

GAPSDEN INDEPENDENT SCHOOLS  
CAMPUS NO. 5  
ANTHONY ELEMENTARY  
 NOT TO SCALE

SUBJECT PHOTOGRAPHS  
Gadsden Independent Schools  
Anthony Elementary



03 - Cafeteria



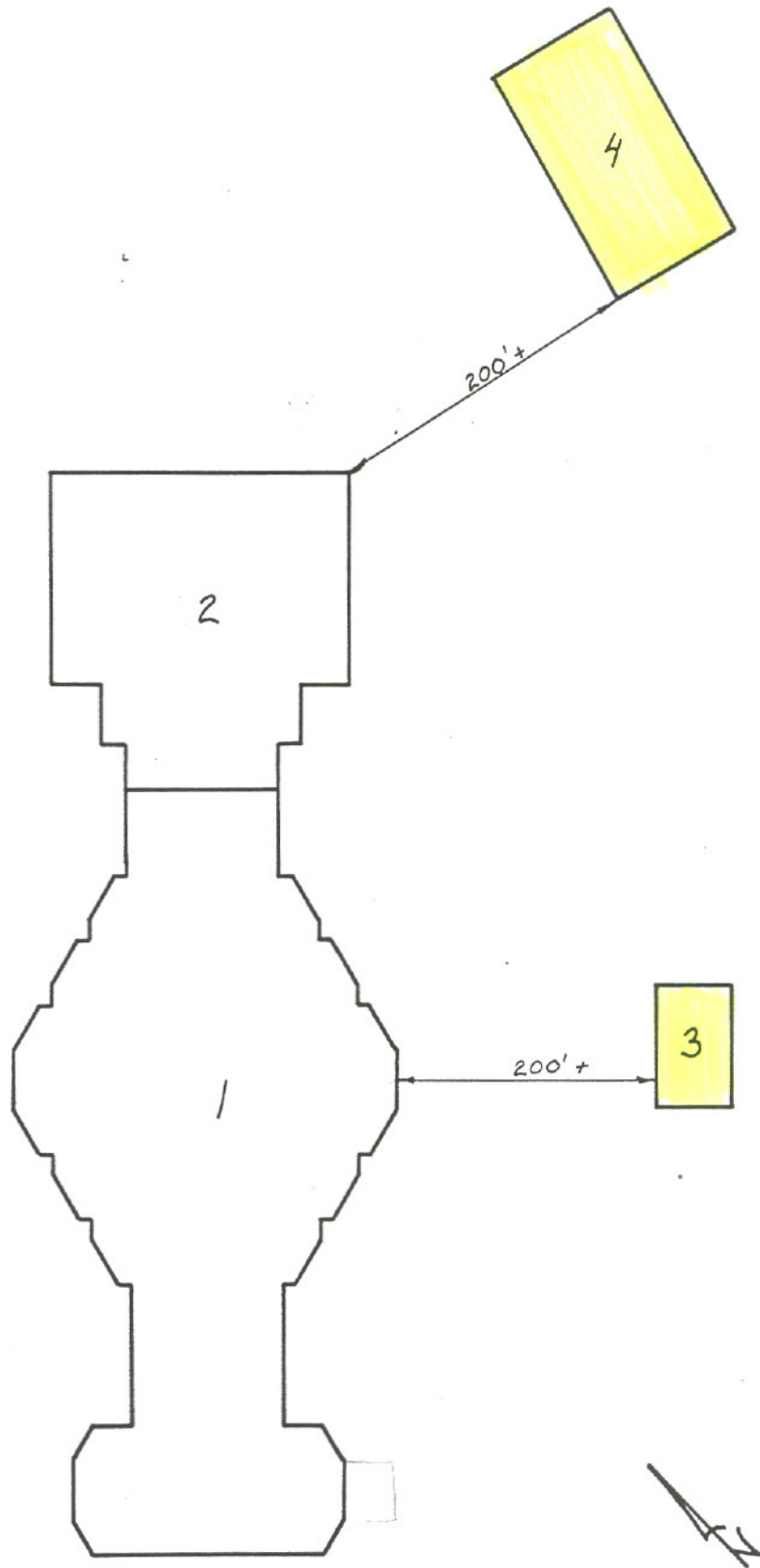
02 - Classroom



INSURABLE VALUE	REPRODUCTION COST	
	NEW	DEPR
TOTAL COST.....	626,967	325,187
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INSURANCE EXCLUSIONS:		
EXCAVATION & SITE PREPARATION:	1,298	1,298
FOUNDATION:	15,054	8,129
PLUMBING:	9,883	4,941
TOTAL EXCLUSIONS:	26,235	14,368
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INSURABLE REPRODUCTION COST....	600,732	
DEPRECIATION.....	<289,913>	
DEPRECIATED INSURABLE VALUE....		310,819



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



GADSDEN 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	CONDITION: 3.0 Average	
NUMBER OF STORIES: 1.0	AVERAGE STORY HEIGHT: 8.0	
FLOOR AREA: 1,232 Sq. Ft.	COST AS OF: 5/87	
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COMPONENT	REPRODUCTION COST	
	NEW	DEPR
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EXCAVATION & SITE PREPARATION:		
Site Preparation.....	197	197
FOUNDATION:		
Concrete, Bearing walls.....	2,193	1,974
FLOOR STRUCTURE:		
Concrete on Ground.....	3,326	2,993
FLOOR COVER:		
Vinyl Tile.....	3,179	2,702
CEILING:		
Gypsum Board, Taped & Paint....	1,515	1,288
Ceiling Joists.....	1,392	1,183
SUBTOTAL.....	2,907	2,471
INTERIOR CONSTRUCTION:		
Interior Construction, Framed..	15,363	13,059
PLUMBING:		
Plumbing Fixtures.....	14,192	12,063
HEATING AND COOLING:		
Forced Air.....	3,363	2,859
Evaporative Cooling.....	2,279	1,937
SUBTOTAL.....	5,642	4,796
ELECTRICAL:		
Electrical.....	7,306	6,210
EXTERIOR WALL:		
Concrete Block.....	19,005	17,105
ROOF STRUCTURE:		
Wood joists, Wood deck.....	5,741	5,167
ROOF COVER:		
Composition Shingle.....	1,528	1,299
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REPRODUCTION COST NEW.....	80,579	
DEPRECIATION.....	<10,543>	
DEPRECIATED REPRODUCTION COST..		70,036
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INSURABLE VALUE	REPRODUCTION COST	
	NEW	DEPR
TOTAL COST.....	80,579	70,036
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INSURANCE EXCLUSIONS:		
EXCAVATION & SITE PREPARATION:	197	197
FOUNDATION:	2,193	1,974
PLUMBING:	4,967	4,222
TOTAL EXCLUSIONS:	7,357	6,393
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INSURABLE REPRODUCTION COST....	73,222	
DEPRECIATION.....	<9,579>	
DEPRECIATED INSURABLE VALUE....		63,643



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

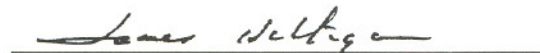
Signed: For the Board



Edmund Gaussoin  
Superintendent, Gadsden  
Independent School District

12/17/88 DATE

Signed: For the Regents



James E. Halligan  
President, New Mexico State  
University

12/13/88 DATE