



GAPSDEN INDEPENDENT SCHOOLS

CAMPUS NO.5

ANTHONY ELEMENTARY

NOT TO SCALE

SUBJECT PHOTOGRAPHS Gadsden Independent Schools Anthony Elementary



03 - Cafeteria



02 - Classroom

NEW MEXICO PUBLIC SCHOOLS INSURANCE AUTHORITY APPRAISALS BY MARSHALL AND STEVENS INCORPORATED

Location Number: 17 05 02
District: Gadsden Independent Schools
Campus Location: Anthony Elementary
Building Number: 02 - Classroom
Date Insp/Yr Blt: 02/01/87 1950

CLASS: C NUMBER OF STORIES: 1.0 FLOOR AREA: 8,652 Sq. Ft. COMPONENT	COST AS OF REPRODUCT NEW	: 5/87 ZION COST DEPR	14.0
EXCAVATION & SITE PREPARATION:			
Site Preparation	1,298	1,298	
Concrete, Bearing walls	15,054	8,129	
FLOOR STRUCTURE: Concrete on Ground	23,101	12,475	
FLOOR COVER:			
Carpet and Pad	2,617	1,308	
Tile, Ceramic	4,452	2,226	
Vinyl Tile	2,713	1,356	
SUBTOTAL	9,782	4,890	
Acoustical, Mineral Fiber	14,276	7,138	
Ceiling Joists	9,604	4,802	
SUBTOTAL	23,880	11,940	
INTERIOR CONSTRUCTION:	,	, - ,	
Interior Construction, Masonry.	154,784	77,392	
PLUMBING:	100 to 10		
Plumbing Fixtures	28,237	14,118	
HEATING AND COOLING:			
Evaporative Cooling	20,073	10,036	
Hot Water	50,009	25,004	
SUBTOTAL	70,082	35,040	
ELECTRICAL:			
Electrical	50,614	25,307	
EXTERIOR WALL:			
Concrete Block	176,778	95,460	
WALL ORNAMENTATION:	20 222	H one reserve	
Stucco on Masonry	21,532	11,627	
ROOF STRUCTURE:	20.000		
Wood joists, Wood deck	39,972	21,585	
ROOF COVER:	11 052	F 006	
Built-Up Composition	11,853	5,926	
REPRODUCTION COST NEW	626,967		
DEPRECIATION	<301,780>		
DEPRECIATED REPRODUCTION COST		325,187	
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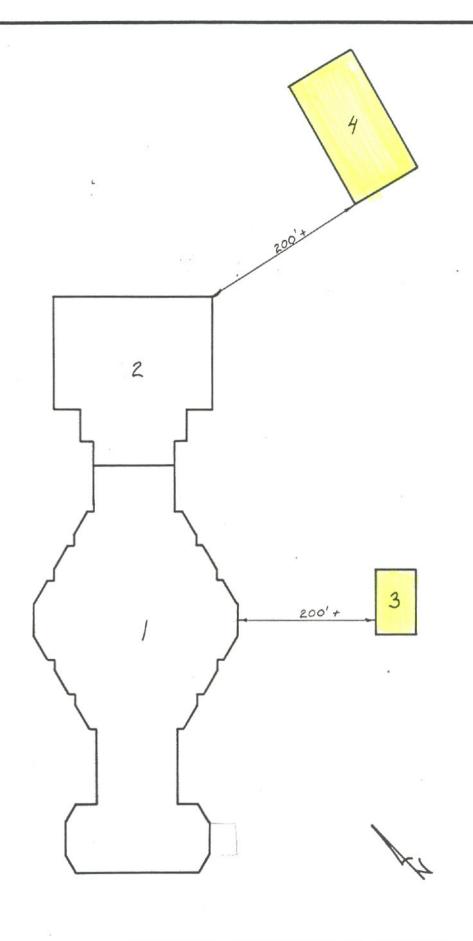
INSURABLE VALUE	REPRODUCT NEW	ION COST DEPR
TOTAL COST	626,967	325,187
INSURANCE EXCLUSIONS: EXCAVATION & SITE PREPARATION: FOUNDATION: PLUMBING: TOTAL EXCLUSIONS:	1,298 15,054 9,883 26,235	1,298 8,129 4,941 14,368
INSURABLE REPRODUCTION COST DEPRECIATION DEPRECIATED INSURABLE VALUE	600,732 <289,913>	310,819

NEW MEXICO PUBLIC SCHOOLS INSURANCE AUTHORITY APPRAISALS BY MARSHALL AND STEVENS INCORPORATED

Location Number: 17 05 03
District: Gadsden Independent Schools
Campus Location: Anthony Elementary
Building Number: 03 - Cafeteria
Date Insp/Yr Blt: 02/01/87 1955

CLASS: C NUMBER OF STORIES: 1.0 FLOOR AREA: 5,400 Sq. Ft.	REPRODUCT	TON COST	11.0
COMPONENT	NEW	DEPR	
EXCAVATION & SITE PREPARATION:			
Site Preparation	810	810	
FOUNDATION:	010	010	
Concrete, Bearing walls	9,396	5,638	
FLOOR STRUCTURE:	3 7 0 3 0	3,000	
Concrete on Ground	14,418	8,651	
FLOOR COVER:	*	•	
Vinyl Tile	13,716	6,858	
CEILING:			
Acoustical, Mineral Fiber	8,910	4,455	
Suspended Ceiling	6,156	3,078	
SUBTOTAL	15,066	7,533	
INTERIOR CONSTRUCTION:			
Interior Construction, Framed	63,018	31,509	
PLUMBING:			
Plumbing Fixtures	10,336	5,168	
HEATING AND COOLING:	16 710	0 250	
Forced Air	16,740	8,370	
Evaporative Cooling	11,502	5,751	
SUBTOTAL	28,242	14,121	
ELECTRICAL: Electrical	21 500	15 705	
	31,590	15,795	
EXTERIOR WALL: Concrete Block	60,141	36,085	
Pilaster	3,492	2,095	
SUBTOTAL	63,633		
ROOF STRUCTURE:	03,033	30,100	
Concrete Slab	34,614	20,768	
ROOF COVER:	54,014	20,700	
Built-Up Composition	7,398	3,699	
Insulation	4,320	2,160	
SUBTOTAL	11,718	5,859	
REPRODUCTION COST NEW	296,557		
DEPRECIATION	<135,667>		
DEPRECIATED REPRODUCTION COST	10.500	160,890	

INSURABLE VALUE	REPRODUCT NEW	ION COST DEPR
TOTAL COST	296,557	160,890
INSURANCE EXCLUSIONS: EXCAVATION & SITE PREPARATION: FOUNDATION: PLUMBING: TOTAL EXCLUSIONS:	810 9,396 3,618 13,824	810 5,638 1,809 8,257
INSURABLE REPRODUCTION COST DEPRECIATION DEPRECIATED INSURABLE VALUE	282,733 <130,100>	152,633



GAPSDEN INDEPENDENT SCHOOLS

CAMPUS NO.7

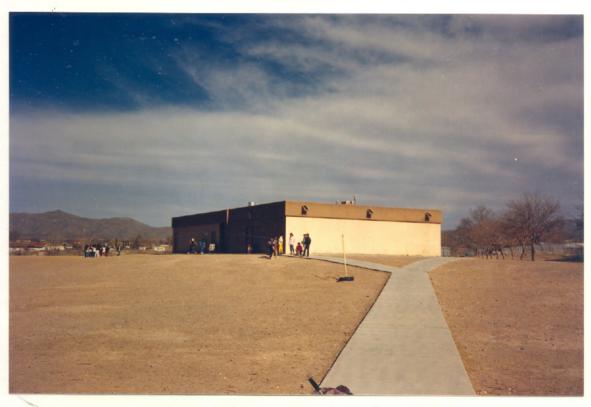
ANTHONY MID

NOT TO SCALE

SUBJECT PHOTOGRAPHS Gadsden Independent Schools Anthony Mid School



03 - Nurses Residence



04 - Classrooms & Locker Rooms

NEW MEXICO PUBLIC SCHOOLS INSURANCE AUTHORITY APPRAISALS BY MARSHALL AND STEVENS INCORPORATED

Location Number: 17 07 03
District: Gadsden Independent Schools
Campus Location: Anthony Mid School
Building Number: 03 - Nurses Residence
Date Insp/Yr Blt: 02/01/87 1950-86

CLASS: C NUMBER OF STORIES: 1.0 FLOOR AREA: 1,232 Sq. Ft.	REPRODUCT	ION COST	8.0
COMPONENT	NEW	DEPR	
EXCAVATION & SITE PREPARATION: Site Preparation FOUNDATION:	197	197	
Concrete, Bearing walls FLOOR STRUCTURE:	2,193	1,974	
Concrete on Ground FLOOR COVER:	3,326	2,993	
Vinyl Tile	3,179	2,702	
Gypsum Board, Taped & Paint Ceiling Joists SUBTOTAL INTERIOR CONSTRUCTION:	1,515 1,392 2,907	1,288 1,183 2,471	
Interior Construction, Framed PLUMBING:	15,363	13,059	
Plumbing Fixtures HEATING AND COOLING:	14,192	12,063	
Forced Air Evaporative Cooling SUBTOTAL ELECTRICAL:	3,363 2,279 5,642	2,859 1,937 4,796	
Electrical EXTERIOR WALL:	7,306	6,210	
Concrete Block	19,005	17,105	
Wood joists, Wood deck ROOF COVER:	5,741	5,167	
Composition Shingle	1,528	1,299	
REPRODUCTION COST NEW DEPRECIATION DEPRECIATED REPRODUCTION COST	<10,543>	70,036	

INSURABLE VALUE	REPRODUCT NEW	ION COST DEPR
TOTAL COST	80,579	70,036
INSURANCE EXCLUSIONS: EXCAVATION & SITE PREPARATION: FOUNDATION: PLUMBING: TOTAL EXCLUSIONS:	197 2,193 4,967 7,357	197 1,974 4,222 6,393
INSURABLE REPRODUCTION COST DEPRECIATION DEPRECIATED INSURABLE VALUE	73,222 <9,579>	63,643

NEW MEXICO PUBLIC SCHOOLS INSURANCE AUTHORITY

APPRAISALS BY MARSHALL AND STEVENS INCORPORATED

Location Number: 17 07 04

District: Gadsden Independent Schools

Campus Location: Anthony Mid School Building Number: 04 - Classrooms & Locker Rooms

Date Insp/Yr Blt: 02/01/87 1975

CLASS: C NUMBER OF STORIES: 1.0 FLOOR AREA: 4,500 Sq. Ft.	CONDITION: 3.0 Average AVERAGE STORY HEIGHT: COST AS OF: 5/87 REPRODUCTION COST	9.0
COMPONENT	NEW DEPR	
EXCAVATION & SITE PREPARATION: Site Preparation FOUNDATION:		
Concrete, Bearing walls FLOOR STRUCTURE:	9,045 7,688	
Concrete on Ground FLOOR COVER:	13,140 11,169	
Carpet and Pad	7,110 5,688	
Acoustical, Mineral Fiber Gypsum Board, Taped & Paint Suspended Ceiling SUBTOTAL INTERIOR CONSTRUCTION:	4,806 3,845 2,322 1,858 5,580 4,464 12,708 10,167	
Interior Construction, Masonry. PLUMBING:	66,735 53,388	
Plumbing Fixtures HEATING AND COOLING:	39,864 31,891	
Forced Air Evaporative Cooling SUBTOTAL ELECTRICAL:	16,065 12,852 10,035 8,028 26,100 20,880	
Electrical EXTERIOR WALL:	24,435 19,548	
Concrete Block	51,005 43,354	
Stucco on Masonry	7,190 6,112	
Steel Joists, Steel Deck ROOF COVER:	31,725 26,966	
Insulation	4,365 3,492 17,415 15,674 21,780 19,166	
REPRODUCTION COST NEW DEPRECIATION DEPRECIATED REPRODUCTION COST	311,647 <54,820> 256,827	

INSURABLE VALUE	REPRODUCT NEW	CION COST DEPR
TOTAL COST	311,647	256,827
INSURANCE EXCLUSIONS: EXCAVATION & SITE PREPARATION: FOUNDATION: PLUMBING: TOTAL EXCLUSIONS:	810 9,045 13,952 23,807	810 7,688 11,162 19,660
INSURABLE REPRODUCTION COST DEPRECIATION DEPRECIATED INSURABLE VALUE	287,840 <50,673>	237,167

LETTER OF AGREEMENT

New Mexico State University - Dona Ana Branch Community College and Gadsden Independent School District

RE: BLDG T5324-Surplus Army Bldg. located at the Anthony Elementary School site.

Adult Basic Education Learning Center (Anthony, NM)

- 1) New Mexico State University Dona Ana Branch Community College will provide and pay staff necessary to maintain the functions of the Learning Center. Staff will be assigned by DABCC. All supervision, evaluations, terminations, etc. shall be the responsibility of DABCC.
- 2) New Mexico State University Dona Ana Branch Community College will maintain the exterior and interior portions of the building and will provide the daily maintenance (cleaning windows, vacuuming, dusting, mopping, sweeping, excluding ground maintenance)
- 3) The educational program will consist of classes in ESL (English as a Second Language), GED (General Equivalency Diploma) and Citizenship. Special instruction will also be available in areas such as basic math, reading, resume writing, survival life skills and computer literacy, career education and other programs offered by Dona Ana Branch Community College.
- 4) New Mexico State University Dona Ana Branch Community College will purchase the necessary insurance for hazardous and liability coverage that fulfill the requirements set forth by New Mexico State University and the Risk Management office of the state of New Mexico.
- 5) New Mexico State University Dona Ana Branch Community College will furnish the Learning Center with the proper educational equipment (tables, chairs, desks, telephone, typewriters, computers, bookshelves, chalkboards, bulletin boards, recorders, etc.). All of these furnishings shall remain the property of Dona Ana Branch Community College.
- 6) Textbooks, workbooks, answer sheets, testing materials and other such educational supplies will be provided by the Dona Ana Branch Community College.
- 7) Because of grant proposal restrictions, with the primary program using the facility (Adult Basic Education), Dona Ana Branch Community College cannot pay rental fees or utility charges. These costs will be borne by the Gadsden School District. Monthly telephone charges are the responsibility of Dona Ana Branch Community College.
- 8) All exterior maintenance of the building and major repair costs and replacements within the confines of said structure are the responsibility of Dona Ana Branch Community College.
- 9) In the event that the educational program ceases to exist at the Learning Center, said building with improvements shall become the property of the Gadsden Independent School District.

- 10) New Mexico State University Dona Ana Branch Community College shall complete and forward the necessary annual reports and documents as required by the U.S. Army Department of Education.
- 11) Dona Ana Branch Community College will fully reimburse the Gadsden Independent School District for expenses incurred in relocating the new building from the Ft. Bliss Army Base to the Anthony Elementary School site. Expenditures made to bring the structure up to the required building codes will be reimbursed as specified in the construction documents prepared by Cervantes and Associates project # 8805 dated 7/15/88. All expense reports forwarded to the Dona Ana Branch Community College shall be detailed and include all the necessary documentation required by the Dona Ana Branch Community College business office.
- 12) Sole consideration for exclusive use of this site by Dona Ana Branch Community College to Gadsden Independent School District shall be the cost incurred to relocate, upgrade and maintain the building. No additional financial terms shall be determined without the consent and written approval of all parties to this agreement.
- 13) This letter of agreement shall be enforced five (5) years from the date of this agreement. The agreement may be reviewed by both parties on an annual basis.

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Signed: For the Board		Signed:	For the Regents	
Jamund Johnson			er dellige	
Edmund Gaussoin			Halligan /	
Superintendent, Gadsden		President	t, New Mexico State	
Independent School District		Universit		
12/17/58	DATE		12/13/04	_DATE