

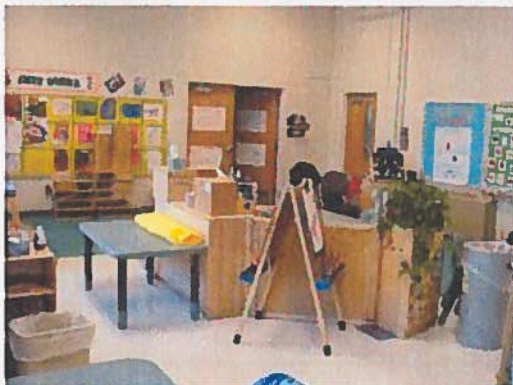
Northern Pre-K (La Mesa)

201 East Barela St.
La Mesa, NM 88044

Permanent building area: 23,196 GSF
Modular buildings: 1,405 GSF
Modular buildings are 5.7 % of the facility area
Site acres: 5.04

Score:	Possible Points	Total Earned	%
The Site	271	210.5	77.7
Physical Plant Assessment	354	273.0	77.1
Adequacy and Environment for Education	375	296.5	79.1
Total	1,000	780.0	78.0

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



Participants:

Robert Woodward, Evaluator
Rosie Reyes, Instructional Specialist

Notes from Principal's Meeting and Questionnaire

Date: 11/13/09

From Principal Questionnaire:

- Bus drop-off is being completed. Parent drop-off is at the front of the school, with parents parking and walking their children to the building. A new staff parking area is to be completed in the back corner of the site. When complete, parents will be able to park in the front lot and walk children into building.
- Do not want to give up front lawn for parking.
- Land around the school is limited for parking.
- There is no cross walk on Highway 28, although there are students that must cross to walk to school.
- Landscape hedges need to be removed because they are diseased and because they block the view of children on the front lawn and of people walking into the building.
- Sidewalks on the street side of the front fence would be helpful.
- There are cracked sidewalks and ramps on site.
- Evaporative cooling is of limited value during humid weather.
- Electrical service issues with overloaded circuits that trip when microwaves or other small appliances are in use.
- There are issues with the building security system, PA system and central clocks. There are no telephones in the classrooms.
- Bathroom doors in the classrooms are too heavy for small children to operate safely.
- Would like a track around the playground for children to ride tricycles. Also need a hose bib in the back so that water is available for water day. Teachers currently must carry buckets for these activities.

Met with Ms Reyes and toured the facility. Issues noted in the questionnaire were discussed.

Summary Notes and Comments

School Site:

Northern Pre-K school occupies the old La Mesa Elementary classroom building that has been remodeled for their use. The school occupies approximately 5 acres of the old site that includes the classroom building on the eastern side and a new parking area and bus loop (both parking area and bus loop had just been completed and were not in use at the time for the evaluation). The area immediately behind the classroom building has been renovated as play grounds with age appropriate apparatus.

The site is accessed from Florida Street on the north or Chimuri Street on the south. Both of these streets can be accessed from Highway 28 west of the school. The old La Mesa ES grass field, hard surfaced courts and buildings remain intact. The field is used by the community and the preschool uses the hard surfaced court for outdoor tricycle activities for the children. There is no appropriate grass field or hard surface play areas, other than access walks on the preschool side of the site.

The site landscaping adjacent to the occupied building is generally old and worn.
The hedges that line the main walk are diseased and should be removed. Site lighting is insufficient for activities that require access to the school after dark.

Play areas have been upgraded with age appropriate apparatus. Staff noted that the lack of an exterior drinking fountain and sufficient hard scape for riding tricycles are issues.

The site is completely fenced; however, an improved privacy fence needs to be installed between the school and the property to the north.

School Plant:

The old Mesa ES classroom building has been renovated with new flooring, paint, ceilings and casework for use by the preschool. The preschool uses portions of the old cafeteria building to the west for storage of tricycles, only.

Classrooms are large at 960 sf each. The day care classrooms are slightly smaller at 720 sf. Interior finishes have been renovated to provide bright, open spaces in the classrooms. There is an abundance of light; however, window walls are constructed with glass block infills over single pane aluminum operable units that are difficult to operate. All classrooms have new casework storage units with sinks. The administration is small but functional occupying a conference room, office and reception area. Interior doors are new wood doors, with vision lites, lever hardware and closers. Exterior doors are hollow metal units with full glass and panic hardware. Flooring is VCT, ceilings are glued 1x1 acoustical tile and walls are painted CMU or gypsum board. Lighting is fluorescent, but does not have energy efficient bulbs.

All of the classroom spaces and day care areas have single, ADA compliant restrooms. Central restrooms are also provided for students and staff. There is a multipurpose room used for large assemblies and meals. Meals are brought in pre-prepared by the district.

There is a fire alarm system with enunciators and smoke detectors throughout. There are no fire protection sprinklers. There is no security camera or intrusion alarm system. The public address system was not operational during the evaluation. Staff noted that it was taken for repairs. The repairs are reported completed, but it had not been reinstalled.

HVAC is provided by a central boiler with steam piped to floor units in occupied spaces. Cooling is by evaporative roof top units.

Adequacy and Environment for Education:

Landscaping needs to be upgraded throughout, including pruning of trees, replacement of worn grass and elimination of diseased hedges and planting. The site walk along the front is worn and rough. It should be replaced and widened. Removal of the diseased hedges accessing the main entrance will permit the widening of the walk to the street and creation of an improved sense of entrance. A sheltered front entrance canopy should be provided. There are no garbage dumpsters on this site, the school uses the dumpster on the old La Mesa site to the west.

The site lighting needs to be improved and enhanced to provide adequate and safe access after dark. Building lights are recommended. The front parking along the street should be paved for improved access and footing. The fencing on the north side between the school and the property to the north needs to be improved to a

better privacy fence to shield from unsightly debris on the adjacent property. There is currently a fabric on the fence for this purpose, but it does not hold up to the force of strong winds.

Roofing is tabbed singles on a sloped surface with approximately 3' overhangs in front and rear. The roofing appears to be good condition from the ground, it was not accessed. Gutters and downspouts are recommended for control of run-off. The district may wish to consider adding insulation to the roofing for energy efficiency during future renovations. Exterior walls are masonry, generally in good condition. Some of the brick on the northwest corner is damaged and should be repaired.

A security camera and intrusion alarm system is recommended. The lack of an operational public address system is considered a safety issue in a facility such as this, making communication between the classrooms and the front office difficult, at best. There are no telephones in the classrooms. The fire protection system should be upgraded to include a fire sprinkler system with future renovations.

Classroom windows are not energy efficient and there is substantial heat loss through the glass block infills and single pane operable units below. Many of the operable units stick or jamb when operated. The windows should be replaced and the glass block removed or covered.

The heating was working well during the evaluation with no issues noted by staff. Evaporative cooling units are not efficient and there is limited circulation during winter months for the classrooms, given the difficult operating windows. Plumbing fixtures are not low flow and the faucets on the lavatories in the main restrooms are not ADA compliant.

The Main Capital Investment Areas:

Landscaping Upgrades
Access / Parking Improvements
Gutters and Downspouts
Window Replacement
Plumbing Upgrades
Upgrade Electrical
Mechanical Upgrades
Door Upgrades
Multipurpose Casework
Connect to Community Sewer System
Special Systems Upgrades
Fire System Upgrade
Issue: Roofing Insulation

072 Northern Pre-K (La Mesa)

Number	Codes	Capital Improvement Project	MACC	Project Budget
072.1	4.06.E02.1.	Landscaping Upgrades	\$ 72,775	\$ 92,787
072.2	4.06.E03.1.	Access / Parking Improvements	\$ 303,706	\$ 387,225
072.3	4.05.D04.1.	Gutters and Downspouts	\$ 9,972	\$ 13,362
072.4	4.05.C06.2.2.	Window Replacement	\$ 292,680	\$ 392,191
072.5	4.04.A04.1.	Plumbing Upgrades	\$ 15,422	\$ 20,666
072.6	4.05.A03.2.1.	Upgrade Electrical	\$ 263,756	\$ 353,433
072.7	4.05.A03.1.1.	HVAC Upgrades	\$ 122,398	\$ 164,013
072.8	4.05.C06.1.1.	Door Upgrades	\$ 81,511	\$ 109,225
072.9	4.05.C01.2.	Multipurpose Casework	\$ 47,641	\$ 63,838
072.10	4.06.E07.1.	Wastewater System Project	\$ 28,906	\$ 36,855
072.11	4.15.A05.1.	Special Systems Upgrades	\$ 69,472	\$ 88,576
072.12	6.04.A09.1.	Fire Protection System Upgrade	\$ 211,199	\$ 283,007
072.13	4.08.C01.1.	Issue: Roofing Insulation	\$ 0	\$ 0
Total of *Maximum Allowable Construction Cost:			\$ 1,519,438	
Total Project Budget:			\$ 2,005,181	

072 Northern Pre-K (La Mesa)

Number	Codes	Capital Improvement Project	MACC*	Project Budget
Priority/Timing 1: Immediate (year 1)				
072.1	4.06.E02.1.	Landscaping Upgrades	\$ 72,775	\$ 92,787
072.2	4.06.E03.1.	Access / Parking Improvements	\$ 303,706	\$ 387,225
072.3	4.05.D04.1.	Gutters and Downspouts	\$ 9,972	\$ 13,362
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072.12	6.04.A09.1.	Fire Protection System Upgrade	\$ 211,199	\$ 283,007
072.13	4.08.C01.1.	Issue: Roofing Insulation	\$ 0	\$ 0
Subtotal for Priority/Timing 1			\$ 1,179,117	\$ 1,549,152
Priority/Timing 2: 2-3 years				
072.4	4.05.C06.2.2.	Window Replacement	\$ 292,680	\$ 392,191
072.9	4.05.C01.2.	Multipurpose Casework	\$ 47,641	\$ 63,838
Subtotal for Priority/Timing 2			\$ 340,321	\$ 456,029
Total of *Maximum Allowable Construction Cost:			\$ 1,519,438	
Total Project Budget:			\$ 2,005,181	