

## Gadsden ES

1440 Highway 478  
Anthony, NM 88021

Permanent building area: 61,565 GSF

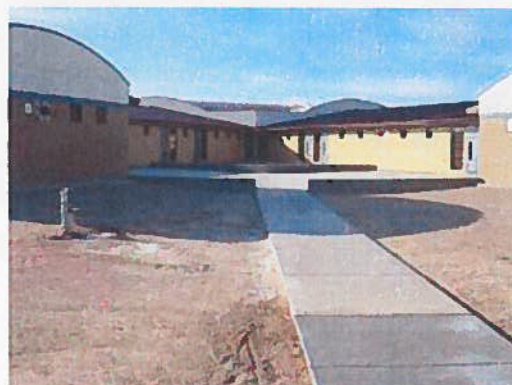
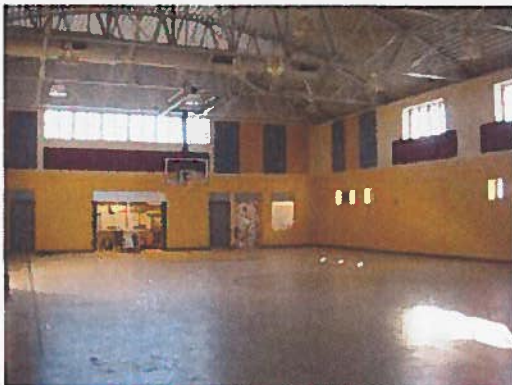
Modular buildings: 0 GSF

Modular buildings are 0.0 % of the facility area

Site acres: 15.00

| Score:                                 | Possible Points | Total Earned | %    |
|--|-----------------|--------------|------|
| The Site                               | 271             | 266.0        | 98.2 |
| Physical Plant Assessment              | 354             | 347.0        | 98.0 |
| Adequacy and Environment for Education | 375             | 368.0        | 98.1 |
| Total                                  | 1,000           | 981.0        | 98.1 |

Excellent = 90-100% Satisfactory = 70-89% Borderline = 50-69% Poor = 30-49% Very Inadequate < 30%



### Participants:

Robert Woodward, Evaluator

**Notes from Principal's Meeting and Questionnaire**

**Date: 11/11/09**

Gadsden ES is a new elementary school that was still under construction at the time of the evaluation.

**Summary Notes and Comments**

**School Site:**

Gadsden ES school is situated on a 15 acre site surrounded by rural farm land. Access is via Highway 478, only. The school was under construction at the time of the evaluation and site work, including paving, concrete flatwork, landscaping and play ground development was still in progress.

Site layout is similar to other elementary schools similar floor plans. There are separate parking, parent drop off and bus lanes at the front and south sides of the school. Playgrounds will be provided on the east and west sides of the school. There is a grass field under development on the east side of the property, behind the school.

**School Plant:**

Gadsden ES is the same prototype layout as other elementary schools constructed in the district within the last five years, namely Sunrise, Santa Teresa, North Valley and Vado. It is the same floor plan, site adapted for this site. Only differences notes during the walk through is that the nurse's area is now accessible from a corridor rather than from the front entrance lobby seen in other schools. Also, this school has a fire protection sprinkler system throughout, a feature not included in the schools noted above. Mechanical fan coil units are now located in mechanical closets accessed from the corridors, in lieu of ceiling mounted. The roof was not accessed for this evaluation.

Interior work was still in progress during the evaluation. Exterior completion work was also still in progress during the evaluation. It is unfortunate that the rear of the school has been "tagged" with graffiti recently, which will require repair or replacement of some exterior finishes.

**Adequacy and Environment for Education:**

Gadsden ES was still under construction and not occupied during the evaluation. Although adequacy requirements are best determined in an occupied facility, there was not evidence of any deficiencies during the walk through inspection.

**The Main Capital Investment Areas:**

Post Occupancy Evaluation  
Provide Irrigation Well

# 036 Gadsden ES

| <b>Number</b>                                  | <b>Codes</b> | <b>Capital Improvement Project</b> | <b>MACC</b>                  | <b>Project Budget</b> |
|--|--------------|------------------------------------|------------------------------|-----------------------|
| 036.1  | 2.13.F01.2.  | Post Occupancy Evaluation          | \$ 5,358                     | \$ 6,402              |
| 036.2  | 4.06.E07.1.  | Provide Irrigation Well            | \$ 75,000                    | \$ 95,625             |
| Total of *Maximum Allowable Construction Cost: |              |                                    | \$ 80,358                    |                       |
|  |              |                                    | <b>Total Project Budget:</b> | <b>\$ 102,027</b>     |

# 036 Gadsden ES

| Number   | Codes       | Capital Improvement Project | MACC*                        | Project Budget    |
|--|-------------|-----------------------------|------------------------------|-------------------|
| <b>Priority/Timing 1: Immediate (year 1)</b>   |             |                             |                              |                   |
| 036.2  | 4.06.E07.1. | Provide Irrigation Well     | \$ 75,000                    | \$ 95,625         |
| Subtotal for Priority/Timing 1                 |             |                             | \$ 75,000                    | \$ 95,625         |
| <b>Priority/Timing 2: 2-3 years</b>            |             |                             |                              |                   |
| 036.1  | 2.13.F01.2. | Post Occupancy Evaluation   | \$ 5,358                     | \$ 6,402          |
| Subtotal for Priority/Timing 2                 |             |                             | \$ 5,358                     | \$ 6,402          |
| Total of *Maximum Allowable Construction Cost: |             |                             | \$ 80,358                    |                   |
|  |             |                             | <b>Total Project Budget:</b> | <b>\$ 102,027</b> |