Re-purpose CEMS gym.
14	MVHS classrooms.	New roof at ENEMS.	(No response.)
15	MVHS classrooms.	New roof at ENEMS.	(No response.)
16	MVHS classrooms.	CHS band room expansion.	(No response.)
17	MVHS classrooms.	MVHS kitchen/food.	MVHS library.
18	MVHS classrooms.	MVHS technology (computers/internet), gym + activity area.	CHS band room expansion.
19	MVHS classrooms (including art + music).	MVHS bathrooms.	Expand extra-curricular activities at CHS.
20	MVHS classrooms.	CEMS needs, including hvac, lead paint + asbestos, and drainage.	ENEMS roof.
21	CEMS structural improvements.	MVHS classrooms.	CHS band room expansion.
22	CHS band room expansion.	MVHS classrooms.	Heating + cooling.
23	MVHS classrooms.	MVHS paved parking.	CHS band room expansion + baseball field.
24	MVHS classrooms + maintenance for classrooms.	CHS band room expansion.	CEMS + CHS lead paint.

Survey question 3 responses, continued:

Survey	Need #1	Need #2	Need #3
25	MVHS classrooms.	CEMS ventilation + lead paint.	CHS ventilation + band room expansion.
26	MVHS classrooms.	CEMS + CHS hvac, lead paint, + technology.	CHS band room expansion.
27	MVHS classrooms.	CHS band room expansion.	CEMS + CHS ventilation + electrical upgrades.
28	MVHS classrooms.	CHS band room expansion.	Utility infrastructure + general maintenance program.
29	MVHS classrooms.	CHS band room expansion.	CEMS ventilation.
30	MVHS classrooms + maintenance for classrooms.	CES renovations, including shared gym.	CHS band room expansion.
31	MVHS classrooms.	CES + ENES drainage, roofs, + playing fields.	CEMS + CHS maintenance, renovation, + re-purposing.
32	MVHS classrooms.	CHS band room expansion.	Fence around playground at CEMS.
33	MVHS classrooms.	CEMS kitchen, ventilation, + drainage.	CHS band room expansion.
34	Ventilation + heating in all schools.	MVHS classrooms.	CEMS structural improvements.
35	(No responses.)		
36	MVHS classrooms.	CHS band room expansion.	CEMS ventilation.

End of Section 3 Updates and Reference Materials.

4.1.1 Cimarron Elementary / Middle School

Address:

132 North Collison Avenue, Cimarron, NM, 87714

Enrollment: K – 5th = 69
6th – 8th Grade = 32
Total = 101

Grades Served: K – 8th

Number of Classrooms: General = 9 (Elem. = 6, Mid School = 3)
Specialty = 6 (shared)
SPED = 5 (shared)

Site Acreage: 3.3

Total Building GSF: 52,788 GSF

Number of Portables: 0

Year Built: 1965

Additions:

- 1994 (middle school)
- 1996 (middle school auditorium)
- 1998 (middle school gym)
- 2011 (new locker rooms)



Building Systems

Exterior

Foundation/slab: Concrete

Roofing: Combination of ballast over asphalt, TPO, and metal

Exterior walls: Majority of the school has a stucco finish exterior (gypsum interior). Studs may be metal or wood. The middle school gym and locker rooms are metal buildings with painted, corrugated steel exterior finish.

Windows: Some windows are fixed, with steel frames. Others are operable, (double or single-hung) with aluminum frames. The majority of windows have double glazing, but the thermal performance appears poor.

Exterior doors: Exterior doors are painted, hollow metal.

Interior

Interior walls:..... Metal stud/gypsum board

Ceilings: Majority of ceilings are 2x4 lay-in acoustic tile.

Flooring: VCT and carpet.

Interior doors:..... Majority of interior doors are stained, solid wood. Some hollow metal.

Casework: Plastic laminate.

Window coverings: Venetian blinds.

Mechanical/Electrical/Plumbing

Heating/Cooling System: Heating is supplied by natural gas-fired, forced air furnaces and boilers with hot water piped to radiators. Fresh air is supplied by operable windows and rooftop vents. Some areas of the building felt 'stuffy,' and increased fresh air intake may be recommended. The majority of the building is not cooled, but some areas including the kitchen, computer lab, and staff lounge have individual packaged air conditioning units.

Plumbing: Water is providing by the village of Cimarron. Most of the plumbing fixtures and piping are original and are not handicap accessible. At the time of completing this master plan, the District stated that they are currently pursuing accessibility upgrades for all restrooms throughout the school.

Electrical Service: Power is provided by the Springer Electric Company. The system is fed from a transformer that delivers 208/120 V, 3-phase, 4 wire power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for +/- 3 days.

Lighting:..... Illumination levels appear adequate throughout the school, and corridors have emergency lighting and exit signs. Most fixtures are 2x4 recessed fluorescent fixtures. The school has recently replaced the older T12 lamps with T8 lamps/ballasts and occupancy sensors to increase building-wide energy efficiency.

Fire Protection: The school has visible and audible annunciators, pull stations and smoke alarms. The facility does not have a building sprinkler system.

Security system: The school has security cameras that are centrally monitored.

Intercom system: The school has a two-way intercom system.

FACILITY EXECUTIVE SUMMARY REPORT:

Cimarron Elementary/Middle School is located at 132 North Collison Avenue in Cimarron, New Mexico. The school is comprised of a total of 101 students in grades K-8. The school strives to provide a caring, disciplined and strong learning environment and takes pride and ownership in holistic teaching. The building is a single story structure originally built in 1965, with additions and renovations in 1994, 1996, 1998, and 2011. The school has 6 elementary school general classrooms and 3 middle school general education classrooms. General classroom sizes meet Adequacy Standards, with the exception of the undersized Headstart classroom. In classroom storage/casework throughout the school, and particularly in the elementary school, is minimal and worn-out. The library, computer room, art, and music, and speech rooms are also smaller than minimum Adequacy Standard requirements. However, the overall facility SF exceeds the area recommended by the Planning Guide based on number of students, and building expansion is not desired by the District at this time. The elementary and middle schools share various amenities, including the cafeteria, auditorium, gymnasium, library, art, and OT/PT room. The overall building area is 52,788 GSF.

The building has a concrete slab and foundation, and metal stud walls with exterior stucco finish, and gypsum interior. The building has various roof types, including ballast over asphalt, TPO, and metal. The District currently has a contract for the maintenance of the roofs with RoofCARE. Exterior windows are a combination of fixed, hollow metal and aluminum single-hung. The majority of windows are double-glazed. Exterior doors are hollow metal. The majority of interior doors are solid core, stained wood. Some interior doors are painted hollow metal. Interior walls are metal stud with gypsum finish. Most ceilings are 2x4 lay-in acoustic tile. Flooring is VCT in high traffic areas, such as hallways, and carpet in classrooms. Most classrooms have limited amounts of worn, plastic laminate casework for storage.

Heating is supplied by 5 natural gas-fired forced air furnaces as well as 4 natural gas-fired boilers which distribute hot water through piping to radiators. Many spaces in the building feel 'stuffy' and ventilation/fresh air intake may need to be increased. Cooling in the school is limited to areas such as the kitchen, computer rooms, and staff lounge. Cooling is provided by package AC units.

Power is provided by the Springer Electric Company. The system is fed from a transformer that delivers 120/208V, 3-phase, 4 wire power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for +/- 3 days. The school has recently replaced existing 2x4 T12 florescent fixtures with T8 bulbs and occupancy sensors for energy efficiency.

Water is provided by the village of Cimarron. Most of the plumbing fixtures and piping are original and are not handicap accessible. At the time of completing this master plan, the District stated that they are currently pursuing accessibility upgrades for all restrooms throughout the school.

The school has visual and audible fire alarm annunciators, pull stations, and smoke detectors. The school does not have a building sprinkler system. The school has a 2-way intercom system and centrally monitored security cameras.

The school is located on a 3.3 acre site. The site can accommodate future building expansion, but this is not required at this time due to enrollment. The bus pick-up/drop-off area is on a side street (minimal traffic), and parent pick-up/drop-off is in the same area. Students do not have to cross traffic to access the building from drop-off areas. The school has a parking capacity of 42 spaces, including 3 handicap. There are separate kindergarten and upper level playgrounds. Some equipment could use replacement, and perimeter fencing could be improved. Main concerns regarding perimeter fencing is potential danger of wildlife, including deer, elk, and mountain lions. A tornado struck the village in 1996, and the school currently does not have a storm shelter on site or within the community to evacuate during severe weather.

The school's main entrance is on the east side of the building, and is not prominently defined for visitors unfamiliar with the school. The entrance is not secure, and visitors could access the remainder of the school without checking in at the office, although this practice is obviously discouraged. The administration area is located in a classroom space, and visual access to the school's entrance is very limited. The size of the administration area meets NMAS, but the furniture/cubicle layout is inefficient/poorly organized and could be made more welcoming. The administration area

also serves as the teacher's workroom, and dedicated professional space is recommended. The elementary side of the school contains areas that were once designated for the teacher's lounge and workroom. However, these areas have been reallocated for storage. The nurses office, also located in the elementary area of the school, lacks natural light as well as a sink, refrigerator, ice-maker, secure casework storage, and separate exhaust. The nurse's office contains a restroom, but it is not accessible due to size and fixtures.

The middle school and elementary schools are internally connected by a ramp. The ramp slope and handrails do not meet current accessibility guidelines. Grades pre-kindergarten through 4th are accommodated in the elementary wing, and grades 5th through 8th in the middle school wing. 5th grade is a stand alone class, and grades 6th, 7th, and 8th rotate throughout the day. Shared resources located in the elementary wing of the school include the library, nurse's office, speech and resource rooms. The District's Headstart program is also housed in the elementary portion of the building. The program occupies two classrooms, and one of these classrooms is used for the program's office. Shared resources on the middle school side of the building include the main office, cafeteria, auditorium, and gymnasium. There are various exterior doors throughout the building. However, the doors are secured to permit exit only.

The kitchen is undersized for a middle school per the Adequacy Standards (1,135 SF actual vs. 1,600 SF recommended). The space can only accommodate 2 to 3 staff, dry storage area is limited, and there is no designated office for the kitchen manager. The school noted that they would like to replace the motors in the walk-in refrigerator and freezer in the near future. The dining area is large and flexible, but cannot be securely separated from the remainder of the school for after-hours use. There is no dedicated storage space for tables and chairs. The cafeteria has a raised floor area that serves as a stage, but has no accessible access.

General classrooms meet SF/student requirements of the Adequacy Standards. Pre-k and kindergarten classrooms are relatively small at 875 - 945 NSF, but at 50 SF/student, between 17 and 18 students can be accommodated, and class sizes are generally small in Cimarron. Restrooms are located outside of, but close to, pre-k and kindergarten classrooms. Restrooms are shared by kindergarten through 4th grades, and fixture sizes are not age specific.

The middle school science lab is well equipped with a fume hood, tables, sinks, gas, emergency shower/eyewash, and a lockable, vented storage room. The fume hood should be updated to include a glass front door. The art room is located close to middle school classrooms, but far from the elementary school area. The room is slightly smaller than other classrooms throughout the school, and storage is scarce. The art room has one sink. Middle school students attend music classes at the high school across the street. The elementary school music room is also slightly smaller than the majority of classrooms throughout the school, and lacks sufficient storage.

Located in the elementary portion of the building, at 1,360 GSF, the school's media center is relatively small, but does meet Adequacy Standards in terms of size. Reading/classroom space is limited due to space required for stacks. The library lacks a dedicated workroom/office space per the NMAS, and storage is limited.

The school has 1 dedicated computer lab that is 610 NSF. This is below the NMAS requirement of 800 NSF minimum for a middle school. However, additional area is provided within general classrooms which have 3-4 computer stations available for student and teacher use. Also, wireless internet is available throughout the school.

Locker rooms have recently (2011) been added to the middle school gym (1996). Both are metal buildings. The gym has a high clearance, a wood sports floor, and sufficient storage. The old gym is used as an auditorium by both the elementary and middle schools. Both the gym and auditorium have bleacher seating. On inclement days, the old gym/auditorium is also used for elementary school recess.



Elementary school wing (1965 orig.)



Typical classroom interior



Typical classroom interior



Gymnasium (2011)



Cafeteria



Kitchen

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Cimarron Elementary/Middle Capital Improvement Needs 2013 - 2018

CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
Health + Safety	Sidewalk/paving repairs (ADA/egress)	SF	2000	\$5.00	\$10,000	\$10,900	\$12,500
Health + Safety	Perimeter fence improvements	LF	750	\$25.00	\$18,750	\$20,438	\$23,438
Health + Safety	Flooring repair (trip hazard)	SF	500	\$5.00	\$2,500	\$2,725	\$3,125
Facility Renewal	Site drainage improvements	ACRE	0.5	\$30,562.00	\$15,281	\$16,656	\$19,101
Facility Renewal	Stucco repair	SF	2500	\$8.00	\$20,000	\$21,800	\$25,000
Facility Renewal	Brick re-pointing/repair	LS	1	\$28,000.00	\$28,000	\$30,520	\$35,000
Facility Renewal	Roofing upgrades	SF	44083	\$6.75	\$297,560	\$324,341	\$371,950
Facility Renewal	Exterior doors/window replacement	LS	1	\$175,000.00	\$175,000	\$190,750	\$218,750
Facility Renewal	Flooring replacement	SF	52083	\$5.00	\$260,415	\$283,852	\$325,519
Facility Renewal	Ceiling tile replacement	SF	17808	\$3.50	\$62,328	\$67,938	\$77,910
Facility Renewal	Interior wall finishes - paint	SF	82660	\$1.05	\$86,793	\$94,604	\$108,491
Facility Renewal	Air/Ventilation equipment	SF	52083	\$3.00	\$156,249	\$170,311	\$195,311
Facility Renewal	Toilet rooms (elem and mid)	SF	960	\$300.00	\$288,000	\$313,920	\$360,000
Facility Renewal	Drinking fountain replacement	EA	2	\$1,500.00	\$3,000	\$3,270	\$3,750
Facility Renewal	Electrical system upgrades	SF	44083	\$5.75	\$253,477	\$276,290	\$316,847
Facility Renewal	Communication/security upgrades	SF	52083	\$1.75	\$91,145	\$99,348	\$113,932
Facility Renewal	Fire detection + alarm upgrades	SF	52083	\$1.00	\$52,083	\$56,770	\$65,104
Facility Renewal	Casework replacement (7 classrooms)	LF	105	\$325.00	\$34,125	\$37,196	\$42,656
Technology	System renewal/upgrades	SF	52083	\$2.35	\$122,395	\$133,411	\$152,994
Technology	Software upgrades	EA	20	\$60.00	\$1,200	\$1,308	\$1,500
Edu Program	Whiteboard/tackboard replacement	EA	7	\$300.00	\$2,100	\$2,289	\$2,625
TOTAL					\$1,980,402	\$2,158,638	\$2,475,502

IDENTIFIED BY	PLAN YEAR	FUNDING SOURCE
DG	Funding source(s) and year planned not provided by district at this time.	
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
CMS/DG		
CMS		
DG		

Notes:

- MACC includes general contractor administrative fees and overhead/profit at 9%.
- Project cost includes design professional fees at 9% and contingency at 7%.

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CIMARRON ELEMENTARY AND MIDDLE SCHOOL UTILIZATION

		1	2				3																					4	5	6	7	8																				
Rm #	C/rm NSF	Max # of St./ Sq Ft	PED MAX PTR / C/m	MAX CAP	FUNC CAP	A. S. Y /N	PERIOD 1					PERIOD 2					PERIOD 3					PERIOD 4					PERIOD 5					PERIOD 6					PERIOD 7					PERIOD 8					Tot. St.	PED Max. PTR /Day	Tot. % Rm Occ. / Day	Occ # of Pd.'s / Day	% Pd. / Day	
							Time: 8:15 - 9:45					Time: 9:05 - 9:52					Time: 9:57 - 10:52					Time: 10:55 - 11:42					Time: 12:25 - 1:15					Time: 1:20 - 2:10					Time: 2:15 - 3:05					Time: 3:10 - 3:55										
							# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject											
222	990	19	20	19	19	Y	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	79%	PK	Leal	Pre-K	15	15	79%	8	100%						
223	875	17	20	17	0	Y	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	0%	PK	Headstart	Office	0	15	0%	0	0%						
206	945	18	20	18	18	Y	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	67%	K	Knox	Elem	12	15	67%	8	100%						
214	960	30	22	22	22	Y	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	36%	1	Martinez	Elem	8	22	36%	8	100%						
207	950	29	22	22	22	Y	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	59%	2	Carr	Elem	13	22	59%	8	100%						
210	945	29	22	22	22	Y	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	55%	3	Vigil	Elem	12	22	55%	8	100%						
211	980	30	24	24	24	Y	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	67%	4	Martinez	Elem	16	24	67%	8	100%						
278	975	30	24	24	24	Y	8	33%	5	May	Mid	8	33%	5	May	Mid	8	33%	5	May	Mid	8	33%	5	May	Mid	8	33%	5	May	Mid	8	33%	5	May	Mid	8	33%	5	May	Mid	8	24	33%	8	100%						
215	950	15	16	15	0	Y	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	0%	K-4	Searer	SPED	0	22	0%	0	0%						
220	835	15	16	15	0	Y	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	0%	K-4	McPeek	Resourc	0	22	0%	0	0%						
226	875	27	22	22	0	Y	6	27%	8	Towry	Band	0	0%	K-8	Vigil	Music	0	0%	K-8	Vigil	Music	0	0%	K-8	Vigil	Music	0	0%	K-8	Vigil	Music	0	0%	K-8	Vigil	Music	0	0%	K-8	Vigil	Music	0	160	4%	0	0%						
202	610	19	22	19	0	Y	0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	0%	K-8	Computer Lab		0	160	0%	0	0%						
236	980	35	24	24	24	Y	13	54%	6	Jackson	SS	0	0%	N/A	Jackson	Prep	13	54%	6	Jackson	LA	13	54%	7	Jackson	SS	13	54%	7	Jackson	LA	6	25%	8	Jackson	LA	0	0%	5	Jackson	Enrich	64	135	38%	6	75%						
237	920	32	24	24	24	Y	11	46%	7	Morton	Enrich	6	25%	8	Morton	Math	13	54%	7	Morton	Math	13	54%	6	Morton	Science	13	54%	6	Morton	Math	6	25%	8	Morton	Science	13	54%	7	Morton	Science	0	0%	N/A	Morton	Prep	75	160	38%	7	88%	
252	825	25	22	22	0	Y	2	9%	7	Hawkes	Art	0	0%	N/A	Hawkes	Prep	0	0%	K-8	Hawkes	Art	6	27%	8	Hawkes	Art	13	59%	6	Hawkes	Art	0	0%	K-8	Hawkes	Art	0	0%	K-8	Hawkes	Art	0	0%	K-8	Hawkes	Art	21	160	14%	3	38%	
253	740	15	16	15	0	Y	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	0%	K-8	Wilson	OT/PT	0	112	0%	0	0%						
262	505	15	16	15	0	Y	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	0%	K-8	Lifeskills	CR	0	112	0%	0	0%						
264	5,635	176	22	22	22	Y	0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	160	0%	0	0%						
273	865	30	24	24	0	Y	0	0%	6-8	Science Lab		13	54%	6	Ledoux	Health	0	0%	6-8	Science Lab		0	0%	6-8	Science Lab		13	54%	7	Ledoux	Health	0	0%	6-8	Science Lab		0	0%	6-8	Science Lab		0	0%	6-8	Science Lab		26	160	15%	2	25%	
275	860	30	16	16	0	Y	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	0%	6-8	Searer	SPED	0	112	0%	0	0%	
279	990	35	24	24	24	Y	0	0%	6-8	Foust	Prep	13	54%	7	Foust	Spanish	6	25%	8	Foust	Spanish	0	0%	6-8	Testing CR		0	0%	6-8	Testing CR		0	0%	6-8	Testing CR		13	54%	6	Foust	Spanish	0	0%	6-8	Testing CR		32	112	19%	3	38%	
		23,210	671	438	425	245		116	25%				116	25%					116	23%							116	25%							116	25%						84	19%					308	1,746	25%	77	29%

(including 5 high school students)

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2) PED Max PTR/Clm = PED's maximum pupil / teacher ratio per class period.
- 3) % Rm Occ. = The number of students column divided by either the PED Max./PTR/Clm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day.
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed.
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average)
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom)
- 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day)
- 9) Minimum area for middle school computer room is 800 NSF per NMAS.
- 10) Art and music rooms shall not be smaller than average classroom per NMAS.
- 11) Special education spaces shall not be smaller than 450 NSF per NMAS.
- 12) Period 8 is physical activity time for all students in grades 6 thru 8.

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF TEACHING SPACES
Pre-K	15	2		
Kinder	12	2		
1st Grade	8	2		
2nd Grade	13	2		
3rd Grade	12	2		
4th Grade	16	2		
5th Grade	8	2		
6th Grade	13	2		
7th Grade	13	2		
8th Grade	6	1		
TOTALS	116	19	16	20

Number of Lunch Turns Per Day	2
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Notes:
 * 6 of the 16 teachers are shared throughout the Cimarron District.
 ** 6 of the 20 teaching spaces are shared between the elementary and middle schools.

CIMARRON SCHOOLS
CAMPUS SITE PLAN

1" = 140'-0"

LEGEND #	
1	Elementary school
2	Middle School
3	Auditorium
4	Gymnasium
5	Lower grades playground
6	Upper grades playground
7	Basketball courts
8	High school
9	High school gymnasium
10	Track + playing fields
11	District office
12	Vocational/shop building
13	Maintenance shop
14	Bus drop-off/pick-up
15	Vehicular parking



CIMARRON
ELEMENTARY/MIDDLE
CAMPUS SITE PLAN

1" = 70'-0"



LEGEND	#
1	Elementary school
2	Middle School
3	Auditorium
4	Gymnasium
5	Lower grades playground
6	Upper grades playground
7	Basketball courts
8	District office
9	Bus drop-off/pick-up
10	Vehicular parking



CIMARRON
ELEMENTARY/MIDDLE
SCHOOL FLOOR PLAN



LEGEND

- Pre-K/Kindergarten Classroom
- 1st - 4th Grade Classroom
- 5th - 8th Grade Classroom
- Specialty Classroom
(Music, Art, Science, Computer Lab, SPED)
- Multi-Purpose
(Cafeteria, Library, Media room)

4.1.2 EAGLE NEST ELEMENTARY/MIDDLE SCHOOL

Address:

225 Lake Street, Eagle Nest, NM 87718

Enrollment:

K – 5th = 108
6th – 8th Grade = 51
Total = 159

Grades Served:

K – 8th

Number of Classrooms:

General = 11 (Elem. = 7, Mid School = 4)
Specialty = 8 (shared)
SPED = 3 (shared)

Site Acreage:

2.5

Total Building GSF:

57,715

Number of Portables:

0

Year Built:

1984

Additions:

1996 (middle school gymnasium)
2001 (elementary school classroom additions)
2011 (new locker rooms)



Building Systems

Exterior

Foundation/slab: Concrete

Roofing: Combination of ballast over asphalt, TPO, and metal

Exterior walls: Majority of the school has a stucco finish exterior (gypsum interior). Studs may be metal or wood. The middle school gym and locker rooms are metal buildings with painted, corrugated steel exterior finish.

Windows: Some windows are fixed, with steel frames. Others are operable, (double or single-hung) with aluminum frames. The majority of windows have double glazing, but the thermal value appears poor.

Exterior doors: Exterior doors are painted, hollow metal.

Interior

Interior walls:..... Metal stud/gypsum board

Ceilings: Majority of ceilings are 2x4 lay-in acoustic tile.

Flooring: VCT and carpet. The District has plans to replace carpet.

Interior doors:..... Majority of interior doors are stained, solid wood. Some hollow metal.

Casework:..... Plastic laminate, original.

Window coverings: Venetian blinds, original.

Mechanical/Electrical/Plumbing

Heating/Cooling System: Heating is supplied by propane-fired, forced air furnaces as well as propane-fired boilers with hot water piped to radiators. Fresh air is supplied by operable windows and rooftop vents. Some areas of the building felt 'stuffy,' and increased fresh air intake may be recommended. The majority of the building is not cooled, but some areas including the kitchen, computer lab, and staff lounge have individual packaged air conditioning units.

Plumbing: Water is providing by the village of Eagle Nest. Most of the plumbing fixtures and piping are original and are not handicap accessible. Exceptions include the middle school locker rooms as well as the student restrooms located near the entrance to the school.

Electrical Service:..... Power is provided by the Kit Carson Electric Company. The system is fed from a transformer that delivers 120/208V, 3-phase, 4 wire power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for +/- 3 days.

Lighting:..... Illumination levels appear adequate throughout the school, and corridors have emergency lighting and exit signs.

Fire Protection: The school has visible and audible annunciators, pull stations and smoke alarms. The facility does not have a building sprinkler system.

Security system:..... The school does not have a security system.

Intercom system: The school has a two-way intercom system.

FACILITY EXECUTIVE SUMMARY REPORT:

Eagle Nest Elementary/Middle School is located at 225 Lake Street in Eagle Nest, New Mexico. The school is comprised of a total of 159 students in grades K-8 for the 2011-12 school year. The school strives to provide each student with the opportunity to learn compassion, responsibility and respect. The building is a single story structure originally built in 1984, with additions and renovations in 1996, 2001, and 2011. The school has 7 elementary school general classrooms and 4 middle school general education classrooms. General classroom sizes meet Adequacy Standards, as do specialty classrooms, with the exception of the undersized OP/PT rooms. The elementary and middle schools share various spaces, including the cafeteria, auditorium, gymnasium, library, art, and music rooms. The overall building GSF is 57,715.

The building has a concrete slab and foundation, and metal stud walls with exterior stucco finish, and gypsum interior. The building has a various roof types, including ballast over asphalt, TPO, and metal. The District currently has a contract for the maintenance of the roofs with RoofCARE. Exterior windows are a combination of fixed, hollow metal and aluminum single-hung. The majority of windows are double-glazed. Exterior doors are hollow metal. Interior doors are a combination of hollow metal and solid core wood. Interior walls are metal stud with gypsum finish. Most ceilings are 2x4 lay-in acoustic tile. Flooring is VCT in high traffic areas, such as hallways, and carpet in classrooms. Most classrooms have limited amounts of worn, plastic laminate casework for storage.

Heating is supplied by propane-fired forced air furnaces as well as 3 propane-fired boilers which distribute hot water through piping to radiators. Cooling in the school is limited to areas such as the kitchen, computer rooms, and staff lounge. Cooling is provided by package AC units.

Power is provided by the Kit Carson Electric Company. The system is fed from a transformer that delivers 120/208V, 3-phase, 4 wire power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for +/- 3 days. During site observations on May 3, 2012, the school was preparing to replace existing 2x4 florescent fixtures with more efficient 2x4 fixtures incorporating T8 bulbs and occupancy sensors.

Water is provided by the Village of Eagle Nest. There are some accessible restrooms, such as the new locker rooms and the student restrooms near the school entrance. However, the majority of restrooms are not accessible, and fixtures and piping are original. Restrooms located in kindergarten rooms are particularly small, and the fixtures are not age-specific.

The school has visual and audible fire alarm annunciators, pull stations, and smoke detectors. The school does not have a building sprinkler system. The school has a 2-way intercom system, but no security system.

The school is located on a 2.5 acre site. The site can accommodate future building expansion, but this is not required at this time due to enrollment. The bus pick-up/drop-off area is at the rear of the school, and parent pick-up/drop-off is at the front of the school. There are separate kindergarten and upper level playgrounds. Some equipment could use replacement, and perimeter fencing could be improved.

The entrance to the school has been recently (2011) renovated to provide a secure entry and administrative area. Visitors must check into the secure area before gaining access to the remainder of the school. Circulation between the elementary and middle schools requires going through either the cafeteria or auditorium. This is somewhat confusing and counter intuitive. The music room, OT/PT rooms, and kindergarten classroom are accessed from an intervening room (the auditorium). Because there is an exit in door that leads directly outside from the auditorium, this does not appear to be an egress issue. In fact, the school has multiple exterior doors from various rooms and these doors are secure for exit only. Grades Kindergarten through 4th are accommodated in the elementary wing, and grades 5th through 8th in the middle school wing. 5th grade is a stand alone class, and grades 6th, 7th, and 8th rotate throughout the day.

While the newly renovated administrative area is secure and adequately sized, the nurse's office does not meet Adequacy Standards. It is very small, and has only 1 cot. There is no sink, refrigerator, ice-maker, secure casework storage, or separate exhaust system in the nurse's office.

The teacher's workroom is located in the old administrative area, in the elementary side of the school. The room is small (165 GSF) but just meets the Adequacy Standards' minimal size requirements. (1 NSF per student or 150 NSF minimum.) The small workroom could be made more useful with efficient casework storage and layout space. There is no dedicated teacher's lounge; there is an area that is used as a lounge when not in use by the SPED program. There are 2 OT/PT rooms; both are too small to meet minimal Adequacy Standards. (135 SF and 260 SF actual vs. 450 SF recommended)

The kitchen is undersized for a middle school per the Adequacy Standards (1,145 SF actual vs. 1,600 SF recommended). The space can only accommodate 2 to 3 staff, dry storage area is limited, and there is no designated office for the kitchen manager. The school noted that they would like to replace the motors in the walk-in refrigerator and freezer in the near future. The dining area is large (1,345 SF) and flexible, but cannot be securely separated from the remainder of the school for after-hours use. There is no dedicated storage space for tables and chairs.

General classrooms meet SF/student requirements of the Adequacy Standards. Kindergarten classrooms are relatively small at 750 NSF, but at 50 SF/student, up to 15 students can be accommodated, and class sizes are generally small at Eagle Nest. Restrooms are located between kindergarten classrooms. These restrooms are much too small to meet accessibility guidelines, and the fixtures are not sized for kindergarten students.

The middle school science lab is well equipped with a fume hood, tables, sinks, gas, emergency shower/eyewash, and a lockable, vented storage room. The fume hood should be updated to include a glass front door. The music and art rooms are sufficiently sized per the Adequacy Standards. Both rooms have limited storage and would benefit from casework renewal. The art room has 1 sink.

At 1,740 GSF, the school's media center is relatively small, but does meet Adequacy Standards in terms of size (1,000 NSF minimum recommended). The circulation desk is poorly located to provide visual control of the entire library, and reading/classroom space is limited due to space required for stacks.

The school has 3 dedicated computer labs, for a combined area of approximately 1,200 GSF. A small computer lab is located adjacent to the library, and the 2 additional labs are located in the middle school classroom wing. Wireless internet is available throughout the school, and general classrooms also have a few computer stations available for student and teacher use.

Locker rooms have recently (2011) been added to the middle school gym (2001). Both are metal buildings. The new gym has a high clearance, a wood sports floor, and sufficient storage. The old gym is used as an auditorium by both the elementary and middle schools. Both the gym and auditorium have bleacher seating. On inclement days, the old gym is also used for elementary school recess.

Unique educational programs at the school include an equestrian program. The program, which is funded entirely by donations, houses 4 abandoned horses on the school site and teaches students how to care for horses and provides character building opportunities.



Main entrance



Kinder playground



Student commons



Science classroom



Typical classroom interior



Typical handicap restroom stall

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CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
Health + Safety	Sidewalk/paving repairs (ADA/egress)	SF	2000	\$5.00	\$10,000	\$10,900	\$12,500
Health + Safety	Perimeter fence improvements	LF	750	\$25.00	\$18,750	\$20,438	\$23,438
Health + Safety	Flooring repair (trip hazard)	SF	500	\$5.00	\$2,500	\$2,725	\$3,125
Facility Renewal	Site drainage improvements	ACRE	0.5	\$30,562.00	\$15,281	\$16,656	\$19,101
Facility Renewal	Stucco repair	SF	2500	\$8.00	\$20,000	\$21,800	\$25,000
Facility Renewal	Roofing upgrades	SF	13175	\$6.75	\$88,931	\$96,935	\$111,164
Facility Renewal	Exterior doors/window replacement	LS	1	\$175,000.00	\$175,000	\$190,750	\$218,750
Facility Renewal	Flooring replacement	SF	54950	\$5.00	\$274,750	\$299,478	\$343,438
Facility Renewal	Ceiling tile replacement	SF	41775	\$3.50	\$146,213	\$159,372	\$182,766
Facility Renewal	Interior wall finishes - paint	SF	80480	\$1.05	\$84,504	\$92,109	\$105,630
Facility Renewal	Air/Ventilation equipment	SF	13175	\$3.00	\$39,525	\$43,082	\$49,406
Facility Renewal	Toilet rooms (kinder, mid, staff)	SF	940	\$300.00	\$282,000	\$307,380	\$352,500
Facility Renewal	Drinking fountain replacement	EA	2	\$1,500.00	\$3,000	\$3,270	\$3,750
Facility Renewal	Electrical system upgrades	SF	54950	\$5.75	\$315,963	\$344,399	\$394,953
Facility Renewal	Communication/security upgrades	SF	54950	\$1.75	\$96,163	\$104,817	\$120,203
Facility Renewal	Fire detection + alarm upgrades	SF	13175	\$1.00	\$13,175	\$14,361	\$16,469
Facility Renewal	Casework replacement (13 classrooms)	LF	195	\$325.00	\$63,375	\$69,079	\$79,219
Technology	System renewal/upgrades	SF	57010	\$2.35	\$133,974	\$146,031	\$167,467
Technology	Software upgrades	EA	20	\$60.00	\$1,200	\$1,308	\$1,500
Edu Program	Whiteboard/tackboard replacement	EA	13	\$300.00	\$3,900	\$4,251	\$4,875
TOTAL					\$1,788,202	\$1,949,140	\$2,235,253

IDENTIFIED BY	PLAN YEAR	FUNDING SOURCE
DG	Funding source(s) and year planned not provided by district at this time.	
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
DG		
CMS/DG		
CMS		
DG		

- MACC includes general contractor administrative fees and overhead/profit at 9%.
- Project cost includes design professional fees at 9% and contingency at 7%.

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EAGLE NEST ELEMENTARY AND MIDDLE SCHOOL UTILIZATION

	1	2					3																					4	5	6	7	8																			
Rm #	CIRM NSF	Max # of St./ Sq Ft	PED MAX PTR / CIm	MAX CAP	FUNC CAP	A.S. Y/N	PERIOD 1					PERIOD 2					PERIOD 3					PERIOD 4					PERIOD 5					PERIOD 6					PERIOD 7					PERIOD 8*					Tot. St.	PED Max. PTR /Day	Tot. % Rm Occ. / Day	Occ # of Pd.'s / Day	% Pd. / Day
							Time: 8:05 - 8:50					Time: 8:55 - 9:40					Time: 9:45 - 10:30					Time: 10:35 - 11:20					Time: 11:25 - 12:05					Time: 1:25 - 2:10					Time: 2:15 - 3:00					Time: 3:05 - 3:50									
							# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject										
420	775	15	20	15	15	Y	8	53%	K	Jassman	Elem	8	53%	K	Jassman	Elem	8	53%	K	Jassman	Elem	8	53%	K	Jassman	Elem	8	53%	K	Jassman	Elem	8	53%	K	Jassman	Elem	8	15	53%	8	100%										
421	750	15	20	15	15	Y	0	0%		CR not used.		0	0%		CR not used.		0	0%		CR not used.		0	0%		CR not used.		0	0%		CR not used.		0	0%		CR not used.		0	15	0%	0	0%										
422	805	16	20	16	16	Y	12	75%	K-1	Stewart	Elem	12	75%	K-1	Stewart	Elem	12	75%	K-1	Stewart	Elem	12	75%	K-1	Stewart	Elem	12	75%	K-1	Stewart	Elem	12	75%	K-1	Stewart	Elem	12	22	75%	8	100%										
419	745	23	22	22	22	Y	15	68%	1	Baker	Elem	15	68%	1	Baker	Elem	15	68%	1	Baker	Elem	15	68%	1	Baker	Elem	15	68%	1	Baker	Elem	15	68%	1	Baker	Elem	15	22	68%	8	100%										
408	840	26	22	22	22	Y	20	91%	2	Orthman	Elem	20	91%	2	Orthman	Elem	20	91%	2	Orthman	Elem	20	91%	2	Orthman	Elem	20	91%	2	Orthman	Elem	20	91%	2	Orthman	Elem	20	22	91%	8	100%										
409	805	25	22	22	22	Y	19	86%	2-4	Pittman	Elem	19	86%	2-4	Pittman	Elem	19	86%	2-4	Pittman	Elem	19	86%	2-4	Pittman	Elem	19	86%	2-4	Pittman	Elem	19	86%	2-4	Pittman	Elem	19	22	86%	8	100%										
410	1,030	32	22	22	22	Y	15	68%	3-4	Martinez	Elem	15	68%	3-4	Martinez	Elem	15	68%	3-4	Martinez	Elem	15	68%	3-4	Martinez	Elem	15	68%	3-4	Martinez	Elem	15	68%	3-4	Martinez	Elem	15	22	68%	8	100%										
463	1,010	31	24	24	24	Y	19	79%	5	Ammerm	Mid	19	79%	5	Ammerm	Mid	19	79%	5	Ammerm	Mid	19	79%	5	Ammerm	Mid	19	79%	5	Ammerm	Mid	19	79%	5	Ammerm	Mid	19	24	79%	8	100%										
418	1,030	32	22	22	22	Y	0	0%		Exercise CR		0	0%		Exercise CR		0	0%		Exercise CR		0	0%		Exercise CR		0	0%		Exercise CR		0	0%		Exercise CR		0	22	0%	0	0%										
423	715	22	22	22	0	N	0	0%	K-8	Hawkes	Art	0	0%	K-8	Hawkes	Art	0	0%	K-8	Hawkes	Art	0	0%	K-8	Hawkes	Art	16	73%	8	Hawkes	Art	0	0%	K-8	Hawkes	Art	16	160	10%	1	13%										
434	5,815	181	22	22	22	Y	0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	0%	K-8	Auditorium		0	160	0%	0	0%										
436	780	24	22	22	0	Y	0	0%	K-8	Towry	Band	0	0%	K-8	Towry	Band	0	0%	K-8	Towry	Band	0	0%	K-8	Towry	Band	12	55%	K-8	Towry	Band	14	64%	7	Towry	Band	0	0%	K-8	Towry	Band	26	160	17%	2	25%					
442	500	15	16	15	0	Y	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	0%	K-8	(none)	Lifeskills	0	112	0%	0	0%					
443	575	17	22	17	0	Y	0	0%		Elem Computer Lab		0	0%		Elem Computer Lab		0	0%		Elem Computer Lab		0	0%		Elem Computer Lab		0	0%		Elem Computer Lab		0	0%		Elem Computer Lab		0	22	0%	4	50%										
452	1,235	44	16	16	0	Y	0	0%	6-8	Springfie	SPED	0	0%	6-8	Springfie	SPED	0	0%	6-8	Springfie	SPED	0	0%	6-8	Springfie	SPED	0	0%	6-8	Springfie	SPED	0	0%	6-8	Springfie	SPED	0	112	0%	4	50%										
453	695	24	16	16	0	Y	0	0%	6-8	Bemis	SPED	0	0%	6-8	Bemis	SPED	0	0%	6-8	Bemis	SPED	0	0%	6-8	Bemis	SPED	0	0%	6-8	Bemis	SPED	0	0%	6-8	Bemis	SPED	0	112	0%	4	50%										
454	454	16	24	16	16	Y	0	0%		Mid Computer Lab		0	0%		Mid Computer Lab		0	0%		Mid Computer Lab		0	0%		Mid Computer Lab		0	0%		Mid Computer Lab		9	56%	8	Lopez	Library	0	0%		Mid Computer Lab		9	160	8%	4	50%					
448	960	34	24	24	0	Y	0	0%	6-8	Science Lab		9	38%	8	Thatcher	Math	16	67%	8	Thatcher	Science	0	0%	6-8	Science Lab		12	50%	6	Thatcher	Science	9	38%	8	Thatcher	Science	0	0%	6-8	Science Lab		46	160	27%	4	50%					
449	895	31	24	24	24	Y	16	67%	8	Bouillion	Math	16	67%	8	Bouillion	Math	14	58%	7	Bouillion	Science	12	50%	6	Bouillion	Math	14	58%	7	Bouillion	Math	0	0%		CR not used.		0	0%		CR not used.		72	160	43%	6	75%					
451	910	32	24	24	24	Y	14	58%	7	Hill	Math	14	58%	7	Ullrich	Literatur	12	50%	6	Hill	SS	14	58%	7	Hill	SS	9	38%	8	Hill	SS	16	67%	8	Hill	SS	0	0%		CR not used.		79	160	47%	6	75%					
464	830	29	24	24	24	Y	21	88%	6-8	Martin	Math	12	50%	6	Martin	LA	9	38%	8	Martin	Literatur	25	104%	8	Martin	LA	16	67%	8	Martin	LA	14	58%	6	Bemis	Literatur	0	0%		CR not used.		109	135	65%	7	88%					
	22,154	684	450	422	290		159	35%				159	35%				159	35%				159	35%				159	35%				159	35%				159	36%				108	25%			465	1,799	35%	98	58%	

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2) PED Max PTR/Clm = PED's maximum pupil / teacher ratio per class period.
- 3) % Rm Occ. = The number of students column divided by either the PED Max./PTR/Clm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day.
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed.
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average)
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom)
- 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day)
- 9) Minimum area for middle school technology program is 800 NSF. Rooms 454 and 443 provide a combined total of 1,030 NSF
- 10) Art and music rooms shall not be smaller than average classroom per NMAS.
- 11) Special education spaces shall not be smaller than 450 NSF per NMAS
- 12) Period 8 is physical activity time for all students in grades 6 thru 8.

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF TEACHING SPACES
Pre-K	0	0	0	0
Kinder	15	1		
1st Grade	20	2		
2nd Grade	20	1		
3rd Grade	13	0		
4th Grade	21	4		
5th Grade	19	1		
6th Grade	12	2		
7th Grade	14	2		
8th Grade	25	2		
TOTALS	159	15	19 *	21**

Number of Lunch Turns Per Day	3	(Including elementary school lunch which shares the cafeteria.)
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Notes:
 * 7 of the 19 teachers are shared throughout the Cimarron District.
 ** 7 of the 21 teaching spaces are shared between the elementary and middle school.



EAGLE NEST
ELEMENTARY/MIDDLE
CAMPUS SITE PLAN

1" = 70'-0"

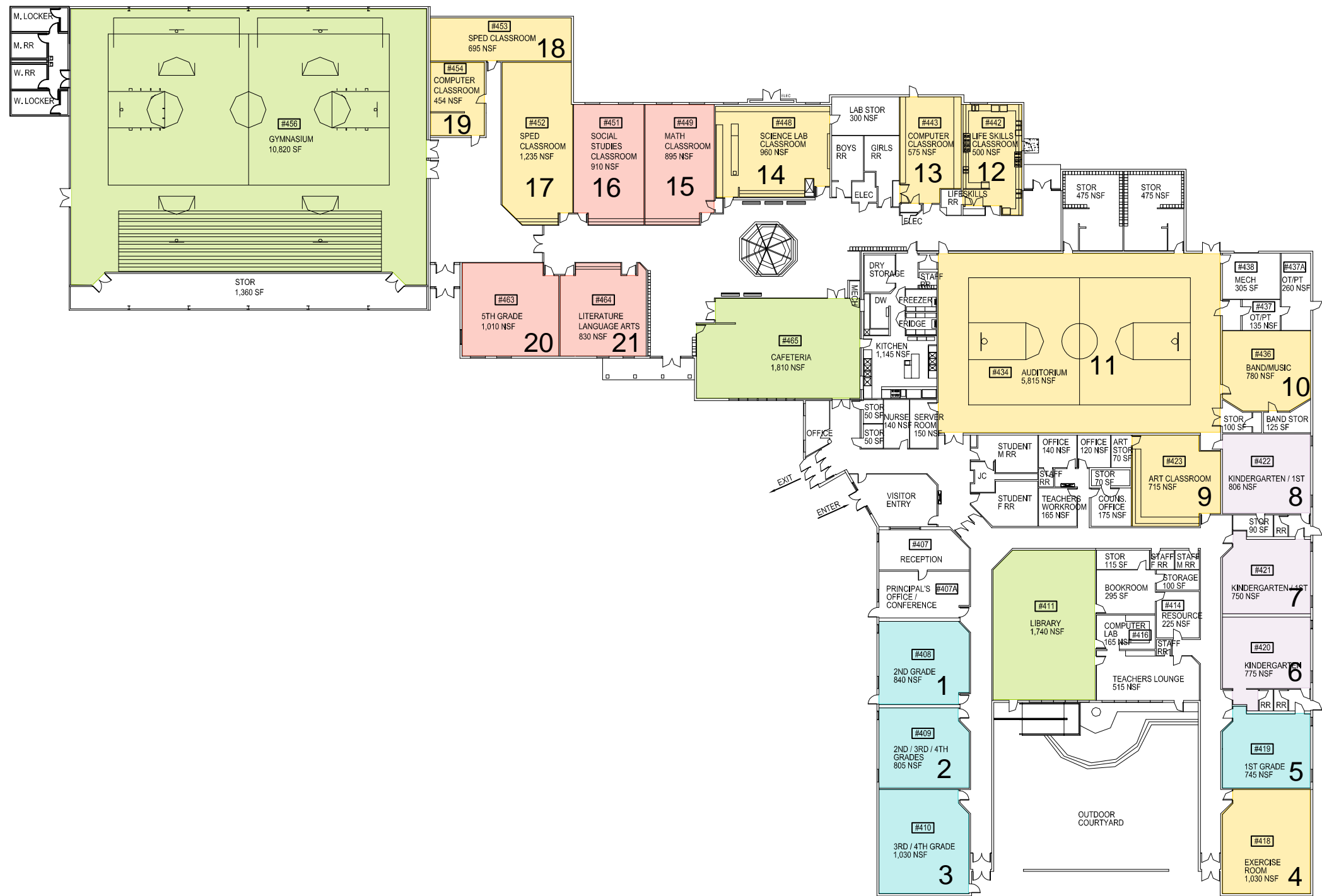
LEGEND	#
1	Elementary school
2	Middle School
3	Auditorium
4	Gymnasium
5	Lower grades playground
6	Upper grades playground
7	Basketball courts
8	Maintenance building
9	Horse stables
10	Bus drop-off/pick-up
11	Vehicular parking

EAGLE NEST
ELEMENTARY/MIDDLE
SCHOOL FLOOR PLAN



LEGEND

- Pre-K/Kindergarten Classroom
- 1st - 4th Grade Classroom
- 5th - 8th Grade Classroom
- Specialty Classroom
(Music, Art, Science, Computer Lab)
- Multi-Purpose
(Cafeteria, Library, Media room)



4.1.3 CIMARRON HIGH SCHOOL

Address:

165 North Collison Avenue, Cimarron, NM, 87714

Enrollment: 63

Grades Served: 9th – 12th

Number of Classrooms: General = 5
Specialty = 13
SPED = 2

Site Acreage: 2.2

Total Building GSF: 50,737 GSF

Number of Portables: 0

Year Built: 1971

Additions: 1985
1991



BUILDING SYSTEMS

Exterior

Foundation/slab: Concrete

Roofing: Combination of ballast over asphalt, TPO, and metal

Exterior walls:..... Majority of the school is metal studs with exterior stucco and gypsum interior finish.

Windows:..... Some windows are fixed, with steel frames. Others are operable, single-hung with aluminum frames. Glazing is primarily single pane.

Exterior doors: Exterior doors are painted, hollow metal.

Interior

Interior walls:..... Metal stud/gypsum board

Ceilings: Majority of ceilings are 2x4 lay-in acoustic tile.

Flooring: VCT and carpet

Interior doors:..... Majority of interior doors are stained, solid wood. Some are hollow metal.

Casework: Plastic laminate

Window coverings: Venetian blinds

Mechanical/Electrical/Plumbing

Heating/Cooling System: Heating is supplied by natural gas-fired, forced air furnaces. Fresh air is supplied by operable windows and rooftop vents. Some areas of the building felt 'stuffy. Most spaces in the building are not cooled, but some areas such as the computer lab, have individual packaged air conditioning units.

Plumbing: Water is provided by the Village of Cimarron. Most of the plumbing fixtures and piping are original and are not handicap accessible.

Electrical Service:..... Power is provided by Springer Electric. The system is fed from a transformer that delivers 120/240 V power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for +/- 3 days.

Lighting:..... Illumination levels appear adequate throughout the school, and corridors have emergency lighting and exit signs. Most fixtures are 2x4 recessed fluorescent fixtures.

Fire Protection: The school has visible and audible annunciators, pull stations and smoke alarms. The facility does not have a building sprinkler system.

Security system:..... The school has security cameras that are centrally monitored.

Intercom system: The school has a two-way intercom system.

FACILITY EXECUTIVE SUMMARY REPORT:

Cimarron High School is located at 165 North Collison Avenue in Cimarron, New Mexico. The school includes approximately 63 students in grades 9 – 12, and strives to provide a caring, disciplined, and strong learning environment and takes pride and ownership in holistic teaching. The total permanent building area is 50,737 GSF, which exceeds the area recommended by the Planning Guide based on number of students, and building expansion is not desired by the District at this time. There are no portables on site.

The school is located on a 2.2 acre site. The site can accommodate future building expansion, but this is not required at this time. However, a tornado struck the village in 1996, and the community is concerned that there is no storm shelter either on site or within the community to evacuate to during severe weather. The school has a parking capacity of approximately 127 vehicles, including 9 handicap spaces. Bus and car traffic are not separated. The asphalt is in fair to poor condition, and patching/repaving is recommended. Sidewalks and painting/stripping would improve safe pedestrian access to the school. Drainage on the east, west, and north sides of the school needs improvement. Perimeter fencing improvements are also recommended. Main concerns regarding perimeter fencing is potential danger of wildlife, including deer, elk, and mountain lions. There is an athletic field and perimeter track to the west of the school. The field and track are in good condition, but the approach is not code compliant or handicap accessible due to sloped, elevated walkways and lack of adequate guardrails.

The building has a concrete slab and foundation, steel framing, and metal stud walls with exterior stucco finish and gypsum interior. The building has various roof types, including ballast over asphalt, TPO, and metal. The District currently has a contract for the maintenance of the roofs with RoofCARE. Exterior windows are a combination of fixed, hollow metal and operable, aluminum single-hung. The majority of windows are single-pane. Exterior doors are hollow metal. The majority of interior doors are stained solid wood. Some interior doors are painted hollow metal. Interior walls are metal stud with gypsum finish. Most ceilings are 2x4 lay-in acoustic tile. Flooring is VCT in high traffic areas, such as hallways, and carpet in classrooms. Most classrooms have limited amounts of worn, plastic laminate casework for storage. Metal lockers for student storage are located in the hallways.

Heating is supplied by natural gas-fired forced air furnaces. Many spaces in the building, including the restrooms, feel 'stuffy' and ventilation/fresh air intake may need to be increased. There is no building cooling system, but package AC units serve the computer lab and graphic arts classroom.

Water is supplied by the village of Cimarron. The school does not report problems with the building plumbing system. The student restrooms accessible from the main entrance/lobby area have recently been remodeled for accessibility. However, the majority of restrooms in the school do not meet accessibility guidelines. Many plumbing fixtures are original. Door clearances, in particular, are not available due to existing wall configurations. The school noted that the student restrooms are located far away from classrooms on the west side of the school, but additional restrooms are not desired at this time due to the number of students served.

Power is provided by Springer Electric. The system is fed from a pad mounted transformer that delivers 120/240V, 1-phase 3-wire power via an 800 amp main panel. The school also has a back-up diesel generator which purportedly can provide the school with basic power for approximately 3 days. In addition, the vocational shop is supplied with 600 V, 1200 amp power from a separate transformer. Illumination levels appear adequate, and corridors have emergency lighting and exit signs.

The school has visual and audible fire alarm annunciators, pull stations, and smoke detectors. The school does not have a building sprinkler system. The school has a 2-way intercom system and centrally monitored security cameras.

The school's main entrance is on the south side of the building, and is not prominently defined for visitors unfamiliar with the school. The entrance does not have a vestibule or a secure waiting area. The main office is at the far end of the corridor and does not have visible access to the front doors. However, the principal's office is at the front of the school and visitors are partially visible to the principal's secretary. The front entry is a security concern as it cannot be

easily monitored and visitors could gain entry without detection. The size of the administration area meets NMAS, but the layout is inefficient/poorly organized and could be made more welcoming. The principal's office is not connected to the rest of the administrative suite. The staff workroom is small with limited work and layout area. A separate staff lounge is available with a break area including sink. The nurse's office has a single cot and lacks natural light as well as a sink, refrigerator, ice-maker, secure casework storage, and separate exhaust. The nurse's office does not include a dedicated restroom and the adjacent staff restrooms are not handicap accessible.

There are 5 general classrooms. General classrooms meet Adequacy requirements of 25 nsf per student. Dedicated computer access for the teacher and students are available in each regularly used classroom; average of 4 computer stations per classroom.

The school includes 13 specialty classrooms, including the following:

- Computer lab
- Graphic arts computer lab
- Library computer lab
- Resource
- Science classroom
- Science lab
- Art room
- Music room
- Life skills
- Dance studio
- Weight room
- Wood shop
- Vocational classroom

PT/OT offices to support the SPED program are not located in the high school, but dedicated office space is provided in the adjacent middle school. The music room has minimal office and instrument storage space. Practice rooms are not available. Middle school students also use the high school music room. The high school has a stand-alone vocational shop building, including a large (3,665 NSF) wood shop. The shop equipment/tools are relatively new. Luna Community College holds classes in the wood shop one night per week. Dust collection and ventilation improvements are recommended by the District for the shop area.

The library is located near the main entrance and the administrative area. The area is separated from adjacent circulation space with bookshelves, and not actual partition walls. Despite the openness of the library to the adjacent circulation space, security is not a major concern for the school. A librarian's work area and storage space are provided. The stacks area is small (1,585 NSF) but adequate for the school's enrollment (3NFS per student is recommended).

The cafeteria area is located near the main entrance. The area can accommodate approximately 250 students at 15 NSF per student. Acoustic treatment is recommended for the cafeteria. A serving area and warming kitchen are adjacent to the dining area. Meals are prepared at the full (although undersized) kitchen in the elementary/middle school and delivered to the high school through the main entrance. The high school's warming kitchen is approximately 325 GSF, and includes a range, warming ovens, and 3-compartment sink. Reach-in refrigerators are located in the serving line area. When not used for meals, the cafeteria is used for study halls, group work, and after school programs. A small storage room is adjacent to the dining area.

The gym is located on a lower level and interior access is via a narrow stairwell, which is not handicap accessible. Exterior, accessible access to the gym is provided. The size of the gym meets Adequacy (8,730 actual vs. 6500 SF recommended), and bleacher seating is also adequate. The bleachers are located on 2 levels, and there is no handicap access to the upper level. A health classroom, weight room, men's and women's locker rooms, and storage room are located adjacent to the gym. The gym locker rooms and associated restrooms are not accessible. Additionally, the 2 coach's offices (115 SF each) are smaller than the minimum required area of 150 NSF. There are no public restrooms on the same building level as the gym.



Cafeteria



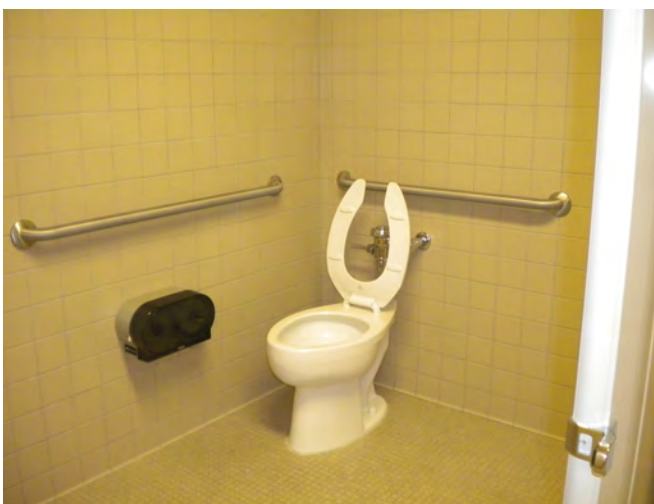
Gymnasium



Typical classroom interior



Library



Typical handicap restroom stall



Typical classroom interior

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CATEGORY	NEED	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
Health + Safety	Sidewalk/paving repairs (ADA/egress)	SF	2000	\$5.00	\$10,000	\$10,900	\$12,500
Health + Safety	Perimeter fence improvements	LF	900	\$25.00	\$22,500	\$24,525	\$28,125
Health + Safety	Flooring repair (trip hazard)	SF	500	\$5.00	\$2,500	\$2,725	\$3,125
Facility Renewal	Site drainage improvements	ACRE	0.5	\$30,562.00	\$15,281	\$16,656	\$19,101
Facility Renewal	Stucco repair	SF	2500	\$8.00	\$20,000	\$21,800	\$25,000
Facility Renewal	Roofing upgrades	SF	39308	\$6.75	\$265,329	\$289,209	\$331,661
Facility Renewal	Exterior doors/window replacement	LS	1	\$175,000.00	\$175,000	\$190,750	\$218,750
Facility Renewal	Flooring replacement	SF	50737	\$5.00	\$253,685	\$276,517	\$317,106
Facility Renewal	Ceiling tile replacement	SF	39308	\$3.50	\$137,578	\$149,960	\$171,973
Facility Renewal	Interior wall finishes - paint	SF	74300	\$1.05	\$78,015	\$85,036	\$97,519
Facility Renewal	HVAC - shop building	SF	7280	\$30.00	\$218,400	\$238,056	\$273,000
Facility Renewal	Air/Ventilation equipment	SF	43457	\$3.00	\$130,371	\$142,104	\$162,964
Facility Renewal	Toilet rooms (staff + nurse)	SF	435	\$300.00	\$130,500	\$142,245	\$163,125
Facility Renewal	Drinking fountain replacement	EA	2	\$1,500.00	\$3,000	\$3,270	\$3,750
Facility Renewal	Electrical system upgrades	SF	50737	\$5.75	\$291,738	\$317,994	\$364,672
Facility Renewal	Lighting replacement	SF	39308	\$2.25	\$88,443	\$96,403	\$110,554
Facility Renewal	Communication/security upgrades	SF	50737	\$1.75	\$88,790	\$96,781	\$110,987
Facility Renewal	Fire detection + alarm upgrades	SF	18709	\$1.00	\$18,709	\$20,393	\$23,386
Facility Renewal	Casework replacement (8 classrooms)	LF	120	\$325.00	\$39,000	\$42,510	\$48,750
Facility Renewal	Institutional equip - dishwasher	LS	1	\$10,000.00	\$10,000	\$10,900	\$12,500
Technology	System renewal/upgrades	SF	50737	\$2.35	\$119,232	\$129,963	\$149,040
Technology	Software upgrades	EA	20	\$60.00	\$1,200	\$1,308	\$1,500
Edu Program	Whiteboard/tackboard replacement	EA	8	\$300.00	\$2,400	\$2,616	\$3,000

IDENTIFIED BY	PLAN YEAR	FUNDING SOURCE
DG	Funding source(s) and year planned not provided by district at this time.	
DG		
DG		
DG		
DG		
DG		
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DG		
DG		
DG		
CMS/DG		
DG		
DG		
DG		
DG		
DG		
DG		
CMS/DG		
CMS/DG		
CMS		
DG		

- MACC includes general contractor administrative fees and overhead/profit at 9%.
- Project cost includes design professional fees at 9% and contingency at 7%.

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CIMARRON HIGH SCHOOL UTILIZATION

	1	2					3																							4	5	6	7	8												
Rm #	Clrm NSF	Max # of St./ Sq Ft	PED MAX PTR / Clm	MAX CAP	FUNC CAP	A. S. Y /N	PERIOD 1					PERIOD 2*					PERIOD 3					PERIOD 4					PERIOD 5					PERIOD 6					PERIOD 7					Tot. St.	PED Max. PTR /Day	Tot. % Rm Occ. / Day	Occ # of Pd.'s / Day	% Pd. / Day
							Time: 8:15 - 9:05					Time: 10:10 - 11:00					Time: 11:05 - 11:55					Time: 12:25 - 1:15					Time: 1:20 - 2:10					Time: 2:15 - 3:05					Time: 3:10 - 4:00									
							# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject					
315	855	34	30	30	30	Y	10	33%	12	P. Stirling	Lang. arts	17	57%	M	P. Stirling	AP lang.	19	63%	9	P. Stirling	English	5	17%	10	P. Stirling	Lang. arts	10	33%	11	P. Stirling	English	13	43%	M	P. Stirling	Academic la	0	0%	n/a	P. Stirling	Prep	74	135	35%	7	100%
316	905	36	30	30	30	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	10	33%	M	Bouillion	Drivers Ed	0	0%	n/a	E. Kajca	Prep	0	0%	n/a	E. Kajca	Prep	0	0%	n/a	E. Kajca	(Athletics)	10	160	5%	3	43%
317	740	29	30	29	29	Y	0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		1	3%	10	Foust	Dist	3	10%	M	Foust	Dist	3	10%	M	Foust	Dist	7	160	3%	2	29%
318	685	27	30	27	27	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	160	0%	0	0%
319	1,000	40	16	16	0	Y	1	6%	M	L. Giglia	Resource	0	0%	M	L. Giglia	Resource	2	13%	M	L. Giglia	Resource	5	31%	M	L. Giglia	Resource	3	19%	M	L. Giglia	Resource	6	38%	M	L. Giglia	Academic la	0	0%	n/a	L. Giglia	Prep	17	160	15%	7	100%
320	920	36	30	30	0	Y	0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	0%		Science Lab - as needed		0	160	0%	0	0%
321	920	36	30	30	30	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	6	20%	M	(Staff)	Art	17	57%	M	P. Ledoux	Health	0	0%	n/a	P. Ledoux	Prep	0	0%	n/a	P. Ledoux	(Athletics)	23	160	11%	3	43%
323	1,220	48	30	30	0	Y	0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	160	0%	0	0%
324	935	37	30	30	30	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	160	0%	0	0%
325	925	37	30	30	30	Y	9	30%	11	Hedderman	Chemistry	10	33%	M	Hedderman	Earth scienc	13	43%	10	Hedderman	Biology	16	53%	M	Hedderman	Earth scienc	9	30%	M	Hedderman	Earth scienc	9	30%	M	Hedderman	Academic la	0	0%	n/a	Hedderman	Prep	66	160	31%	7	100%
326	985	39	30	30	30	Y	6	20%	M	J. Giglia	Graphic arts	12	40%	M	J. Giglia	Video prod.	4	13%	M	J. Giglia	Video prod	0	0%	n/a	(not used)	n/a	0	0%	n/a	J. Giglia	Prep	8	27%	M	J. Giglia	Academic la	0	0%	n/a	J. Giglia	(Athletics)	30	160	14%	5	71%
330	1,200	48	30	30	30	Y	18	60%	M	Towry	Adv. Band	5	17%	M	Towry	Adv. Band	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	23	160	11%	2	29%
331	1,040	41	30	30	30	Y	1	3%	12	A. Martinez	Prep/Gov	8	27%	11-12	A. Martinez	Gov/econ/US	19	63%	M	A. Martinez	Gov/econ/US	10	33%	9	A. Martinez	NM hist	7	23%	10	A. Martinez	World hist	12	40%	M	A. Martinez	Academic la	0	0%	n/a	A. Martinez	(Athletics)	57	160	27%	7	100%
332	1,250	50	30	30	30	Y	18	60%	9	J. Vigil	Algebra	11	37%	10	J. Vigil	Geometry	6	20%	M	J. Vigil	Calculus	11	37%	9	J. Vigil	Algebra	10	33%	10	J. Vigil	Geometry	4	13%	9	J. Vigil	Algebra	0	0%	n/a	J. Vigil	Prep	60	160	29%	7	100%
333	555	22	16	16	0	Y	0	0%	M	Searer	Resource	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	M	Searer	Resource	0	0%	M	Searer	Resource	0	0%	M	Searer	Resource	0	0%	M	Searer	Prep	0	160	0%	5	71%
334	555	22	30	22	0	Y	0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	0%		Computer Lab		0	160	0%	0	0%
355	660	26	30	26	26	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	160	0%	0	0%
356	885	35	30	30	0	Y	0	0%		Weight rm - as needed		0	0%		Weight rm - as needed		0	0%		Weight rm - as needed		0	0%		Weight rm - as needed		0	0%		Weight rm - as needed		0	0%		Weight rm - as needed		0	0%	M	(staff)	(Athletics)	0	160	0%	1	14%
364	780	31	30	30	30	Y	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	0%	n/a	(not used)	n/a	0	160	0%	0	0%
371	3,665	146	30	30	0	Y	0	0%		Shop not used.**		0	0%		Shop not used.**		0	0%		Shop not used.**		0	0%		Shop not used.**		0	0%		Shop not used.**		0	0%		Shop not used.**		0	0%		Shop not used.**		0	160	0%	0	0%
	20,680	820	572	556	382		63	11%				63	11%				63	11%				57	10%				55	10%				3	1%						367	3,175	9%	56	40%			

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square fee
- 2) PED Max PTR/Clm = PED's maximum pupil / teacher ratio per class period
- 3) % Rm Occ. = The number of students column divided by either the PED Max./PTR/Clm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom
- 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day
- M = Classroom is occupied by mixed grade levels
- Dist = Students are enrolled in online courses for distance learning
- * School-wide "Reading Blitz" occurs between periods 1 and 2
- ** Luna Community College holds tech classes in the shop classroom on Tuesdays from 6 pm to 9 pr

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF TEACHING SPACES
9th Grade	19	2		
10th Grade	14	3		
11th Grade	16	2		
12th Grade	14	3		
TOTALS	63		12***	20

Number of Lunch Turns Per Day	1
-------------------------------	---

*** 3 of the 12 teachers are shared with other district schools.

CIMARRON SCHOOLS
CAMPUS SITE PLAN

1" = 140'-0"

- LEGEND #
- 1 Elementary school
 - 2 Middle School
 - 3 Auditorium
 - 4 Gymnasium
 - 5 Lower grades playground
 - 6 Upper grades playground
 - 7 Basketball courts
 - 8 High school
 - 9 High school gymnasium
 - 10 Track + playing fields
 - 11 District office
 - 12 Vocational/shop building
 - 13 Maintenance shop
 - 14 Bus drop-off/pick-up
 - 15 Vehicular parking





CIMARRON HIGH SCHOOL
CAMPUS SITE PLAN

1" = 70'-0"

LEGEND #

- 1 High school
- 2 High school gymnasium
- 3 Track + playing fields
- 4 Vocational/shop building
- 5 Bus drop-off/pick-up
- 6 Vehicular parking

CIMARRON HIGH SCHOOL AND INDUSTRIAL ARTS FLOOR PLANS



4.1.4 MORENO VALLEY CHARTER HIGH SCHOOL

Address:

56 Camino Grande, Angel Fire, New Mexico 87710

Enrollment: 89

Grades Served: 9th – 12th

Number of Classrooms: General = 6
Specialty = 5
SPED = 2

Site Acreage: 11

Number of Permanent Buildings: 1

Total Permanent Building GSF: 6,750 GSF

Number of Portables: 6

Total Portable Building GSF: 9,750 GSF

Year Built:

- 2009 (Permanent building)
- 2004 (3 Portables brought to site)
- 2003 (3 Portables brought to site)



PERMANENT BUILDING SYSTEMS

Exterior

Foundation/slab: Concrete

Roofing: Standing seam metal

Exterior walls: Heavy timber and steel framing, and metal stud with exterior stucco and gypsum interior finish.

Windows: Aluminum storefront; combination of fixed and operable. Low-e, tinted, insulated double glazing.

Exterior doors: Aluminum and hollow metal

Interior

Interior walls:..... Metal stud/gypsum board

Ceilings: Gypsum board, 2x4 lay-in acoustic tile, open structure

Flooring: Polished concrete

Interior doors:..... Solid wood and aluminum storefront

Casework: None. Freestanding and systems furniture. Metal lockers for student storage.

Window coverings: Venetian blinds

Mechanical/Electrical/Plumbing

Heating/Cooling System: The building is designed to take advantage of passive cooling and solar heating opportunities. Additional heating is supplied by propane-fired, forced air furnaces. Fresh air is supplied by operable windows and exhaust fans. The building does not have a mechanical cooling system.

Plumbing: Water and sewer services are provided by the Village of Angel Fire.

Electrical Service:..... Power is provided by the Kit Carson Electric Company. The system is fed from a transformer that delivers 120/208 V power. The school does not have a back-up generator.

Lighting:..... Natural daylighting in the building is supplemented with fluorescent fixtures. Emergency lighting and exit signs are provided.

Fire Protection:..... The school has visible and audible annunciators, pull stations and smoke alarms. A fire sprinkler system is provided in the permanent building.

Intercom/Security system: The school does not have an intercom or security system.

FACILITY EXECUTIVE SUMMARY REPORT:

The Moreno Valley Charter High School is located at 56 Camino Grande in Angel Fire, New Mexico and is part of the Cimarron Municipal School District. Enrollment was 89 students in grades 9 -12 during the 2011-2012 school year. The multi-purpose building is the only permanent building on site. It is approximately 6,750 GSF and was constructed in 2009. The school also uses 6 portable buildings, which provide an additional 9,750 GSF. Total building area, including the multi-purpose building and portables, is 16,500 GSF. This area is below the amount recommended by the Planning Guide, which is 211 GSF per student for a high school of approximately 100 students. (211 GSF x 89 students = 18,779 GSF.)

The school's 11 acre site can accommodate future building expansion. The parking area can accommodate approximately 65 cars and is unpaved dirt, with the exception of 3 paved, handicap spaces. Bus and car traffic are not separated. The parking area, multi-purpose building, and portables are connected by concrete sidewalks that are in good condition. Site drainage is adequate. The school site does not include an athletic field. However, it uses the Angel Fire community center and ski resort and the surrounding area for a very unique and expanded PE program. In addition, the school uses the village soccer field for the school teams.

The portable buildings rest on concrete post foundations that are showing no signs of settlement or damage. There are six modular buildings that make up the campus. Exterior doors are wood, and all windows are operable, double-pane units with aluminum frames. Interior partition wall types are vinyl covered drywall. Most ceilings have 2'x4' original acoustical ceiling tile. Flooring is typically VCT. Interior doors are fiberglass. Heating is provided by wall mounted, electrical heat/air conditioning combination units. Heating is forced air. Fresh air is supplied through open windows. The plumbing is reported to be in good condition, although fixture replacement is recommended. Lighting is fluorescent and illumination is adequate. The school has no emergency generator. The portables have visible and audible annunciators, pull stations and smoke alarms.

The multi-purpose building has a concrete slab and foundation, heavy timber and steel framing, and metal stud walls with exterior stucco finish and gypsum interior. The building has a standing seam metal roof. Exterior windows are a combination of fixed and operable aluminum storefront with low-e, tinted, insulated double glazing. Exterior doors are a combination of aluminum storefront and hollow metal. Interior walls are metal stud with gypsum finish. Interior doors are a combination of aluminum storefront and solid wood. Ceilings are 2'x4' acoustical tile, gypsum, or open to the structure. Flooring is polished concrete. In lieu of casework, freestanding furniture is used for storage. Metal lockers are provided for student storage in the 'mud room' near the main entrance. Handicap accessible men's and women's restrooms are available in the multi-purpose building, and are used by both staff and students.

The multi-purpose building is well maintained and is in good condition. It is used by the school for a variety of functions, including administration, classroom space, and student commons/gathering. Academic activities that take place in the multi-purpose building include life skills, computer research/lab, group work, and some PE activities. Administrative spaces include the principal's office and the business office, plus reception which is located in the commons area and is visible from the main entrance. The school does not have a designated nurse's office/student health space or a cafeteria.

The majority of classes, including math, science, history, social studies, English, Spanish, Latin, health, art, drama, and music are held in portable buildings arranged around a central exterior courtyard. Upkeep/improvements to the modular buildings are a priority for the school. Due to the harsh climate and strong winds, the roofs of the modular buildings are in fair condition, and replacement will be necessary in the near future in order to prevent unnecessary building deterioration. Additional improvements to the portables should also focus on maintaining the building envelope (exterior painting, erosion control), HVAC improvements, and finish replacement/upgrades in the classrooms and restrooms. In the long-term, the school would like to replace the portable classrooms with more energy efficient, permanent buildings.

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Multi - purpose building / Main entrance



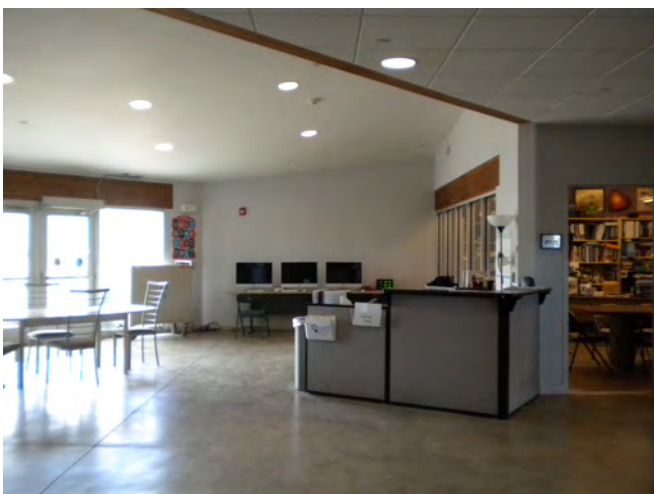
Courtyard looking towards multi-purpose building



Parking Area



Student commons / Reception



Reception / Student commons



Student garden / Agricultural space

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Moreno Valley Capital Improvement Needs 2013 - 2018

CATEGORY	DESCRIPTION	UNIT	QUANTITY	COST	SUB-TOTAL	MACC	PROJECT COST
Health + safety	Add site lighting	EA	4	\$2,500.00	\$10,000	\$10,900	\$12,500
Health + safety	Pave parking/bus lane	LS	1	\$35,000.00	\$35,000	\$38,150	\$43,750
Facility renewal	New roofing at modular buildings	EA	6	\$11,800.00	\$70,800	\$77,172	\$88,500
Facility renewal	Replace 6 modular classrooms	EA	6	\$100,000.00	\$600,000	\$654,000	\$750,000
Technology	System renewal/upgrades	SF	9750	\$2.35	\$22,913	\$24,975	\$28,641
Technology	Software upgrades	EA	20	\$60.00	\$1,200	\$1,308	\$1,500
Edu Program	Whiteboard/tackboard replacement	EA	12	\$300.00	\$3,600	\$3,924	\$4,500
TOTAL (Assumes portable classrooms are replaced instead of re-roofed.)					\$672,713	\$733,257	\$840,891

IDENTIFIED BY	PLAN YEAR	FUNDING SOURCE
CMS/DG	Funding source(s) and year planned have not been provided by the district at this time.	
CMS/DG		
CMS/DG		
CMS/DG		
CMS/DG		
CMS		
DG		

CIMARRON MUNICIPAL SCHOOLS TOTAL CAPITAL IMPROVEMENT NEEDS**\$8,203,734**Notes:

- MACC includes general contractor administrative fees and overhead/profit at 9%.
- Project cost includes design professional fees at 9% and contingency at 7%.

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MORENO VALLEY HIGH SCHOOL UTILIZATION

	1	2					3																					4	5	6	7	8									
Rm #	Cirm NSF	Max # of St./ Sq Ft	PED MAX PTR / C/m	Max Cap	Func Cap	A. S. Y /N	BLOCK 1					BLOCK 2					BLOCK 3					BLOCK 4					BLOCK 5					BLOCK 6					Tot. St.	PED Max. PTR /Day	Tot. % Rm Occ. / Day	Occ # of Pd.'s / Day	% Pd. / Day
							Time: 8:00 - 9:11					Time: 9:13 - 10:24					Time: 10:26 - 11:37					Time: 12:23 - 1:34					Time: 1:36 - 2:47					Time: 2:49 - 4:00									
							# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject	# of St.	% Rm Occ.	Grade	Teacher Name	Subject					
01	2,287	91	30	30	30	Y	0	0%		Gathering- Note 10.		0	0%		Gathering- Note 10.		0	0%		Gathering- Note 10.		0	0%		Gathering- Note 10.		0	0%		Gathering- Note 10.		0	0%		Gathering- Note 10.		0	160	0%	3	50%
02	810	32	30	30	0	Y	0	0%		Commons- Note 11.		0	0%		Commons- Note 11.		0	0%		Commons- Note 11.		0	0%		Commons- Note 11.		0	0%		Commons- Note 11.		0	0%		Commons- Note 11.		0	160	0%	3	50%
03	575	23	16	16	0	Y	0	0%		Life Skills- Note 12.		0	0%		Life Skills- Note 12.		0	0%		Life Skills- Note 12.		0	0%		Life Skills- Note 12.		0	0%		Life Skills- Note 12.		0	0%		Life Skills- Note 12.		0	160	0%	3	50%
04	655	26	30	26	26	Y	11	42%	M	Tafoya	ASL	4	15%	M	Tafoya	ASL	0	0%	na/	Goss	Prep	9	35%	M	Goss	Art	8	31%	M	Goss	Study hall	13	50%	M	Goss	Art	45	160	29%	6	100%
05	655	26	30	26	26	Y	0	0%		STARS		0	0%		STARS		5	19%	M	Yamane	Study hall	7	27%	M	Yamane	Guitar	0	0%	n/a	Yamane	Prep	9	35%	M	Yamane	Guitar	21	160	13%	6	100%
06	655	26	30	26	26	W	14	54%	M	Jacobs	Biology	0	0%	n/a	Jacobs	Prep	6	23%	M	Jacobs	Chemistry	9	35%	M	Jacobs	Chemistry	9	35%	M	Jacobs	Anatomy	5	19%	M	Jacobs	Study hall	43	160	28%	6	100%
07	655	26	30	26	26	Y	4	15%	M	Werre	AP Env. Scie	8	31%	M	Werre	Physics	10	38%	M	Werre	Geometry	18	69%	M	Werre	Geometry	11	42%	M	Werre	Earth Scienc	4	15%	M	Werre	Physics	55	160	35%	6	100%
08	655	26	30	26	26	Y	4	15%	M	Maccelous	Calculus	22	85%	M	Maccelous	Math	12	46%	M	Shiple	Algebra	0	0%	n/a	Shiple	Prep	6	23%	M	Shiple	Algebra	8	31%	M	Shiple	Algebra	52	160	33%	6	100%
09	655	26	30	26	26	W	11	42%	M	Ledford	PE	10	38%	M	Ledford	PE	8	31%	M	Ledford	PE	7	27%	M	Ledford	PE	0	0%	n/a	Ledford	Prep	12	46%	M	Ledford	PE	48	160	31%	6	100%
10	655	26	30	26	26	Y	8	31%	M	Colenda	Latin	14	54%	10	Colenda	English	0	0%	n/a	(not used)	n/a	0	0%	n/a	Colenda	Prep	10	38%	M	Colenda	Spanish	12	46%	M	Colenda	Spanish	44	160	28%	6	100%
11	655	26	30	26	26	Y	11	42%	11/12	Sternhagen	English	8	31%	M	Sternhagen	Honors Eng.	17	65%	9	Sternhagen	English	6	23%	M	Sternhagen	Study hall	11	42%	9	Sternhagen	English	14	54%	M	Sternhagen	AP Lit	67	135	43%	6	100%
12	655	26	30	26	26	Y	7	27%	M	Jones	World Hist.	0	0%	n/a	Jones	Prep	10	38%	12	Jones	Sr. portfolio	11	42%	M	Jones	US Hist.	3	12%	M	Jones	Economics	0	0%	n/a	(not used)	n/a	31	160	20%	6	100%
13	655	26	30	26	26	Y	6	23%	M	Browning	Study hall	11	42%	M	Browning	Study hall	13	50%	M	Browning	Intro to Sem	14	54%	M	Browning	AP US Hist	18	69%	M	Browning	Intro to Sem	0	0%	n/a	(Admin)	Registrar	62	160	40%	6	100%
14	675	27	8	8	8	Y	2	25%	M	(Resource classroom)		6	75%	M	Goss	Communicat	0	0%	M	(Resource classroom)		0	0%	M	(Resource classroom)		0	0%	M	(Resource classroom)		0	0%	M	(Resource classroom)		8	112	17%	3	50%
	10,897	433	384	344	298		78	23%				83	27%				81	22%				81	22%				76	21%				77	21%				476	2,167	23%	72	86%

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2) PED Max PTR/Cirm = PED's maximum pupil / teacher ratio per class period.
- 3) % Rm Occ. = The number of students column divided by either the PED Max./PTR/Cirm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day.
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed.
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average)
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom)
- 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day).
- 9) Daily schedule varies depending on the day of the week. Typical Monday schedule is represented above.
- 10) Gathering Hall is used for group work/activities.
- 11) Commons Area is used as a computer lab and for group work.
- 12) Life skills classroom is used as required.
- 13) NMAS require 450 NSF minimum area for special education. Room #14 includes 3 spaces for a total area of 675 NSF. Program is inclusive.
- W = Waivered requirement for charter schools per NMAS Variance.
- M = Classroom is occupied by mixed grade levels.
- Typical Monday schedule is represented in this Utilization Chart.

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF TEACHING SPACES
9th Grade	29	2		
10th Grade	18	3		
11th Grade	22	2		
12th Grade	10	3		
TOTALS	79	10	12	13

Number of Lunch Turns Per Day	1
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MORENO VALLEY
CHARTER HIGH SCHOOL
CAMPUS SITE PLAN

SCALE: 1" = 70'-0"

LEGEND

#

1

Gathering hall

2

Portable classroom building

3

Storage trailers

4

Agricultural area

5

Bus drop-off/pick-up

6

Vehicular parking



MORENO VALLEY
CHARTER HIGH SCHOOL
FLOOR PLAN



LEGEND

- 9 - 12th Grade Classroom (General)
- Specialty Classroom (Music, Art, Science, Computer Lab)
- Multi-Purpose (Cafeteria, Library, Media room)



4.1.5 CIMARRON ADMINISTRATION

Address:

125 North Collison Avenue, Cimarron, NM, 87714

Site Acreage: 0.2
Total Building GSF: 2000 GSF
Number of Portables: 0
Year Built: 1980
Renovation: 2006



BUILDING SYSTEMS

Exterior

Foundation/slab: Concrete

Roofing: Metal

Exterior walls:..... Metal studs with exterior stucco and gypsum interior finish.

Windows:..... Hollow metal, double glazed, fixed.

Exterior doors: Exterior doors are painted, hollow metal.

Interior

Interior walls:..... Metal stud/gypsum board

Ceilings: Majority of ceilings are 2x4 lay-in acoustic tile.

Flooring: VCT and carpet

Interior doors:..... Stained, solid wood.

Casework: Plastic laminate

Window coverings: Venetian blinds

Mechanical/Electrical/Plumbing

Heating/Cooling System: Heating is supplied by a natural gas-fired, forced air furnace. The building is not cooled.

Plumbing: Water is provided by the Village of Cimarron. Plumbing fixtures were replaced in 2006 and are handicap accessible.

Electrical Service: Power is provided by Springer Electric.

Lighting: Illumination levels appear adequate. Most fixtures are 2x4 recessed fluorescent fixtures.

Fire Protection: The building has visible and audible annunciators, pull stations and smoke alarms. The facility does not have a building sprinkler system.

Security system: The building does not have a security system.

FACILITY EXECUTIVE SUMMARY REPORT:

The District central office is located in Cimarron, adjacent to both the elementary/middle school and the high school. The building consists of a reception area that includes a waiting area for visitors, the superintendent's office, 2 smaller offices, a small workroom, and a restroom. A meeting room for the school board is housed in the middle school across the street. The administration building is small, but meets the needs of the District. The building was completely renovated in 2006 and no work is required to the building at this time.

Refer to Cimarron High School site plan and floor plan sheets for District central office plans.



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

High Level Overview

General Information

Location: Cimarron, NM 87714
School Type: Combined
School Category: Traditional

Ed. Adequacy Model: Middle School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2012:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 100
Growth Factor: 1.00
Total Gross Square Feet: 52,788
Site Size (Acres): 3.30

Number of Buildings: 5
Number of Portables: 0
Building Square Feet: 52,788
Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$8,021,341
Weighted Repair Cost: \$1,541,096
Weighted Educational Adequacy Cost: \$647,752
Total Weighted Cost: \$2,188,848
Weighted NMCI Score: 27.29

Unweighted Repair Cost: \$3,819,529
Unweighted Educational Adequacy Cost: \$247,093
Total Unweighted Cost: \$4,066,622
Unweighted NMCI Score: 50.70

NMCI Facility History

Last Assessment Date: -
Closed: No

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



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Facility Description

Cimarron Elementary and Middle School is located at 132 North Collision Avenue in Cimarron, New Mexico, and is part of the Cimarron Municipal School District. The 1-story campus contains 52,788 SF of permanent buildings and no portables for a total of 52,788 GSF. Occupancy is kindergarten through eighth grade students, and a staff of 16. Originally constructed in 1965, there have been 4 additions. To most accurately capture repair costs, the complex was split into 5 permanent building assessments.

Site: The site is approximately 3.3 acres and includes a playground. The school has a parking capacity of 42 (3 are handicap spaces). All paved areas are in good condition and require no improvements. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include minimal grass, rock and flower gardens, and these areas are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings rest on concrete foundations that are in good condition and are showing no signs of settlement or damage. The main structure is brick veneer over steel framing. Roof systems are a combination of ballast over asphalt, TPO, and metal and are not leaking. Exterior doors are metal, and windows are operable, double-pane units with steel frames.

Interiors: Partition wall types include painted gypsum board. Interior wall finishes have been repainted and are in good condition. Most ceilings are lay-in tile. Flooring is typically carpet. Interior doors are typically solid wood.

Mechanical/Plumbing: Heating for the complex is supplied by natural gas fueled furnaces and boilers. Heating is distributed throughout the building by a 2-pipe system, and air is supplied by convection and by ductwork. Fresh air is supplied through infiltration. Bathroom ventilation is generally adequate. Most plumbing and fixtures are original in the Middle School, and the Elementary School.

Electrical: The electrical system is fed from a 150 kVA transformer that delivers 120/208 V., 3-phase, 4-wire power via an 800 amp main panel. Lighting is recessed fluorescent, and illumination is generally adequate. Emergency lighting is in corridors and emergency exit signs are typically illuminated. Original lighting has been updated with more efficient T8 lamps.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in corridors and other public spaces, and generally complies with current requirements. The system is activated by pull stations, and the system is centrally monitored. The school has a fire sprinkler system in the kitchen. Egress corridors generally comply with current code requirements. The complex is generally handicap compliant.

2006 Update:

psfa project 04-065 was completed in 2004 and addressed structural repairs and seismic bracing of the elementary school.

psfa project 04-025 was completed in 2006 and included coal boiler repairs, fire alarm system replacement, site drainage improvements, roof replacements over the band and art rooms, electrical improvements and ventilation improvements. The district paid for east side main entry cosmetic improvements as a change to this project.

2013 Update:

The school has 6 elementary school general classrooms and 3 middle school general education classrooms. General classroom sizes meet Adequacy Standards, with the exception of the undersized Headstart classroom. In classroom storage/casework throughout the school, and particularly in the elementary school, is minimal and worn-out. The library, computer room, art, and music, and speech rooms are also smaller than minimum Adequacy Standard requirements. However, the overall facility SF exceeds the area recommended by the Planning Guide based on number of students, and building expansion is not desired by the district at this time. The elementary and middle schools share various amenities, including the cafeteria, auditorium, gymnasium, library, art, and OT/PT room. The site can accommodate future building expansion, but this is not required at this time due to enrollment. The bus pick-up/drop-off area is on a side street (minimal traffic), and parent pick-up/drop-off is in the same area. Students do not have to cross traffic to access the building from drop-off areas. The school has a parking capacity of 42 spaces, including 3 handicap. There are separate kindergarten and upper level playgrounds. Some equipment could use replacement, and perimeter fencing could be improved. Main concerns regarding perimeter fencing is potential danger of wildlife,



Executive Summary Report

including deer, elk, and mountain lions. A tornado struck the village in 1996, and the school currently does not have a storm shelter on site or within the community to evacuate during severe weather.

The school's main entrance is on the east side of the building, and is not prominently defined for visitors unfamiliar with the school. The entrance is not secure, and visitors could access the remainder of the school without checking in at the office, although this practice is obviously discouraged. The administration area is located in a classroom space, and visual access to the school's entrance is very limited. The size of the administration area meets NMAS, but the furniture/cubicle layout is inefficient/poorly organized and could be made more welcoming. The administration area also serves as the teacher's workroom, and dedicated professional space is recommended. The elementary side of the school contains areas that were once designated for the teacher's lounge and workroom. However, these areas have been reallocated for storage. The nurses office, also located in the elementary area of the school, lacks natural light as well as a sink, refrigerator, ice-maker, secure casework storage, and separate exhaust. The nurse's office contains a restroom, but it is not accessible due to size and fixtures.

The middle school and elementary schools are internally connected by a ramp. The ramp slope and handrails do not meet current accessibility guidelines. Grades pre-kindergarten through 4th are accommodated in the elementary wing, and grades 5th through 8th in the middle school wing. 5th grade is a stand alone class, and grades 6th, 7th, and 8th rotate throughout the day. Shared resources located in the elementary wing of the school include the library, nurse's office, speech and resource rooms. The district's Headstart program is also housed in the elementary portion of the building. The program occupies two classrooms, and one of these classrooms is used for the program's office. Shared resources on the middle school side of the building include the main office, cafeteria, auditorium, and gymnasium. There are various exterior doors throughout the building. However, the doors are secured to permit exit only.

The kitchen is undersized for a middle school per the Adequacy Standards (1,135 SF actual vs. 1,600 SF recommended).

The space can only accommodate 2 to 3 staff, dry storage area is limited, and there is no designated office for the kitchen manager. The school noted that they would like to replace the motors in the walk-in refrigerator and freezer in the near future. The dining area is large and flexible, but cannot be securely separated from the remainder of the school for after-hours use. There is no dedicated storage space for tables and chairs. The cafeteria has a raised floor area that serves as a stage, but has no accessible access.

General classrooms meet SF/student requirements of the Adequacy Standards. Pre-k and kindergarten classrooms are relatively small at 875 - 945 NSF, but at 50 SF/student, between 17 and 18 students can be accommodated, and class sizes

are generally small in Cimarron. Restrooms are located outside of, but close to, pre-k and kindergarten classrooms. Restrooms are shared by kindergarten through 4th grades, and fixture sizes are not age specific.

The middle school science lab is well equipped with a fume hood, tables, sinks, gas, emergency shower/eyewash, and a lockable, vented storage room. The fume hood should be updated to include a glass front door. The art room is located close to middle school classrooms, but far from the elementary school area. The room is slightly smaller than other classrooms throughout the school, and storage is scarce. The art room has one sink. Middle school students attend music classes at the high school across the street. The elementary school music room is also slightly smaller than the majority of classrooms throughout the school, and lacks sufficient storage.

Located in the elementary portion of the building, at 1,360 GSF, the school's media center is relatively small, but does meet Adequacy Standards in terms of size. Reading/classroom space is limited due to space required for stacks. The library lacks a dedicated workroom/office space per the NMAS, and storage is limited.

The school has 1 dedicated computer lab that is 610 NSF. This is below the NMAS requirement of 800 NSF minimum for a middle school. However, additional area is provided within general classrooms which have 3-4 computer stations available for student and teacher use. Also, wireless internet is available throughout the school.



Executive Summary Report

Locker rooms have recently (2011) been added to the middle school gym (1996). Both are metal buildings. The gym has a high clearance, a wood sports floor, and sufficient storage. The old gym is used as an auditorium by both the elementary and middle schools. Both the gym and auditorium have bleacher seating. On inclement days, the old gym/auditorium is also used for elementary school recess.



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1998)	Middle School Building	\$273,574	\$68,168	1998	8,000	Building	Educational
Addition-Gym (1996)	Middle School Building	\$534,248	\$133,562	1996	13,175	Building	Educational
Locker Room Addition (2011)	Middle School Building	\$494	\$123	2011	705	Building	Educational
Middle Addition (1994)	Middle School Building	\$624,840	\$156,210	1994	13,100	Building	Educational
Original (1965)	Middle School Building	\$1,712,654	\$807,410	1965	17,808	Building	Educational
Site	Middle School Site	\$673,719	\$375,623	1964	52,788	Building	Site
Building Totals		\$3,819,529	\$1,541,096				
Educational Adequacy Need	Middle School Educational Adequacy	\$247,093	\$647,752				
School Totals		\$4,066,622	\$2,188,848				



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Addition (1998)

Cost Model: Middle School Building

Size: 8,000

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1998	2018	56%	33.25%	\$14,621	9	.25	\$3,655	
Ceiling Finishes	\$6.05	30	110%	1998	2028	25%	33.25%	\$13,309	9	.25	\$3,327	
Communications/Security	\$1.85	15	90%	1998	2013	100%	33.25%	\$13,292	4	.25	\$3,323	
Exterior Walls	\$13.19	100	100%	1998	2098	2%	33.25%	\$2,374	9	.25	\$593	
Exterior Windows and Doors	\$6.56	30	110%	1998	2028	25%	33.25%	\$14,431	9	.25	\$3,608	
Fire Detection/Alarm	\$1.90	15	90%	1998	2013	100%	33.25%	\$13,699	4	.25	\$3,425	
Fire Sprinkler	\$0.97	50	130%	1998	2048	9%	33.25%	\$903	0	0		\$0 Update 2/25/13 AM Per FMP Vendor Hartman+Majewski Design Group: Not required by code (Asset size<12,000).
Floor Finishes	\$4.64	12	110%	1998	2010	100%	33.25%	\$40,830	4	.25	\$10,207	
Foundtion/Slab/Structure	\$25.81	100	100%	1998	2098	2%	33.25%	\$4,645	9	.25	\$1,161	
HVAC	\$22.42	30	100%	1998	2028	25%	33.25%	\$44,839	9	.25	\$11,210	
Institutional Equipment	\$2.45	30	100%	1998	2028	25%	33.25%	\$4,900	9	.25	\$1,225	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1998	2048	9%	33.25%	\$7,239	9	.25	\$1,810	
Interior Walls	\$4.87	60	90%	1998	2058	6%	33.25%	\$2,191	9	.25	\$548	
Lighting/Branch Circuits	\$10.92	30	90%	1998	2028	25%	33.25%	\$19,658	9	.25	\$4,915	
Main Power/Emergency	\$1.76	30	90%	1998	2028	25%	33.25%	\$3,176	9	.25	\$794	
Other Electrical Systems	\$0.50	20	90%	1998	2018	56%	33.25%	\$2,042	9	.25	\$510	
Other Equipment	\$3.83	60	110%	1998	2058	6%	33.25%	\$2,106	9	.25	\$527	
Plumbing	\$9.15	30	100%	1998	2028	25%	33.25%	\$18,300	9	.25	\$4,575	
Roof	\$4.44	20	120%	1998	2018	56%	33.25%	\$23,956	9	.25	\$5,989	
Technology	\$0.67	10	90%	1998	2008	100%	33.25%	\$4,805	4	.25	\$1,201	
Wall Finishes	\$2.78	12	100%	1998	2010	100%	33.25%	\$22,258	4	.25	\$5,565	
Total:								\$273,574			\$68,168	



Executive Summary Report

District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Addition-Gym (1996)

Cost Model: Middle School Building

Size: 13,175

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1996	2016	72%	33.25%	\$30,927	9	.25	\$7,732	new exhaust fans gym restrooms 2005 #04-026
Ceiling Finishes	\$6.05	30	110%	1996	2026	32%	33.25%	\$28,153	9	.25	\$7,038	
Communications/Security	\$1.85	15	90%	1996	2011	100%	33.25%	\$21,890	4	.25	\$5,472	
Exterior Walls	\$13.19	100	100%	1996	2096	3%	33.25%	\$5,021	9	.25	\$1,255	
Exterior Windows and Doors	\$6.56	30	110%	1996	2026	32%	33.25%	\$30,525	9	.25	\$7,631	
Fire Detection/Alarm	\$1.90	15	90%	1996	2011	100%	33.25%	\$22,561	4	.25	\$5,640	
Fire Sprinkler	\$0.97	50	130%	1996	2046	12%	33.25%	\$1,911	9	.25	\$478	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$4.64	12	110%	1996	2008	100%	33.25%	\$67,242	4	.25	\$16,810	
Foundation/Slab/Structure	\$25.81	100	100%	1996	2096	3%	33.25%	\$9,826	9	.25	\$2,456	
HVAC	\$22.42	30	100%	1996	2026	32%	33.25%	\$94,848	9	.25	\$23,712	
Institutional Equipment	\$2.45	30	100%	1996	2026	32%	33.25%	\$10,365	9	.25	\$2,591	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1996	2046	12%	33.25%	\$15,313	9	.25	\$3,828	
Interior Walls	\$4.87	60	90%	1996	2056	8%	33.25%	\$4,635	9	.25	\$1,159	
Lighting/Branch Circuits	\$10.92	30	90%	1996	2026	32%	33.25%	\$41,583	9	.25	\$10,396	new exhaust fans gym restrooms 2005 #04-026
Main Power/Emergency	\$1.76	30	90%	1996	2026	32%	33.25%	\$6,719	9	.25	\$1,680	
Other Electrical Systems	\$0.50	20	90%	1996	2016	72%	33.25%	\$4,319	9	.25	\$1,080	
Other Equipment	\$3.83	60	110%	1996	2056	8%	33.25%	\$4,455	9	.25	\$1,114	
Plumbing	\$9.15	30	100%	1996	2026	32%	33.25%	\$38,711	9	.25	\$9,678	
Roof	\$4.44	20	120%	1996	2016	72%	33.25%	\$50,675	9	.25	\$12,669	
Technology	\$0.67	10	90%	1996	2006	100%	33.25%	\$7,914	4	.25	\$1,978	
Wall Finishes	\$2.78	12	100%	1996	2008	100%	33.25%	\$36,656	4	.25	\$9,164	
Total:								\$534,248			\$133,562	



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Locker Room Addition (2011) **Cost Model:** Middle School Building **Size:** 705

Name	Cost SF	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2011	2031	1% 33.25%	\$23	9 .25	\$6	
Ceiling Finishes	\$6.05	30	110%	2011	2041	0% 33.25%	\$21	9 .25	\$5	
Communications/Security	\$1.85	15	90%	2011	2026	2% 33.25%	\$21	9 .25	\$5	
Exterior Walls	\$13.19	100	100%	2011	2111	0% 33.25%	\$4	9 .25	\$1	
Exterior Windows and Doors	\$6.56	30	110%	2011	2041	0% 33.25%	\$23	9 .25	\$6	
Fire Detection/Alarm	\$1.90	15	90%	2011	2026	2% 33.25%	\$21	9 .25	\$5	
Fire Sprinkler	\$0.97	50	130%	2011	2061	0% 33.25%	\$1	9 .25	\$0	
Floor Finishes	\$4.64	12	110%	2011	2023	3% 33.25%	\$100	9 .25	\$25	
Foundation/Slab/Structure	\$25.81	100	100%	2011	2111	0% 33.25%	\$7	9 .25	\$2	
HVAC	\$22.42	30	100%	2011	2041	0% 33.25%	\$70	9 .25	\$18	
Institutional Equipment	\$2.45	30	100%	2011	2041	0% 33.25%	\$8	9 .25	\$2	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2011	2061	0% 33.25%	\$11	9 .25	\$3	
Interior Walls	\$4.87	60	90%	2011	2071	0% 33.25%	\$3	9 .25	\$1	
Lighting/Branch Circuits	\$10.92	30	90%	2011	2041	0% 33.25%	\$31	9 .25	\$8	
Main Power/Emergency	\$1.76	30	90%	2011	2041	0% 33.25%	\$5	9 .25	\$1	
Other Electrical Systems	\$0.50	20	90%	2011	2031	1% 33.25%	\$3	9 .25	\$1	
Other Equipment	\$3.83	60	110%	2011	2071	0% 33.25%	\$3	9 .25	\$1	
Plumbing	\$9.15	30	100%	2011	2041	0% 33.25%	\$29	9 .25	\$7	
Roof	\$4.44	20	120%	2011	2031	1% 33.25%	\$38	9 .25	\$9	
Technology	\$0.67	10	90%	2011	2021	4% 33.25%	\$17	9 .25	\$4	
Wall Finishes	\$2.78	12	100%	2011	2023	3% 33.25%	\$54	9 .25	\$14	
Total:							\$494		\$123	



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Middle Addition (1994)

Cost Model: Middle School Building

Size: 13,100

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1994	2014	90%	33.25%	\$38,412	9	.25	\$9,603	
Ceiling Finishes	\$6.05	30	110%	1994	2024	40%	33.25%	\$34,966	9	.25	\$8,742	
Communications/Security	\$1.85	15	90%	1994	2009	100%	33.25%	\$21,765	4	.25	\$5,441	
Exterior Walls	\$13.19	100	100%	1994	2094	4%	33.25%	\$6,236	9	.25	\$1,559	
Exterior Windows and Doors	\$6.56	30	110%	1994	2024	40%	33.25%	\$37,913	9	.25	\$9,478	
Fire Detection/Alarm	\$1.90	15	90%	1994	2009	100%	33.25%	\$22,432	4	.25	\$5,608	
Fire Sprinkler	\$0.97	50	130%	1994	2044	14%	33.25%	\$2,373	9	.25	\$593	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$4.64	12	110%	1994	2006	100%	33.25%	\$66,859	4	.25	\$16,715	
Foundtion/Slab/Structure	\$25.81	100	100%	1994	2094	4%	33.25%	\$12,204	9	.25	\$3,051	
HVAC	\$22.42	30	100%	1994	2024	40%	33.25%	\$117,804	9	.25	\$29,451	
Institutional Equipment	\$2.45	30	100%	1994	2024	40%	33.25%	\$12,874	9	.25	\$3,218	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1994	2044	14%	33.25%	\$19,020	9	.25	\$4,755	
Interior Walls	\$4.87	60	90%	1994	2054	10%	33.25%	\$5,756	9	.25	\$1,439	
Lighting/Branch Circuits	\$10.92	30	90%	1994	2024	40%	33.25%	\$51,647	9	.25	\$12,912	
Main Power/Emergency	\$1.76	30	90%	1994	2024	40%	33.25%	\$8,345	9	.25	\$2,086	
Other Electrical Systems	\$0.50	20	90%	1994	2014	90%	33.25%	\$5,364	9	.25	\$1,341	
Other Equipment	\$3.83	60	110%	1994	2054	10%	33.25%	\$5,533	9	.25	\$1,383	
Plumbing	\$9.15	30	100%	1994	2024	40%	33.25%	\$48,080	9	.25	\$12,020	
Roof	\$4.44	20	120%	1994	2014	90%	33.25%	\$62,940	9	.25	\$15,735	
Technology	\$0.67	10	90%	1994	2004	100%	33.25%	\$7,869	4	.25	\$1,967	
Wall Finishes	\$2.78	12	100%	1994	2006	100%	33.25%	\$36,448	4	.25	\$9,112	
Total:								\$624,840			\$156,210	



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Original (1965)

Cost Model: Middle School Building

Size: 17,808

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2005	2025	16%	33.25%	\$9,257	9	.25	\$2,314	PSFA project 04-025 exhaust system on supply or return system in building.
Ceiling Finishes	\$6.05	30	110%	1984	2014	93%	33.25%	\$110,735	9	.25	\$27,684	
Communications/Security	\$1.85	15	90%	1965	1980	100%	33.25%	\$29,587	2	1.5	\$44,381	
Exterior Walls	\$13.19	100	100%	1965	2065	23%	33.25%	\$54,104	9	.25	\$13,526	PSFA project 04-065.
Exterior Windows and Doors	\$6.56	30	110%	1984	2014	93%	33.25%	\$120,067	9	.25	\$30,017	
Fire Detection/Alarm	\$1.90	15	90%	1965	1980	100%	33.25%	\$30,494	2	1.5	\$45,741	
Fire Sprinkler	\$0.97	50	130%	1972	2022	67%	33.25%	\$15,024	9	.25	\$3,756	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$4.64	12	110%	1972	1984	100%	33.25%	\$90,887	2	1.5	\$136,331	
Foundation/Slab/Structure	\$25.81	100	100%	1965	2065	23%	33.25%	\$105,880	9	.25	\$26,470	PSFA project 04-065.
HVAC	\$22.42	30	100%	1972	2002	100%	33.25%	\$399,244	4	.25	\$99,811	PSFA project 04-025 radiator and boiler valve adjustments.
Institutional Equipment	\$2.45	30	100%	1972	2002	100%	33.25%	\$43,630	4	.25	\$10,908	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1972	2022	67%	33.25%	\$120,395	9	.25	\$30,099	
Interior Walls	\$4.87	60	90%	1972	2032	47%	33.25%	\$36,437	9	.25	\$9,109	
Lighting/Branch Circuits	\$10.92	30	90%	1965	1995	100%	33.25%	\$175,036	4	.25	\$43,759	PSFA project 04-025 branch circuiting additions only.
Main Power/Emergency	\$1.76	30	90%	1965	1995	100%	33.25%	\$28,283	4	.25	\$7,071	
Other Electrical Systems	\$0.50	20	90%	1965	1985	100%	33.25%	\$8,080	2	1.5	\$12,119	
Other Equipment	\$3.83	60	110%	1984	2044	23%	33.25%	\$17,524	9	.25	\$4,381	
Plumbing	\$9.15	30	100%	1965	1995	100%	33.25%	\$162,945	4	.25	\$40,736	
Roof	\$4.44	20	120%	1965	1985	100%	33.25%	\$94,803	2	1.5	\$142,204	PSFA project 04-025 misc roof repairs.
Technology	\$0.67	10	90%	1994	2004	100%	33.25%	\$10,696	4	.25	\$2,674	
Wall Finishes	\$2.78	12	100%	1972	1984	100%	33.25%	\$49,546	2	1.5	\$74,320	
Total:								\$1,712,654			\$807,410	



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Asset Detail

Building Name: Site

Cost Model: Middle School Site

Size: 52,788

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.78	30	90%	1964	1994	100%	33.25%	\$36,952	4	.25	\$9,238	In good condition
Fencing	\$0.27	100	110%	1964	2064	24%	33.25%	\$3,802	9	.25	\$951	In good condition
Landscaping	\$1.64	30	110%	1964	1994	100%	33.25%	\$95,546	4	.25	\$23,887	2005 #04-026 drainage improvements
Parking Lots	\$3.31	20	80%	1964	1984	100%	33.25%	\$139,888	2	1.5	\$209,832	...alled 8,256 sq ft. of new 3" asphalt paving for parent drop of for an adjusted amount of -\$28,318 [JJ] 6/17/08
Playground Equipment	\$0.49	15	100%	1964	1979	100%	33.25%	\$25,866	2	1.5	\$38,799	...ft. of 4" concrete slabe with colored play area for hop-scotch for an adjusted amount of -\$2,563 [JJ] 6/17/08
Site Lighting	\$2.60	40	100%	1964	2004	100%	33.25%	\$137,249	4	.25	\$34,312	In good condition
Site Specialties	\$0.21	40	100%	1964	2004	100%	33.25%	\$11,085	4	.25	\$2,771	
Site Utilities	\$1.46	50	120%	1964	2014	96%	33.25%	\$88,721	9	.25	\$22,180	In good condition
Walkways	\$2.32	30	110%	1964	1994	100%	33.25%	\$134,609	4	.25	\$33,652	2,745sf of new walks 2005 #04-026 student drop-off
Total:								\$673,719			\$375,623	



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	11
Number of Staff:	16	Number of 1-5 Students:	57
Number of Students:	100	Number of 6-8 Students:	32
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	52,788	General Storage NSF:	200
Portable GSF:	0	Maintenance or Janitorial Space NSF:	100
Admin NSF:	1,350	Media Center NSF:	1,560
Art/Music NSF:	1,700	Parent Work Space NSF:	0
Assembly NSF:	5,635	Physical Ed NSF:	10,485
Career Ed NSF:	0	Science Classroom NSF:	865
Computer Lab NSF:	900	Science Storage NSF:	155
Faculty Work Area NSF:	0	Special Education Classroom NSF:	4,210
Food Service NSF:	1,135	Student Health NSF:	580
General Classroom NSF:	8,530		

Classrooms

Number of Classrooms:	20	Number of Special Education Classrooms:	5
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Parking

Number of Paved Parking Spaces:	42	Number of Bus Drop Offs:	0
Number of Handicap Parking Spaces:	3	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Cimarron**

School: **Cimarron ES/MS**

School ID: **008033-008036**

EA Deficiencies

EA Cost Model: Middle School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Food Service Square Footage	1,135	2,100	\$80	\$80.00	\$102,869	7	3	\$308,607
Insufficient Career Ed Square Footage	0	650	\$80	\$80.00	\$69,290	7	3	\$207,870
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Faculty Workspace	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Bus Drop Off	0	1	\$20,800	\$20,799.69	\$27,716	6	1	\$27,716
Missing or Inadequate Multi-use Play Area	0	1	\$11,436	\$11,436.30	\$15,239	8	.5	\$7,619
Insufficient Total Parking	42	24	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	580	150	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	4,210	2,325	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	155	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	865	400	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	10,485	6,100	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	1,560	300	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	100	50	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	200	100	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	8,530	3,270	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	900	800	\$80	\$80.00	\$0	7	3	\$0
Insufficient Administrative Square Footage	1,350	300	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,700	400	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	3	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$247,093			\$647,752



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

High Level Overview

General Information

Location: Cimarron, NM 87714
School Type: High
School Category: Traditional

Ed. Adequacy Model: High School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2012:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 63
Growth Factor: 1.00
Total Gross Square Feet: 50,737
Site Size (Acres): 2.20

Number of Buildings: 4
Number of Portables: 0
Building Square Feet: 50,737
Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$8,792,893
Weighted Repair Cost: \$2,490,802
Weighted Educational Adequacy Cost: \$576,173
Total Weighted Cost: \$3,066,975
Weighted NMCI Score: 34.88

Unweighted Repair Cost: \$4,432,004
Unweighted Educational Adequacy Cost: \$210,535
Total Unweighted Cost: \$4,642,539
Unweighted NMCI Score: 52.80

NMCI Facility History

Last Assessment Date: -
Closed: No

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



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Facility Description

Cimarron High is located at 165 Collison Avenue in Cimarron, New Mexico, and is part of the Cimarron Municipal School District. The 1-story campus contains 50,737 SF of permanent buildings and no portables for a total of 50,737 GSF. Occupancy is ninth through twelfth grade students, and a staff of 12. Originally constructed in 1971, there have been three additions between 1985 and 1997. To most accurately capture repair costs, the complex is split into four permanent building assessments..

Site: The site includes an athletic field. The school has a parking capacity of 127 (9 are handicap spaces). All paved areas are in poor condition and require improvements. Concrete sidewalks are in good condition and pose no hazard. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings rest on concrete slab foundations that are showing no signs of settlement or damage. The main structures are stucco over metal stud walls, with a steel frame. Roofs are a combination of ballast over asphalt, TPO, and metal. The gym roof was replaced in 1996 and is not leaking. Exterior doors are steel, and windows are operable, single-pane units with aluminum frames.

Interiors: Partition wall types are painted drywall. The gym was repainted in 2001. Most ceilings have 2'x4' original acoustical ceiling tile. Flooring is typically carpet. Interior doors are steel and solid wood.

Mechanical/Plumbing: Heating is provided by gas-fired furnaces. There is no cooling system. Heating is distributed by ductwork. Fresh air is supplied through open windows. Ceiling mounted exhaust fans are present, but bathroom ventilation is inadequate. The plumbing is reported to be in good condition. Most of the fixtures are original.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/240 V., 1-phase, 3-wire power to the facility. Lighting is fluorescent and illumination is adequate. Original fixtures have been updated with more efficient T8 lamps. Emergency lighting is not in corridors, but exit signs are present and typically illuminated. The school has an emergency generator.

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

2006 Update:

psfa project 04-025 was completed in 2006 and included replacement o 10 gas fire furnaces, fire alarm system replacement, intercom system upgrades, site drainage improvements, roof repairs over the main building and roof coating application at the gym, door hardware upgrades, electrical improvements and ventilation improvements. The district paid for the addition of a press box at the athletic field bleachers as a change order to this project.

2013 Update:

The school's main entrance is on the south side of the building, and is not prominently defined for visitors unfamiliar with

the school. The entrance does not have a vestibule or a secure waiting area. The main office is at the far end of the corridor and does not have visible access to the front doors. However, the principal's office is at the front of the school and visitors are partially visible to the principal's secretary. The front entry is a security concern as it cannot be easily monitored and visitors could gain entry without detection. The size of the administration area meets NMAS, but the layout is inefficient/poorly organized and could be made more welcoming. The principal's office is not connected to the rest of the administrative suite. The staff workroom is small with limited work and layout area. A separate staff lounge is available with a break area including sink. The nurse's office has a single cot and lacks natural light as well as a sink, refrigerator, ice-maker, secure casework storage, and separate exhaust. The nurse's office does not include a dedicated restroom and the adjacent staff restrooms are not handicap accessible.



Executive Summary Report

There are 5 general classrooms. General classrooms meet Adequacy requirements of 25 nsf per student. Dedicated computer access for the teacher and students are available in each regularly used classroom; average of 4 computer stations per classroom.

The school includes 13 specialty classrooms, including the following:

- Computer lab
- Graphic arts computer lab
- Library computer lab
- Resource
- Science classroom
- Science lab
- Art room
- Music room
- Life skills
- Dance studio
- Weight room
- Wood shop
- Vocational classroom

PT/OT offices to support the SPED program are not located in the high school, but dedicated office space is provided in the adjacent middle school. The music room has minimal office and instrument storage space. Practice rooms are not available. Middle school students also use the high school music room. The high school has a stand-alone vocational shop building, including a large (3,665 NSF) wood shop. The shop equipment/tools are relatively new. Luna Community College holds classes in the wood shop one night per week. Dust collection and ventilation improvements are recommended by the district for the shop area.

The library is located near the main entrance and the administrative area. The area is separated from adjacent circulation space with bookshelves, and not actual partition walls. Despite the openness of the library to the adjacent circulation space, security is not a major concern for the school. A librarian's work area and storage space are provided. The stacks area is small (1,585 NSF) but adequate for the school's enrollment (3NFS per student is recommended).

The cafeteria area is located near the main entrance. The area can accommodate approximately 250 students at 15 NSF per student. Acoustic treatment is recommended for the cafeteria. A serving area and warming kitchen are adjacent to the



dining area. Meals are prepared at the full (although undersized) kitchen in the elementary/middle school and delivered to the high school through the main entrance. The high school's warming kitchen is approximately 325 GSF, and includes a range, warming ovens, and 3-compartment sink. Reach-in refrigerators are located in the serving line area. When not used for meals, the cafeteria is used for study halls, group work, and after school programs. A small storage room is adjacent to the dining area.

The gym is located on a lower level and interior access is via a narrow stairwell, which is not handicap accessible. Exterior, accessible access to the gym is provided. The size of the gym meets Adequacy (8,730 actual vs. 6500 SF recommended), and bleacher seating is also adequate. The bleachers are located on 2 levels, and there is no handicap access to the upper level. A health classroom, weight room, men's and women's locker rooms, and storage room are located adjacent to the gym. The gym locker rooms and associated restrooms are not accessible. Additionally, the 2 coach's offices (115 SF each) are smaller than the minimum required area of 150 NSF. There are no public restrooms on the same building level as the gym.



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Addition (1997)	High School Building	\$386,099	\$95,640	1997	9,011	Building	Educational
Addition-Gym (1991)	High School Building	\$161,184	\$40,236	1991	2,418	Building	Educational
Original Const (1971)	High School Building	\$2,570,987	\$1,610,065	1971	32,028	Building	Educational
Shop Building (1985)	High School Building	\$669,873	\$254,106	1985	7,280	Building	Educational
Site	High School Site	\$643,862	\$490,756	1971	50,737	Building	Site
Building Totals		\$4,432,004	\$2,490,802				
Educational Adequacy Need	High School Educational Adequacy	\$210,535	\$576,173				
School Totals		\$4,642,539	\$3,066,975				



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Asset Detail

Building Name: Addition (1997)

Cost Model: High School Building

Size: 9,011

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1997	2017	64%	33.25%	\$18,737	9	.25	\$4,684	
Ceiling Finishes	\$6.05	30	110%	1997	2027	28%	33.25%	\$17,056	9	.25	\$4,264	
Communications/Security	\$1.85	15	90%	1997	2012	100%	33.25%	\$14,971	4	.25	\$3,743	
Exterior Walls	\$13.95	100	100%	1997	2097	3%	33.25%	\$3,219	9	.25	\$805	
Exterior Windows and Doors	\$5.57	30	110%	1997	2027	28%	33.25%	\$15,709	9	.25	\$3,927	
Fire Detection/Alarm	\$1.90	15	90%	1997	2012	100%	33.25%	\$15,430	4	.25	\$3,858	
Fire Sprinkler	\$2.95	50	130%	1997	2047	10%	33.25%	\$3,540	0	0		\$0 Update 2/25/13 AM Per FMP Vendor Hartman+Majewski Design Group: Not required by code (Asset size<12,000).
Floor Finishes	\$6.23	12	110%	1997	2009	100%	33.25%	\$61,730	4	.25	\$15,432	
Foundtion/Slab/Structure	\$27.47	100	100%	1997	2097	3%	33.25%	\$6,337	9	.25	\$1,584	
HVAC	\$24.52	30	100%	1997	2027	28%	33.25%	\$62,852	9	.25	\$15,713	
Institutional Equipment	\$3.77	30	100%	1997	2027	28%	33.25%	\$9,667	9	.25	\$2,417	
Interior Doors, Partitions, Stairs, Elevator	\$10.89	50	90%	1997	2047	10%	33.25%	\$9,040	9	.25	\$2,260	
Interior Walls	\$6.64	60	90%	1997	2057	7%	33.25%	\$3,831	9	.25	\$958	
Lighting/Branch Circuits	\$10.81	30	90%	1997	2027	28%	33.25%	\$24,932	9	.25	\$6,233	
Main Power/Emergency	\$1.76	30	90%	1997	2027	28%	33.25%	\$4,071	9	.25	\$1,018	
Other Electrical Systems	\$0.67	20	90%	1997	2017	64%	33.25%	\$3,480	9	.25	\$870	
Other Equipment	\$10.06	60	110%	1997	2057	7%	33.25%	\$7,093	9	.25	\$1,773	
Plumbing	\$10.78	30	100%	1997	2027	28%	33.25%	\$27,618	9	.25	\$6,904	
Roof	\$7.30	20	120%	1997	2017	64%	33.25%	\$50,553	9	.25	\$12,638	
Technology	\$0.14	10	90%	1997	2007	100%	33.25%	\$1,159	4	.25	\$290	
Wall Finishes	\$2.78	12	100%	1997	2009	100%	33.25%	\$25,071	4	.25	\$6,268	
Total:								\$386,099			\$95,640	

District: **Cimarron**School: **Cimarron HS**School ID: **008034****Asset Detail****Building Name:** Addition-Gym (1991)**Cost Model:** High School Building**Size:** 2,418

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1991	2011	100%	33.25%	\$7,856	4	.25	\$1,964	
Ceiling Finishes	\$6.05	30	110%	1991	2021	54%	33.25%	\$8,653	9	.25	\$2,163	
Communications/Security	\$1.85	15	90%	1991	2006	100%	33.25%	\$4,017	4	.25	\$1,004	
Exterior Walls	\$13.95	100	100%	1991	2091	5%	33.25%	\$1,633	9	.25	\$408	
Exterior Windows and Doors	\$5.57	30	110%	1991	2021	54%	33.25%	\$7,969	9	.25	\$1,992	
Fire Detection/Alarm	\$1.90	15	90%	1991	2006	100%	33.25%	\$4,141	4	.25	\$1,035	
Fire Sprinkler	\$2.95	50	130%	1991	2041	19%	33.25%	\$1,796	0	0		\$0 Update 2/25/13 AM Per FMP Vendor Hartman+Majewski Design Group: Not required by code (Asset size<12,000).
Floor Finishes	\$6.23	12	110%	1991	2003	100%	33.25%	\$16,564	4	.25	\$4,141	
Foundtion/Slab/Structure	\$27.47	100	100%	1991	2091	5%	33.25%	\$3,215	9	.25	\$804	
HVAC	\$24.52	30	100%	1991	2021	54%	33.25%	\$31,887	9	.25	\$7,972	
Institutional Equipment	\$3.77	30	100%	1991	2021	54%	33.25%	\$4,905	9	.25	\$1,226	
Interior Doors, Partitions, Stairs, Elevator	\$10.89	50	90%	1991	2041	19%	33.25%	\$4,586	9	.25	\$1,147	
Interior Walls	\$6.64	60	90%	1991	2051	13%	33.25%	\$1,944	9	.25	\$486	
Lighting/Branch Circuits	\$10.81	30	90%	1991	2021	54%	33.25%	\$12,649	9	.25	\$3,162	
Main Power/Emergency	\$1.76	30	90%	1991	2021	54%	33.25%	\$2,065	9	.25	\$516	
Other Electrical Systems	\$0.67	20	90%	1991	2011	100%	33.25%	\$1,459	4	.25	\$365	
Other Equipment	\$10.06	60	110%	1991	2051	13%	33.25%	\$3,598	9	.25	\$900	
Plumbing	\$10.78	30	100%	1991	2021	54%	33.25%	\$14,011	9	.25	\$3,503	
Roof	\$7.30	20	120%	1991	2011	100%	33.25%	\$21,196	4	.25	\$5,299	
Technology	\$0.14	10	90%	1991	2001	100%	33.25%	\$311	2	1.5	\$466	
Wall Finishes	\$2.78	12	100%	1991	2003	100%	33.25%	\$6,728	4	.25	\$1,682	
Total:								\$161,184			\$40,236	



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Asset Detail

Building Name: Original Const (1971)

Cost Model: High School Building

Size: 32,028

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1971	1991	100%	33.25%	\$104,060	2	1.5	\$156,089	
Ceiling Finishes	\$6.05	30	110%	1971	2001	100%	33.25%	\$213,130	4	.25	\$53,283	
Communications/Security	\$1.85	15	90%	1971	1986	100%	33.25%	\$53,213	2	1.5	\$79,819	
Exterior Walls	\$13.95	100	100%	1971	2071	18%	33.25%	\$78,836	9	.25	\$19,709	
Exterior Windows and Doors	\$5.57	30	110%	1971	2001	100%	33.25%	\$196,291	4	.25	\$49,073	installed new aluminum frame awning windowS (7) [JJ] 6/17/08
Fire Detection/Alarm	\$1.90	15	90%	2006	2021	22%	33.25%	\$11,944	9	.25	\$2,986	
Fire Sprinkler	\$2.95	50	130%	1971	2021	71%	33.25%	\$86,711	9	.25	\$21,678	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$6.23	12	110%	1971	1983	100%	33.25%	\$219,407	2	1.5	\$329,111	
Foundtion/Slab/Structure	\$27.47	100	100%	1971	2071	18%	33.25%	\$155,213	9	.25	\$38,803	
HVAC	\$24.52	30	100%	2005	2035	7%	33.25%	\$55,849	9	.25	\$13,962	PSFA project 04-025 replaced furnaces.
Institutional Equipment	\$3.77	30	100%	1971	2001	100%	33.25%	\$120,802	4	.25	\$30,200	
Interior Doors, Partitions, Stairs, Elevator	\$10.89	50	90%	2004	2054	3%	33.25%	\$10,167	9	.25	\$2,542	PSFA project 04-025 .
Interior Walls	\$6.64	60	90%	2004	2064	2%	33.25%	\$4,309	9	.25	\$1,077	
Lighting/Branch Circuits	\$10.81	30	90%	1971	2001	100%	33.25%	\$311,540	4	.25	\$77,885	PSFA project 04-025 misc power upgrades.
Main Power/Emergency	\$1.76	30	90%	1971	2001	100%	33.25%	\$50,868	4	.25	\$12,717	
Other Electrical Systems	\$0.67	20	90%	2002	2022	30%	33.25%	\$5,847	9	.25	\$1,462	
Other Equipment	\$10.06	60	110%	1971	2031	49%	33.25%	\$173,715	9	.25	\$43,429	
Plumbing	\$10.78	30	100%	1971	2001	100%	33.25%	\$345,102	4	.25	\$86,276	
Roof	\$7.30	20	120%	1971	1991	100%	33.25%	\$280,755	3	2	\$561,510	PSFA project 04-025, roof repair .
Technology	\$0.14	10	90%	1971	1981	100%	33.25%	\$4,118	2	1.5	\$6,177	
Wall Finishes	\$2.78	12	100%	2001	2013	100%	33.25%	\$89,110	4	.25	\$22,278	
Total:								\$2,570,987			\$1,610,065	



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Asset Detail

Building Name: Shop Building (1985)

Cost Model: High School Building

Size: 7,280

Name	Cost SF	Renewal Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1985	2005	100%	33.25%	\$23,653	4	.25	\$5,913	
Ceiling Finishes	\$6.05	30	110%	1985	2015	87%	33.25%	\$42,201	9	.25	\$10,550	
Communications/Security	\$1.85	15	90%	1985	2000	100%	33.25%	\$12,095	4	.25	\$3,024	
Exterior Walls	\$13.95	100	100%	1985	2085	8%	33.25%	\$7,964	9	.25	\$1,991	
Exterior Windows and Doors	\$5.57	30	110%	1985	2015	87%	33.25%	\$38,867	9	.25	\$9,717	
Fire Detection/Alarm	\$1.90	15	90%	1985	2000	100%	33.25%	\$12,466	4	.25	\$3,117	
Fire Sprinkler	\$2.95	50	130%	1985	2035	31%	33.25%	\$8,760	0	0		\$0 Update 2/25/13 AM Per FMP Vendor Hartman+Majewski Design Group: Not required by code (Asset size<12,000).
Floor Finishes	\$6.23	12	110%	1985	1997	100%	33.25%	\$49,871	2	1.5	\$74,807	
Foundtion/Slab/Structure	\$27.47	100	100%	1985	2085	8%	33.25%	\$15,680	9	.25	\$3,920	
HVAC	\$24.52	30	100%	1985	2015	87%	33.25%	\$155,509	9	.25	\$38,877	
Institutional Equipment	\$3.77	30	100%	1985	2015	87%	33.25%	\$23,919	9	.25	\$5,980	
Interior Doors, Partitions, Stairs, Elevator	\$10.89	50	90%	1985	2035	31%	33.25%	\$22,368	9	.25	\$5,592	
Interior Walls	\$6.64	60	90%	1985	2045	22%	33.25%	\$9,479	9	.25	\$2,370	
Lighting/Branch Circuits	\$10.81	30	90%	1985	2015	87%	33.25%	\$61,686	9	.25	\$15,422	
Main Power/Emergency	\$1.76	30	90%	1985	2015	87%	33.25%	\$10,072	9	.25	\$2,518	
Other Electrical Systems	\$0.67	20	90%	1985	2005	100%	33.25%	\$4,393	4	.25	\$1,098	
Other Equipment	\$10.06	60	110%	1985	2045	22%	33.25%	\$17,549	9	.25	\$4,387	
Plumbing	\$10.78	30	100%	1985	2015	87%	33.25%	\$68,332	9	.25	\$17,083	
Roof	\$7.30	20	120%	1985	2005	100%	33.25%	\$63,816	4	.25	\$15,954	
Technology	\$0.14	10	90%	1985	1995	100%	33.25%	\$936	2	1.5	\$1,404	
Wall Finishes	\$2.78	12	100%	1985	1997	100%	33.25%	\$20,255	2	1.5	\$30,382	
Total:								\$669,873			\$254,106	



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Asset Detail

Building Name: Site

Cost Model: High School Site

Size: 50,737

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.34	30	90%	1971	2001	100%	33.25%	\$15,728	4	.25	\$3,932	In good condition Added press box to football stadium psfa #148-05
Fencing	\$0.40	100	110%	1971	2071	18%	33.25%	\$3,938	9	.25	\$985	
Landscaping	\$1.78	30	110%	1971	2001	100%	33.25%	\$99,445	4	.25	\$24,861	resolved grading problems on north side of building in 2005 #04-026
Parking Lots	\$6.50	20	80%	1971	1991	100%	33.25%	\$263,832	2	1.5	\$395,749	system>150% BOMA life
Playground Equipment	\$0.13	15	100%	2003	2018	44%	33.25%	\$2,931	9	.25	\$733	
Site Lighting	\$1.30	40	100%	1971	2011	100%	33.25%	\$65,958	4	.25	\$16,490	
Site Specialties	\$0.11	40	100%	1971	2011	100%	33.25%	\$5,581	4	.25	\$1,395	
Site Utilities	\$1.46	50	120%	1971	2021	71%	33.25%	\$62,650	9	.25	\$15,663	
Walkways	\$2.22	30	110%	1971	2001	100%	33.25%	\$123,798	4	.25	\$30,950	1,460sf rundown north side 2005 #04-026
Total:								\$643,862			\$490,756	



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	27	Number of 1-5 Students:	0
Number of Students:	63	Number of 6-8 Students:	0
Number of Special Education Students:	0	Number of 9-12 Students:	63

Square Footage

Permanent GSF:	50,737	General Storage NSF:	200
Portable GSF:	0	Maintenance or Janitorial Space NSF:	100
Admin NSF:	2,294	Media Center NSF:	2,310
Art/Music NSF:	1,200	Parent Work Space NSF:	0
Assembly NSF:	0	Physical Ed NSF:	8,800
Career Ed NSF:	5,915	Science Classroom NSF:	975
Computer Lab NSF:	2,945	Science Storage NSF:	75
Faculty Work Area NSF:	0	Special Education Classroom NSF:	1,555
Food Service NSF:	650	Student Health NSF:	100
General Classroom NSF:	4,740		

Classrooms

Number of Classrooms:	20	Number of Special Education Classrooms:	2
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Parking

Number of Paved Parking Spaces:	127	Number of Bus Drop Offs:	0
Number of Handicap Parking Spaces:	9	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		

Miscellaneous

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



District: **Cimarron**

School: **Cimarron HS**

School ID: **008034**

EA Deficiencies

EA Cost Model: High School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Food Service Square Footage	650	2,015	\$80	\$80.00	\$145,509	7	3	\$436,527
Insufficient Parent Work Space	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Faculty Workspace	0	150	\$80	\$80.00	\$15,990	7	3	\$47,970
Insufficient Bus Drop Off	0	1	\$20,800	\$20,799.69	\$27,716	6	1	\$27,716
Insufficient Student Health Square Footage	100	150	\$80	\$80.00	\$5,330	7	3	\$15,990
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	127	56	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	1,555	930	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	75	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	975	252	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	8,800	7,178	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,310	189	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	100	32	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	200	63	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	4,740	1,575	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	2,945	900	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	5,915	650	\$80	\$80.00	\$0	7	3	\$0
Insufficient Administrative Square Footage	2,294	245	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,200	315	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	9	5	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$210,535			\$576,173



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

High Level Overview

General Information

Location: Eagle Nest, NM 87718
School Type: Combined
School Category: Traditional

Ed. Adequacy Model: Middle School Educational Adequacy
Ed. Adequacy CCI: 100.00%
School CCI City: RSMEANS2012:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 159
Growth Factor: 1.00
Total Gross Square Feet: 57,715
Site Size (Acres): 2.50

Number of Buildings: 4
Number of Portables: 0
Building Square Feet: 57,715
Portable Square Feet: 0

NMCI School Metrics

Replacement Cost: \$8,770,017
Weighted Repair Cost: \$1,320,193
Weighted Educational Adequacy Cost: \$672,164
Total Weighted Cost: \$1,992,357
Weighted NMCI Score: 22.72

Unweighted Repair Cost: \$3,633,584
Unweighted Educational Adequacy Cost: \$236,754
Total Unweighted Cost: \$3,870,338
Unweighted NMCI Score: 44.13

NMCI Facility History

Last Assessment Date: -
Closed: No

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



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Facility Description

Eagle Nest Elementary and Middle School is located in Eagle Nest, New Mexico, and is part of the Cimarron Municipal School District. The 1-story campus contains 57,715 GSF of permanent buildings and no portables for a total of 57,715 GSF. Occupancy is pre-kindergarten through eighth grade students, and a staff of 22. Originally constructed in 1984, there has been 1 addition. To most accurately capture repair costs, the complex was split into 4 permanent building assessments.

Site: The site is approximately 2.5 acres and includes hard surface play areas, a playground, and athletic fields. The school has a parking capacity is 40 (4 are handicap spaces). All paved areas are in good condition and require no improvement. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass, and these areas are not irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The buildings rest on concrete foundations that are in good condition and are showing no signs of damage or settlement. The main structure is brick veneer over a steel structure. Roof systems are a combination of ballast over asphalt, TPO, and metal that are not leaking. Exterior doors are metal, and windows are fixed and operable, single- and double-pane units with aluminum and steel frames.

Interiors: Partition wall types include painted gypsum board. Interior wall finishes have been repainted and are in good condition. Most ceilings are original lay-in tile. Flooring in high use areas is vinyl composition tile. Most other flooring is carpet. Interior doors are wood.

Mechanical/Plumbing: Heating for the complex is supplied by indirect fired propane and coal fueled furnaces. Heat is distributed by a 2-pipe system and air is supplied by convection. There is no cooling system in this facility. Fresh air is supplied through infiltration. Bathroom ventilation is generally adequate. Plumbing and fixtures are original and in good condition.

Electrical: The electrical system is fed from a 150 kVA transformer that delivers 120/208 V., 3-phase, 4-wire power via an 800 amp main panel. Lighting is original recessed fluorescent fixtures and illumination is generally adequate. Emergency lighting is in corridors, and emergency exit signs are typically illuminated. Original lighting has been updated with more efficient T8 lamps.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators in corridors and other public spaces, and generally complies with current requirements. The system is activated by pull stations, and is centrally monitored. The school has a fire sprinkler system in the kitchen. Egress corridors generally comply with current code requirements. The complex is generally handicap compliant.

2006 Update:

psfa project 04-025 was completed in 2005 and included fire alarm system replacement, window replacements, skylight replacement, door installation at the food lab, electrical improvements and ventilation improvements in the newer gym and computer labs. District constructed a wooden livestock shelter on site.

2013 Update:

The school has 7 elementary school general classrooms and 4 middle school general education classrooms. General classroom sizes meet Adequacy Standards, as do specialty classrooms, with the exception of the undersized OP/PT rooms. The elementary and middle schools share various spaces, including the cafeteria, auditorium, gymnasium, library, art, and music rooms.

The entrance to the school has been recently (2011) renovated to provide a secure entry and administrative area. Visitors must check into the secure area before gaining access to the remainder of the school. Circulation between the elementary and middle schools requires going through either the cafeteria or auditorium. This is somewhat confusing and counter intuitive. The music room, OT/PT rooms, and kindergarten classroom are accessed from an intervening room (the auditorium). Because there is an exit in door that leads directly outside from the auditorium, this does not appear to be an egress issue. In fact, the school has multiple exterior doors from various rooms and these doors are secure for exit only. Grades Kindergarten through 4th are accommodated in the elementary wing, and grades 5th through 8th in the middle school wing. 5th grade is a stand alone class, and grades 6th, 7th, and 8th rotate throughout the day.



While the newly renovated administrative area is secure and adequately sized, the nurse's office does not meet Adequacy Standards. It is very small, and has only 1 cot. There is no sink, refrigerator, ice-maker, secure casework storage, or separate exhaust system in the nurse's office.

The teacher's workroom is located in the old administrative area, in the elementary side of the school. The room is small (165 GSF) but just meets the Adequacy Standards' minimal size requirements. (1 NSF per student or 150 NSF minimum.)

The small workroom could be made more useful with efficient casework storage and layout space. There is no dedicated teacher's lounge; there is an area that is used as a lounge when not in use by the SPED program. There are 2 OT/PT rooms; both are too small to meet minimal Adequacy Standards. (135 SF and 260 SF actual vs. 450 SF recommended)

The kitchen is undersized for a middle school per the Adequacy Standards (1,145 SF actual vs. 1,600 SF recommended).

The space can only accommodate 2 to 3 staff, dry storage area is limited, and there is no designated office for the kitchen manager. The school noted that they would like to replace the motors in the walk-in refrigerator and freezer in the near future. The dining area is large (1,345 SF) and flexible, but cannot be securely separated from the remainder of the school for after-hours use. There is no dedicated storage space for tables and chairs.

General classrooms meet SF/student requirements of the Adequacy Standards. Kindergarten classrooms are relatively small at 750 NSF, but at 50 SF/student, up to 15 students can be accommodated, and class sizes are generally small at Eagle Nest. Restrooms are located between kindergarten classrooms. These restrooms are much too small to meet accessibility guidelines, and the fixtures are not sized for kindergarten students.

The middle school science lab is well equipped with a fume hood, tables, sinks, gas, emergency shower/eyewash, and a lockable, vented storage room. The fume hood should be updated to include a glass front door. The music and art rooms are sufficiently sized per the Adequacy Standards. Both rooms have limited storage and would benefit from casework renewal. The art room has 1 sink.

At 1,740 GSF, the school's media center is relatively small, but does meet Adequacy Standards in terms of size (1,000 NSF minimum recommended). The circulation on desk is poorly located to provide visual control of the entire library, and reading/classroom space is limited due to space required for stacks.

The school has 3 dedicated computer labs, for a combined area of approximately 1,200 GSF. A small computer lab is located adjacent to the library, and the 2 additional labs are located in the middle school classroom wing. Wireless internet is available throughout the school, and general classrooms also have a few computer stations available for student and teacher use.

Locker rooms have recently (2011) been added to the middle school gym (2001). Both are metal buildings. The new gym has a high clearance, a wood sports floor, and sufficient storage. The old gym is used as an auditorium by both the elementary and middle schools. Both the gym and auditorium have bleacher seating. On inclement days, the old gym is also used for elementary school recess.

Unique educational programs at the school include an equestrian program. The program, which is funded entirely by donations, houses 4 abandoned horses on the school site and teaches students how to care for horses and provides character building opportunities.



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Elementary 2 Classroom Addition (2001)	High School Building	\$51,379	\$12,845	2001	2,060	Building	Educational
Addition-Gym (1995)	Middle School Building	\$580,025	\$145,006	1995	13,175	Building	Educational
Locker Room Addition (2011)	Middle School Building	\$494	\$123	2011	705	Building	-
Original Const (1984)	Middle School Building	\$2,426,890	\$1,018,520	1984	41,775	Building	Educational
Site	Middle School Site	\$574,797	\$143,699	1984	57,715	Building	Site
Building Totals		\$3,633,584	\$1,320,193				
Educational Adequacy Need	Middle School Educational Adequacy	\$236,754	\$672,164				
School Totals		\$3,870,338	\$1,992,357				



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Detail

Building Name: Elementary 2 Classroom
Addition (2001)

Cost Model: High School Building

Size: 2,060

Name	Cost SF	Renewal Life	Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2001	2021	36%	33.25%	\$2,409	9	.25	\$602	
Ceiling Finishes	\$6.05	30	110%	2001	2031	16%	33.25%	\$2,193	9	.25	\$548	
Communications/Security	\$1.85	15	90%	2001	2016	64%	33.25%	\$2,190	9	.25	\$548	
Exterior Walls	\$13.19	100	100%	2001	2101	1%	33.25%	\$391	9	.25	\$98	
Exterior Windows and Doors	\$6.56	30	110%	2001	2031	16%	33.25%	\$2,378	9	.25	\$595	
Fire Detection/Alarm	\$1.90	15	90%	2001	2016	64%	33.25%	\$2,258	9	.25	\$564	
Fire Sprinkler	\$0.97	50	130%	2001	2051	6%	33.25%	\$149	9	.25	\$37	
Floor Finishes	\$4.64	12	110%	2001	2013	100%	33.25%	\$10,514	4	.25	\$2,628	
Foundation/Slab/Structure	\$25.81	100	100%	2001	2101	1%	33.25%	\$766	9	.25	\$191	
HVAC	\$22.42	30	100%	2001	2031	16%	33.25%	\$7,389	9	.25	\$1,847	
Institutional Equipment	\$2.45	30	100%	2001	2031	16%	33.25%	\$808	9	.25	\$202	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2001	2051	6%	33.25%	\$1,193	9	.25	\$298	
Interior Walls	\$4.87	60	90%	2001	2061	4%	33.25%	\$361	9	.25	\$90	
Lighting/Branch Circuits	\$10.92	30	90%	2001	2031	16%	33.25%	\$3,240	9	.25	\$810	
Main Power/Emergency	\$1.76	30	90%	2001	2031	16%	33.25%	\$523	9	.25	\$131	
Other Electrical Systems	\$0.50	20	90%	2001	2021	36%	33.25%	\$336	9	.25	\$84	
Other Equipment	\$3.83	60	110%	2001	2061	4%	33.25%	\$347	9	.25	\$87	
Plumbing	\$9.15	30	100%	2001	2031	16%	33.25%	\$3,016	9	.25	\$754	
Roof	\$4.44	20	120%	2001	2021	36%	33.25%	\$3,948	9	.25	\$987	
Technology	\$0.67	10	90%	2001	2011	100%	33.25%	\$1,237	4	.25	\$309	
Wall Finishes	\$2.78	12	100%	2001	2013	100%	33.25%	\$5,731	4	.25	\$1,433	
Total:								\$51,379			\$12,845	



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Detail

Building Name: Addition-Gym (1995)

Cost Model: Middle School Building

Size: 13,175

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	1995	2015	81%	33.25%	\$34,673	9	.25	\$8,668	
Ceiling Finishes	\$6.05	30	110%	1995	2025	36%	33.25%	\$31,562	9	.25	\$7,891	
Communications/Security	\$1.85	15	90%	1995	2010	100%	33.25%	\$21,890	4	.25	\$5,472	
Exterior Walls	\$13.19	100	100%	1995	2095	3%	33.25%	\$5,629	9	.25	\$1,407	
Exterior Windows and Doors	\$6.56	30	110%	1995	2025	36%	33.25%	\$34,222	9	.25	\$8,556	
Fire Detection/Alarm	\$1.90	15	90%	1995	2010	100%	33.25%	\$22,561	4	.25	\$5,640	
Fire Sprinkler	\$0.97	50	130%	1995	2045	13%	33.25%	\$2,142	9	.25	\$536	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$4.64	12	110%	1995	2007	100%	33.25%	\$67,242	4	.25	\$16,810	
Foundtion/Slab/Structure	\$25.81	100	100%	1995	2095	3%	33.25%	\$11,016	9	.25	\$2,754	
HVAC	\$22.42	30	100%	1995	2025	36%	33.25%	\$106,335	9	.25	\$26,584	
Institutional Equipment	\$2.45	30	100%	1995	2025	36%	33.25%	\$11,620	9	.25	\$2,905	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1995	2045	13%	33.25%	\$17,168	9	.25	\$4,292	
Interior Walls	\$4.87	60	90%	1995	2055	9%	33.25%	\$5,196	9	.25	\$1,299	
Lighting/Branch Circuits	\$10.92	30	90%	1995	2025	36%	33.25%	\$46,619	9	.25	\$11,655	
Main Power/Emergency	\$1.76	30	90%	1995	2025	36%	33.25%	\$7,533	9	.25	\$1,883	
Other Electrical Systems	\$0.50	20	90%	1995	2015	81%	33.25%	\$4,842	9	.25	\$1,210	
Other Equipment	\$3.83	60	110%	1995	2055	9%	33.25%	\$4,995	9	.25	\$1,249	
Plumbing	\$9.15	30	100%	1995	2025	36%	33.25%	\$43,399	9	.25	\$10,850	
Roof	\$4.44	20	120%	1995	2015	81%	33.25%	\$56,812	9	.25	\$14,203	
Technology	\$0.67	10	90%	1995	2005	100%	33.25%	\$7,914	4	.25	\$1,978	
Wall Finishes	\$2.78	12	100%	1995	2007	100%	33.25%	\$36,656	4	.25	\$9,164	
Total:								\$580,025			\$145,006	



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Detail

Building Name: Locker Room Addition (2011) **Cost Model:** Middle School Building **Size:** 705

Name	Cost SF	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2011	2031	1% 33.25%	\$23	9 .25	\$6	
Ceiling Finishes	\$6.05	30	110%	2011	2041	0% 33.25%	\$21	9 .25	\$5	
Communications/Security	\$1.85	15	90%	2011	2026	2% 33.25%	\$21	9 .25	\$5	
Exterior Walls	\$13.19	100	100%	2011	2111	0% 33.25%	\$4	9 .25	\$1	
Exterior Windows and Doors	\$6.56	30	110%	2011	2041	0% 33.25%	\$23	9 .25	\$6	
Fire Detection/Alarm	\$1.90	15	90%	2011	2026	2% 33.25%	\$21	9 .25	\$5	
Fire Sprinkler	\$0.97	50	130%	2011	2061	0% 33.25%	\$1	9 .25	\$0	
Floor Finishes	\$4.64	12	110%	2011	2023	3% 33.25%	\$100	9 .25	\$25	
Foundation/Slab/Structure	\$25.81	100	100%	2011	2111	0% 33.25%	\$7	9 .25	\$2	
HVAC	\$22.42	30	100%	2011	2041	0% 33.25%	\$70	9 .25	\$18	
Institutional Equipment	\$2.45	30	100%	2011	2041	0% 33.25%	\$8	9 .25	\$2	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2011	2061	0% 33.25%	\$11	9 .25	\$3	
Interior Walls	\$4.87	60	90%	2011	2071	0% 33.25%	\$3	9 .25	\$1	
Lighting/Branch Circuits	\$10.92	30	90%	2011	2041	0% 33.25%	\$31	9 .25	\$8	
Main Power/Emergency	\$1.76	30	90%	2011	2041	0% 33.25%	\$5	9 .25	\$1	
Other Electrical Systems	\$0.50	20	90%	2011	2031	1% 33.25%	\$3	9 .25	\$1	
Other Equipment	\$3.83	60	110%	2011	2071	0% 33.25%	\$3	9 .25	\$1	
Plumbing	\$9.15	30	100%	2011	2041	0% 33.25%	\$29	9 .25	\$7	
Roof	\$4.44	20	120%	2011	2031	1% 33.25%	\$38	9 .25	\$9	
Technology	\$0.67	10	90%	2011	2021	4% 33.25%	\$17	9 .25	\$4	
Wall Finishes	\$2.78	12	100%	2011	2023	3% 33.25%	\$54	9 .25	\$14	
Total:							\$494		\$123	



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Detail

Building Name: Original Const (1984)

Cost Model: Middle School Building

Size: 41,775

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2005	2025	16%	33.25%	\$21,716	9	.25	\$5,429	PSFA project 04-025.
Ceiling Finishes	\$6.05	30	110%	1984	2014	93%	33.25%	\$259,768	9	.25	\$64,942	
Communications/Security	\$1.85	15	90%	1984	1999	100%	33.25%	\$69,407	4	.25	\$17,352	
Exterior Walls	\$13.19	100	100%	1984	2084	8%	33.25%	\$46,328	9	.25	\$11,582	
Exterior Windows and Doors	\$6.56	30	110%	1984	2014	93%	33.25%	\$281,659	9	.25	\$70,415	
Fire Detection/Alarm	\$1.90	15	90%	2005	2020	28%	33.25%	\$20,348	9	.25	\$5,087	PSFA project 04-025.
Fire Sprinkler	\$0.97	50	130%	1984	2034	34%	33.25%	\$17,632	9	.25	\$4,408	... must be compartmentalized (area < 12,000 SF) with 2 hour rated walls, or the building must be sprinklered.
Floor Finishes	\$4.64	12	110%	1984	1996	100%	33.25%	\$213,209	2	1.5	\$319,813	
Foundtion/Slab/Structure	\$25.81	100	100%	1984	2084	8%	33.25%	\$90,663	9	.25	\$22,666	
HVAC	\$22.42	30	100%	2005	2035	7%	33.25%	\$66,600	9	.25	\$16,650	PSFA project 04-025.
Institutional Equipment	\$2.45	30	100%	1984	2014	93%	33.25%	\$95,640	9	.25	\$23,910	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	1984	2034	34%	33.25%	\$141,298	9	.25	\$35,325	
Interior Walls	\$4.87	60	90%	1984	2044	23%	33.25%	\$42,763	9	.25	\$10,691	
Lighting/Branch Circuits	\$10.92	30	90%	1984	2014	93%	33.25%	\$383,691	9	.25	\$95,923	
Main Power/Emergency	\$1.76	30	90%	1984	2014	93%	33.25%	\$61,998	9	.25	\$15,500	
Other Electrical Systems	\$0.50	20	90%	1984	2004	100%	33.25%	\$18,954	4	.25	\$4,738	
Other Equipment	\$3.83	60	110%	1984	2044	23%	33.25%	\$41,109	9	.25	\$10,277	
Plumbing	\$9.15	30	100%	1984	2014	93%	33.25%	\$357,187	9	.25	\$89,297	
Roof	\$4.44	20	120%	2003	2023	25%	33.25%	\$55,598	9	.25	\$13,900	PSFA project 04-025.
Technology	\$0.67	10	90%	1996	2006	100%	33.25%	\$25,092	4	.25	\$6,273	
Wall Finishes	\$2.78	12	100%	1984	1996	100%	33.25%	\$116,229	2	1.5	\$174,343	
Total:								\$2,426,890			\$1,018,520	



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Asset Detail

Building Name: Site

Cost Model: Middle School Site

Size: 57,715

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.78	30	90%	1984	2014	93%	33.25%	\$37,752	9	.25	\$9,438	
Fencing	\$0.27	100	110%	1984	2084	8%	33.25%	\$1,456	9	.25	\$364	
Landscaping	\$1.64	30	110%	1984	2014	93%	33.25%	\$97,616	9	.25	\$24,404	
Parking Lots	\$3.31	20	80%	1984	2004	100%	33.25%	\$152,945	4	.25	\$38,236	
Playground Equipment	\$0.49	15	100%	1984	1999	100%	33.25%	\$28,280	4	.25	\$7,070	
Site Lighting	\$2.60	40	100%	1984	2024	53%	33.25%	\$78,875	9	.25	\$19,719	
Site Specialties	\$0.21	40	100%	1984	2024	53%	33.25%	\$6,371	9	.25	\$1,593	
Site Utilities	\$1.46	50	120%	1984	2034	34%	33.25%	\$33,977	9	.25	\$8,494	
Walkways	\$2.32	30	110%	1984	2014	93%	33.25%	\$137,525	9	.25	\$34,381	
Total:								\$574,797			\$143,699	



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	15
Number of Staff:	19	Number of 1-5 Students:	93
Number of Students:	159	Number of 6-8 Students:	51
Number of Special Education Students:	0	Number of 9-12 Students:	0

Square Footage

Permanent GSF:	57,715	General Storage NSF:	200
Portable GSF:	0	Maintenance or Janitorial Space NSF:	100
Admin NSF:	2,028	Media Center NSF:	2,200
Art/Music NSF:	1,495	Parent Work Space NSF:	0
Assembly NSF:	5,815	Physical Ed NSF:	10,820
Career Ed NSF:	0	Science Classroom NSF:	960
Computer Lab NSF:	1,029	Science Storage NSF:	300
Faculty Work Area NSF:	165	Special Education Classroom NSF:	2,430
Food Service NSF:	1,145	Student Health NSF:	140
General Classroom NSF:	9,396		

Classrooms

Number of Classrooms:	22	Number of Special Education Classrooms:	3
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Parking

Number of Paved Parking Spaces:	40	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	4	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	4		

Miscellaneous

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



District: **Cimarron**

School: **Eagle Nest ES/MS**

School ID: **008047-008048**

EA Deficiencies

EA Cost Model: Middle School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Insufficient Food Service Square Footage	1,145	2,395	\$80	\$80.00	\$133,250	7	3	\$399,750
Insufficient Career Ed Square Footage	0	650	\$80	\$80.00	\$69,290	7	3	\$207,870
Insufficient Parent Work Space	0	159	\$80	\$80.00	\$16,949	7	3	\$50,848
Missing or Inadequate Multi-use Play Area	0	1	\$11,436	\$11,436.30	\$15,239	8	.5	\$7,619
Insufficient Student Health Square Footage	140	159	\$80	\$80.00	\$2,025	7	3	\$6,076
Insufficient Total Parking	44	29	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	2,430	1,395	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	300	80	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	960	636	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	10,820	6,454	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	2,200	477	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	100	80	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	200	159	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	9,396	5,154	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	165	159	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	1,029	800	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	1	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	2,028	389	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,495	636	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	4	2	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	1	1	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$236,754			\$672,164



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

High Level Overview

General Information

Location:	Angel Fire, NM 87710	Ed. Adequacy Model:	Charter School Educational Adequacy
School Type:	High	Ed. Adequacy CCI:	100.00%
School Category:	Charter	School CCI City:	RSMEANS2012:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students:	89	Number of Buildings:	1
Growth Factor:	1.00	Number of Portables:	2
Total Gross Square Feet:	16,500	Building Square Feet:	6,750
Site Size (Acres):	11.00	Portable Square Feet:	9,750

NMCI School Metrics

Replacement Cost:	\$1,743,450	Unweighted Repair Cost:	\$201,804
Weighted Repair Cost:	\$50,612	Unweighted Educational Adequacy Cost:	\$0
Weighted Educational Adequacy Cost:	\$0	Total Unweighted Cost:	\$201,804
Total Weighted Cost:	\$50,612	Unweighted NMCI Score:	11.57
Weighted NMCI Score:	2.90		

NMCI Facility History

Last Assessment Date:	03-01-2007	Previous Award, Yes or No, Year if Yes:	Yes, 09
Closed:	No		



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Facility Description

Moreno Valley Charter High School is located at 56 Camino Grande in Angel Fire, New Mexico 87710, and is part of the Cimarron Municipal School District. The 1-story campus contains 6,750 SF of permanent buildings and 9,750 SF in six portables for a total of 16,500 GSF. Occupancy is ninth through twelfth grade students, and a staff of 12. The school started in the 2001/2002 school year.

Site: The site does not include an athletic field. However, it uses the Angel Fire ski resort and the surrounding area for a very unique and expanded PE program. Also, the school uses a city owned soccer field for the school teams. Four softball and 2 baseball field will be constructed by the city adjacent and to the west of the facility. The school has a parking capacity of 65 (3 are handicap spaces). There is a small paved area for 3 handicap parking spaces and the gravel is in poor condition. There are concrete sidewalks and pose no hazard. Site drainage is generally adequate.

Structural/Exterior Closure: The portable buildings rest on concrete post foundations that are showing no signs of settlement or damage. There are six modular buildings that make up the campus. There is no gym on site. The school uses the community center for PE classes and athletic practice. Exterior doors are hollow metal, and all windows are operable, double-pane units with aluminum frames.

Interiors: Partition wall types are vinyl covered drywall. Most ceilings have 2'x4' original acoustical ceiling tile. Flooring is typically VCT with carpet in the admin area. Interior doors are fiberglass.

Mechanical/Plumbing: Heating is provided by wall mounted, electrical heat/air conditioning combination units. Heating is forced air. Fresh air is supplied through open windows. The plumbing is reported to be in good condition. Sewer is connected to the village system and water is provided through an on-site well.

Electrical: The electrical system is fed from a main pad-mounted transformer that delivers 3-phase, power to the site. Two 1-phase 3 wire 120/240V transformers are fed from the main transformer. Lighting is fluorescent and illumination is adequate. The school has no emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators in classrooms and other common spaces. The system is activated by pull stations and smoke detectors, and is not centrally monitored. The buildings do not have a fire sprinkler system. The complex is generally handicap compliant.

2005 Update:

The school has recently acquired and relocated to several acres of land south of the existing rubbish processing facility.

2013 Update: The multi-purpose building is well maintained and is in good condition. It is used by the school for a variety of functions, including administration, classroom space, and student commons/gathering. Academic activities that take place in the multi-purpose building include life skills, computer research/lab, group work, and some PE activities. Administrative spaces include the principal's office and the business office, plus reception which is located in the commons area and is visible from the main entrance. The school does not have a designated nurse's office/student health space or a cafeteria.

The majority of classes, including math, science, history, social studies, English, Spanish, Latin, health, art, drama, and music are held in portable buildings arranged around a central exterior courtyard. Upkeep/improvements to the modular buildings are a priority for the school. Due to the harsh climate and strong winds, the roofs of the modular buildings are in fair condition, and replacement will be necessary in the near future in order to prevent unnecessary building deterioration. Additional improvements to the portables should also focus on maintaining the building envelope (exterior painting, erosion



control), HVAC improvements, and finish replacement/upgrades in the classrooms and restrooms. In the long-term, the school would like to replace the portable classrooms with more energy efficient, permanent buildings.

Alternative Programs:

Physical Education: Local Community Center.

Janitorial: Contracted Out



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Multipurpose Room (2009)	High School Building	\$21,518	\$5,379	2009	6,750	Building	Educational
Portables (2003) 3	High School Portable	\$96,625	\$24,156	2003	4,875	Building	Educational
Portables (2004) 3	High School Portable	\$78,266	\$19,567	2004	4,875	Building	Educational
Site	High School Site	\$5,395	\$1,510	2001	16,500	Building	Site
Building Totals		\$201,804	\$50,612				
Educational Adequacy Need	Charter School Educational Adequacy	\$0	\$0				
School Totals		\$201,804	\$50,612				



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Asset Detail

Building Name: Multipurpose Room (2009) Cost Model: High School Building Size: 6,750

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2009	2029	4%	33.25%	\$877	9	.25	\$219	
Ceiling Finishes	\$6.05	30	110%	2009	2039	2%	33.25%	\$799	9	.25	\$200	
Communications/Security	\$1.85	15	90%	2009	2024	7%	33.25%	\$797	9	.25	\$199	
Exterior Walls	\$13.95	100	100%	2009	2109	0%	33.25%	\$151	9	.25	\$38	
Exterior Windows and Doors	\$5.57	30	110%	2009	2039	2%	33.25%	\$735	9	.25	\$184	
Fire Detection/Alarm	\$1.90	15	90%	2009	2024	7%	33.25%	\$822	9	.25	\$205	
Fire Sprinkler	\$2.95	50	130%	2009	2059	1%	33.25%	\$166	9	.25	\$41	
Floor Finishes	\$6.23	12	110%	2009	2021	11%	33.25%	\$5,138	9	.25	\$1,284	
Foundtion/Slab/Structure	\$27.47	100	100%	2009	2109	0%	33.25%	\$297	9	.25	\$74	
HVAC	\$24.52	30	100%	2009	2039	2%	33.25%	\$2,943	9	.25	\$736	
Institutional Equipment	\$3.77	30	100%	2009	2039	2%	33.25%	\$453	9	.25	\$113	
Interior Doors, Partitions, Stairs, Elevator	\$10.89	50	90%	2009	2059	1%	33.25%	\$423	9	.25	\$106	
Interior Walls	\$6.64	60	90%	2009	2069	0%	33.25%	\$179	9	.25	\$45	
Lighting/Branch Circuits	\$10.81	30	90%	2009	2039	2%	33.25%	\$1,167	9	.25	\$292	
Main Power/Emergency	\$1.76	30	90%	2009	2039	2%	33.25%	\$191	9	.25	\$48	
Other Electrical Systems	\$0.67	20	90%	2009	2029	4%	33.25%	\$163	9	.25	\$41	
Other Equipment	\$10.06	60	110%	2009	2069	0%	33.25%	\$332	9	.25	\$83	
Plumbing	\$10.78	30	100%	2009	2039	2%	33.25%	\$1,293	9	.25	\$323	
Roof	\$7.30	20	120%	2009	2029	4%	33.25%	\$2,367	9	.25	\$592	
Technology	\$0.14	10	90%	2009	2019	16%	33.25%	\$139	9	.25	\$35	
Wall Finishes	\$2.78	12	100%	2009	2021	11%	33.25%	\$2,087	9	.25	\$522	
Total:								\$21,518			\$5,379	



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Asset Detail

Building Name: Portables (2003) 3 Cost Model: High School Portable Size: 4,875

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$44.60	15	100%	2003	2018	44%	33.25%	\$96,625	9	.25	\$24,156	
Total:								\$96,625			\$24,156	



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Asset Detail

Building Name: Portables (2004) 3 **Cost Model:** High School Portable **Size:** 4,875

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$44.60	15	100%	2004	2019	36%	33.25%	\$78,266	9	.25	\$19,567	...oup: Vendor states that the roof is wearing quickly due to harsh climate. Vendor suggests Category 3 Override.
Total:								\$78,266			\$19,567	



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Asset Detail

Building Name: Site Cost Model: High School Site Size: 16,500

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.34	30	90%	2009	2039	2%	33.25%	\$91	9	.25	\$23	
Fencing	\$0.40	100	110%	2009	2109	0%	33.25%	\$12	9	.25	\$3	
Landscaping	\$1.78	30	110%	2009	2039	2%	33.25%	\$575	9	.25	\$144	
Parking Lots	\$6.50	20	80%	2009	2029	4%	33.25%	\$3,432	9	.25	\$858	Update 2/25/13 AM Per FMP Vendor Hartman+Majewski Design Group: Dirt lot. Paving desired.
Playground Equipment	\$0.13	15	100%	2009	2024	7%	33.25%	\$153	9	.25	\$38	
Site Lighting	\$1.30	40	100%	2009	2049	1%	33.25%	\$215	6	1	\$215	...+Majewski Design Group: Minimal; additional site lighting for safety is desired. Category 6 override applied.
Site Specialties	\$0.11	40	100%	2009	2049	1%	33.25%	\$18	9	.25	\$5	
Site Utilities	\$1.46	50	120%	2009	2059	1%	33.25%	\$185	9	.25	\$46	
Walkways	\$2.22	30	110%	2009	2039	2%	33.25%	\$716	9	.25	\$179	
Total:								\$5,395			\$1,510	



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	14	Number of 1-5 Students:	0
Number of Students:	89	Number of 6-8 Students:	0
Number of Special Education Students:	10	Number of 9-12 Students:	89

Square Footage

Permanent GSF:	6,750	General Storage NSF:	981
Portable GSF:	9,216	Maintenance or Janitorial Space NSF:	84
Admin NSF:	683	Media Center NSF:	0
Art/Music NSF:	1,174	Parent Work Space NSF:	0
Assembly NSF:	3,070	Physical Ed NSF:	0
Career Ed NSF:	581	Science Classroom NSF:	587
Computer Lab NSF:	0	Science Storage NSF:	0
Faculty Work Area NSF:	421	Special Education Classroom NSF:	587
Food Service NSF:	0	Student Health NSF:	0
General Classroom NSF:	3,522		

Classrooms

Number of Classrooms:	12	Number of Special Education Classrooms:	3
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Parking

Number of Paved Parking Spaces:	3	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	3	Number of Student Drop Offs:	0
Number of Gravel Parking Spaces:	65		

Miscellaneous

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



District: **Cimarron** School: **Moreno Valley Charter High School** School ID: **008003**

EA Deficiencies

EA Cost Model: Charter School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	68	0	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	0	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	587	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	587	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Parent Work Space	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	84	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	981	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	3,522	2,225	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	421	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	581	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	0	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	683	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,174	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	3	0	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	1	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$0			\$0

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**CIMARRON MUNICIPAL SCHOOLS
DISTRICT FACILITY MASTER PLAN
2013-2018**